



RIVERSIDE COUNTY PLANNING DEPARTMENT

9:30 AM

DECEMBER 5, 2018

**Planning
Commissioners
2018**

1st District
Carl Bruce
Shaffer

2nd District
Aaron Hake

3rd District
Ruthanne Taylor-
Berger
Chairman

4th District
Bill Sanchez
Vice-Chairman

5th District
Eric Kroencke

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

Legal Counsel
Michelle Clack
*Deputy
County Counsel*

AGENDA

REGULAR MEETING

RIVERSIDE COUNTY PLANNING COMMISSION

STEVE ROBBINS ADMINISTRATION BUILDING
Coachella Valley Water District - Administration Board Room
75515 Hovley Lane East, Palm Desert, CA 92211

Any person wishing to speak must complete a "SPEAKER IDENTIFICATION FORM" and submit it to the Hearing Secretary. The purpose of the public hearing is to allow interested parties to express their concerns. Please do not repeat information already given. If you have no additional information, but wish to be on record, simply provide your name and address and state that you agree with the previous speaker(s).

Any person wishing to make a presentation that includes printed material, video or another form of electronic media must provide the material to the Project Planner at least 48 hours prior to the meeting.

In compliance with the Americans with Disabilities Act, if you require reasonable accommodations, please contact Elizabeth Sarabia, TLMA Commission Secretary, at (951) 955-7436 or e-mail at esarabia@rivco.org. Requests should be made at least 72 hours prior to the scheduled meeting. Alternative formats are available upon request.

CALL TO ORDER:

SALUTE TO THE FLAG – ROLL CALL

1.0 CONSENT CALENDAR: 9:30 a.m. or as soon as possible thereafter (Presentation available upon Commissioners' request)

1.1 FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 32854 – Applicant: Carolyn Pike – First Supervisorial District – Cajalco Zoning District – Lake Mathews/Woodcrest Area Plan: Rural Community: Estate Density Residential (RC-EDR) (2 acre min.) – Location: Northerly of Twyla Jane Lane, easterly of Harley John Road, southerly of Lundborg Lane, and westerly of Wyler Road – 18.9 Acres – Zoning: Residential Agricultural – 2 Acre Minimum (R-A-2) – Approved Project Description: Schedule "B" subdivision of 18.90 gross acres into nine (9) Single-Family Residential lots ranging in size from 2.02 gross acres to 2.70 gross acres – **REQUEST:** First Extension of Time Request for Tentative Tract Map No. 32854, extending the expiration date to October 24, 2019. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at gvillalo@rivco.org.

1.2 SECOND EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 32854 – Applicant: Carolyn Pike – First Supervisorial District – Cajalco Zoning District – Lake Mathews/Woodcrest Area Plan: Rural Community: Estate Density Residential (RC-EDR) (2 acre min.) – Location: Northerly of Twyla Jane Lane, easterly of Harley John Road, southerly of Lundborg Lane, and westerly of Wyler Road – 18.9 Acres – Zoning: Residential Agricultural – 2 Acre Minimum (R-A-2) – Approved Project Description: Schedule "B" subdivision of 18.90 gross acres into nine (9) Single-Family Residential lots ranging in size from 2.02 gross acres to 2.70 gross acres – **REQUEST:** Second Extension of Time Request for Tentative Tract Map No. 32854, extending the expiration date to October 24, 2022. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at gvillalo@rivco.org.

1.3 SECOND EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 36417 – Applicant: Winchester Meadows – Third Supervisorial District – Winchester Zoning Area – Harvest Valley/Winchester Area Plan: Community Development: Medium Density Residential (CD-MDR) (2-5 DU/AC) – Open Space: Recreation (OS-R) – Location: Southerly of Olive Avenue and westerly of Leon Road – 51.43 Acres – Zoning: Specific Plan (SP No. 293 – Winchester Hills) – Approved Project Description: Schedule "A" Subdivision of 51.43 gross acres into 228 residential lots with a minimum lot size of 5,000 sq. ft. and six (6) open space lots – **REQUEST:** Second Extension of Time Request for Tentative Tract Map No. 36417, extending the expiration date to August 5, 2021. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at gvillalo@rivco.org.

1.4 FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 34747 – Applicant: Watermarke Homes, LLC – First Supervisorial District – Gavilan Hills Zoning District – Lake Mathews/Woodcrest Area Plan: Rural: Rural Residential (R-RR) (5 acre min.) – Rural Mountainous (R-RM) (10 acre min.) – Location:

Northerly of El Toro Road, easterly of La Barranca Road, southerly of Los Becerros Road, and westerly of El Baquero Road – 63.49 Acres – Zoning: Residential Agricultural – 2½ Acre Minimum (R-A-2 ½) – Approved Project Description: A Schedule “D” subdivision of 63.49 gross acres into 12 residential lots with a minimum lot size of five (5) gross acres – **REQUEST:** First Extension of Time Request for Tentative Tract Map No. 34747, extending the expiration date to October 16, 2020. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at gvillalo@rivco.org.

1.5 **SECOND EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 34747** – Applicant: Watermarke Homes, LLC – First Supervisorial District – Gavilan Hills Zoning District – Lake Mathews/Woodcrest Area Plan: Rural: Rural Residential (R-RR) (5 acre min.) – Rural Mountainous (R-RM) (10 acre min.) – Location: Northerly of El Toro Road, easterly of La Barranca Road, southerly of Los Becerros Road, and westerly of El Baquero Road – 63.49 Acres – Zoning: Residential Agricultural – 2½ Acre Minimum (R-A-2 ½) – Approved Project Description: A Schedule “D” subdivision of 63.49 gross acres into 12 residential lots with a minimum lot size of five (5) gross acres – **REQUEST:** Second Extension of Time Request for Tentative Tract Map No. 34747, extending the expiration date to October 16, 2023. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at gvillalo@rivco.org.

1.6 **SECOND EXTENSION OF TIME REQUEST for TENTATIVE PARCEL MAP NO. 35212** – Applicant: Pierer Immoreal North America, LLC – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Community Development: Commercial Retail (CD-CR) (0.20-0.35 FAR) – Commercial Office (CD-CO) (0.35-1.0 FAR) – Location: Northerly of Borel Road, easterly of Winchester Road, southerly of Sparkman Way, and westerly of Sky Canyon Way – 55.08 Acres – Zoning: Specific Plan (SP 265) – Approved Project Description: A Schedule “E” subdivision of two (2) parcels totaling 55.08 acres into 20 parcels for commercial/retail purposes with a minimum parcel size of 0.5 acres – **REQUEST:** Second Extension of Time Request for Tentative Parcel Map No. 35212, extending the expiration date to December 14, 2021. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at gvillalo@rivco.org.

1.7 **FIRST EXTENSION OF TIME REQUEST for PLOT PLAN NO. 23242 – RECEIVE and FILE** – Applicant: SBA 2012 TC Assets, LLC – Second Supervisorial District – West Corona Zoning Area – Temescal Canyon Area Plan: Open Space: Conservation (OS-C) – Location: Northerly of Research Drive, easterly of CA 91 Freeway, southerly of Auto Center Drive, and westerly of Railroad Street – 18 Acres – Zoning: Rural Residential (R-R) – Approved Project Description: Royal Street Communications, LLC, collocation of six (6) panel antennas at 60-feet high on an existing 75-foot high, undisguised wireless telecommunication facility – **REQUEST:** First Extension of Time Request for Plot Plan No. 23242, extending the expiration date to January 26, 2029. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at gvillalo@rivco.org.

1.8 **ELECTION OF THE 2019 PLANNING COMMISSION CHAIRMAN**

1.9 **ELECTION OF THE 2019 PLANNING COMMISSION VICE-CHAIRMAN**

2.0 GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS: 9:30 a.m. or as soon as possible thereafter (Presentation available upon Commissioners’ request).

NONE

3.0 PUBLIC HEARING – CONTINUED ITEMS: 9:30 a.m. or as soon as possible thereafter.

3.1 **SPECIFIC PLAN NO. 339, GENERAL PLAN AMENDMENT NO. 686, CHANGE OF ZONE NO. 6915 – Intent to Certify an Environmental Impact Report** – EIR00506 – Applicant: GLC Enterprises, LLC – Specific Plan Representative: Danielan Associates – CEQA Consultant: Envicom Corporation – Engineer: KWC Engineers – Fourth Supervisorial District – Chuckwalla Zoning Area – Eastern Coachella Valley Area Plan – Open Space: Rural (OS-RUR) – Location: Westerly of Cotton Springs Road, northerly of Box Canyon Road, easterly of Interstate 10 Cactus City Rest Area, and southerly of Joshua Tree National Park, on either side of Interstate 10 – Zoning: Controlled Development Areas – 10 Acre Minimum (W-2-10) – Natural Assets (N-A) – **REQUEST: Specific Plan No. 339** is a proposal to establish a Specific Plan which would allow for a maximum of 8,490 dwelling units and up to 1.38 million sq. ft. of non-residential uses within an approximately 1,848 acre development footprint divided between six (6) villages within an overall 5,000 acre Specific Plan area. **General Plan Amendment No. 686** is a proposal for a General Plan Foundation Component Amendment and General Plan Entitlement/Policy Amendment to change the underlying Foundation from Open Space to Community Development and change the land use designation from Open Space: Rural (OS-RUR) to those as reflected in the Specific Plan land use plan, which includes Open Space-Conservation Habitat (OS-CH), Open Space-Recreation (OS-R), Mixed Use (MU), Commercial Retail (CR), Medium Density Residential (MDR), Medium High Density Residential (MHDR), High Density Residential (HDR), Highest Density Residential (HHDR), and Public Facilities (PF) designations. **Change of Zone No. 6915** is a proposal to change the zoning classification of the subject site from a mix of Controlled Development Areas, 10 Acre Minimum (W-2-10) and Natural Assets (N-A) to Specific Plan (SP) and adopt a Specific Plan zoning ordinance to establish the permitted uses and development standards for the Specific Plan Planning Areas. **Environmental Impact Report No. 506** studies the impacts of the project. Project Planner: Russell Brady at (951) 955-3025 or email at rbrady@rivco.org.

4.0 PUBLIC HEARING – NEW ITEMS: 9:30 a.m. or as soon as possible thereafter.

- 4.1** **GENERAL PLAN AMENDMENT NO. 1217, CHANGE OF ZONE NO. 7936, TENTATIVE PARCEL MAP NO. 36804, and TENTATIVE TRACT MAP NO. 36805 – Intent to Adopt a Mitigated Negative Declaration** – EA42751 – Applicant: Palm Creek Ranch, LLC – Representative: Joe Caracciolo – Fourth Supervisorial District – Thousand Palms Zoning District – Western Coachella Valley Area Plan: Medium Density Residential (MDR) (2-5 DU/AC) – Commercial Retail (CR) (.20-.35 FAR) – Location: Northerly of Ramon Road, westerly of Vista Del Sol, and easterly of Desert Moon Drive – 108 Acres – Zoning: One Family Dwellings (R-1) – General Residential – 6,000 sq. ft. minimum (R-3-6000) – Scenic Highway Commercial (C-P-S) – **REQUEST: General Plan Amendment No. 1217 (Entitlement/Policy Amendment)** proposes to change the General Plan Land Use Designation on properties totaling 108 gross acres from Community Development: Very Low Density Residential (CD-VLDR) (1 Acre Minimum) to Community Development: Medium Density Residential (CD-MDR) (2-5 DU/AC) on an approximate 101 acre portion of 108 gross acres and to Community Development: Highest Density Residential (CD-HHDR) (20+ DU/AC) on an approximate 7.10 acre portion of the 108 gross acres along the Ramon Road frontage. **Change of Zone No. 7936** proposes to amend the zoning classification for a 7.10 acre portion of 108 gross acre site along the Ramon Road frontage portion of the subject property from Scenic Highway Commercial (C-P-S) to General Residential (R-3). **Tentative Parcel Map No. 36804** proposes a Schedule “J” subdivision to divide 108 gross acres into four (4) parcels with Parcel 1 at 30.75 acres, Parcel 2 at 39.20 acres, Parcel 3 at 31.15 acres, and Parcel 4 at 7.10 acres. **Tentative Tract Map No. 36805** proposes a unit phased Schedule “A” subdivision to divide 108 gross acres into 371 single-family residential lots with lot sizes ranging from 6,000 sq. ft. minimum to 14,000 sq. ft. maximum, with private streets, retention areas, tot lots, a dog park, walking and jogging trails, a training track, BBQ areas and water features, as well as a vacant 7.10 acre multiple family residential lot along Ramon Road frontage. Unit phasing consists of TR36805-1 with 130 residential lots and common open space with a vacant multiple-family residential lot, TR36805-2 consists of 137 residential lots and common open space, and TR36805-3 (Final Phase) consists of 104 residential lots and common open space. Project Planner: Jay Olivas at (760) 863-7050 or email at jolivas@rivco.org.

5.0 WORKSHOPS:**NONE****6.0** ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA**7.0** DIRECTOR'S REPORT**8.0** COMMISSIONERS' COMMENTS



COUNTY OF RIVERSIDE PLANNING DEPARTMENT EXTENSION OF TIME REPORT

Agenda Item No.:

1.1

Planning Commission Hearing: December 5, 2018

PROPOSED PROJECT

Case Number(s): TR32854

Area Plan: Lake Mathews/Woodcrest

Zoning Area/District: Cajalco District

Supervisory District: First District

Project Planner: Gabriel Villalobos

Applicant(s):

Carolyn Pike

Juan Perez
Assistant CEO/TLMA Director

PROJECT DESCRIPTION AND LOCATION

The applicant of the subject case has requested an extension of time to allow for the recordation of the final map to subdivide 18.90 gross acres into 9 Single-Family Residential lots ranging in sizes from 2.02 gross acres to 2.70 gross acres. The project is located north of Twyla Jane Ln, east of Harley John Rd, south of Lundborg Ln, and west of Wyler Rd.

PROJECT RECOMMENDATION

APPROVAL of the **FIRST EXTENSION OF TIME REQUEST** for **TENTATIVE TRACT MAP NO. 32854**, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to October 24, 2019, subject to all the previously approved and amended Conditions of Approval, with the applicant's consent.

PROJECT LOCATION MAP



Figure 1: Project Location Map

PROJECT BACKGROUND AND ANALYSIS

Background

Tentative Tract Map No. 32854 was originally approved at Planning Commission on August 23, 2006. It proceeded to the Board of Supervisors along with Change of Zone No. 7096 where both applications were approved on October 24, 2006.

The First Extension of Time was received October 24, 2016, ahead of the expiration date of October 24, 2016. The applicant and the County discussed conditions of approval and reached consensus on October 16, 2018.

The County Planning Department, as part of the review of this Extension of Time request, recommends the addition of seven (7) new conditions of approval, in order to be able to make a determination that the project does not adversely affect the general health, safety, and welfare of the public. The applicant was informed of these recommended conditions and has agreed to accept them. Included in this staff report package are the recommended conditions of approval, and the correspondence from the Extension of Time applicant (October 16, 2018) indicating the acceptance of the seven (7) recommended conditions.

Unless specifically requested by the applicant, this Extension of Time request will not be discussed at the time it is presented to the Planning Commission as a consent calendar item.

State Bills

EFFECT OF Senate Bill No. 1185 (SB1185): On July 15, 2008, AB208 was signed into law, which grants a one-time extension to existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 12 month extension on previously approved subdivision maps set to expire between July 15, 2008 and January 1, 2011.

EFFECT OF Assembly Bill No. 333 (AB333): On July 15, 2009, AB333 was signed into law, which grants a one-time extension to existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between July 15, 2009 and January 1, 2012.

EFFECT OF Assembly Bill No. 208 (AB208): On July 13, 2011, AB208 was signed into law, which grants a one-time extension to existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between July 13, 2011 and January 1, 2014.

EFFECT OF Assembly Bill No. 116 (AB116): On July 11, 2013, AB116 was signed into law, which grants a one-time extension to existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on maps approved after January 1, 2000 and that have not expired prior to July 11, 2013.

Riverside County Tentative Map Extensions

Pursuant to County of Riverside Ordinance No. 460 (Subdivision Regulations), Tentative Tract and Tentative Parcel Maps have an initial life-span approval of 3-years. Tentative Map extensions may be granted, upon a timely filed extension request and include 2 separate, 3-year extensions, for a total Tentative Map life-span of 9-years. As a result, the total number years a map may be extended is 6 years.

On September 12, 2017, the Board of Supervisors adopted an amendment to Ordinance No. 460 (Subdivision Regulations), allowing for the 2 separate, 3-year extensions. Prior to the amendment, 5 separate, 1-year extensions, for a total Tentative Map life-span of 8-years, was permissible.

This 1st extension will grant 3 years. The remaining number of years available to extend this tentative map after this approval will be 3 years and will expire on October 24, 2022.

Therefore, upon an approval action by the Planning Commission, subsequent receive and file action by the Board of Supervisors, and the conclusion of the 10-day appeal period, this Tentative Map's expiration date will become October 24, 2019. If a Final Map has not been recorded prior to this date, the next extension of time request must be filed 30-days prior to map expiration.

ENVIRONMENTAL REVIEW

The subject case has conformed to the requirements of the California Environmental Quality Act ("CEQA"), and all impacts have been analyzed in order to protect the public health, safety, and welfare. No changes to the approved map are proposed and as a result, no new environmental documentation is required prior to an Extension of Time approval.

FINDINGS

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

Extension of Time Findings

1. This Tentative Tract Map has been found to be consistent with the Riverside County General Plan, pursuant to the originally approved findings and conditions of approval. This Extension of Time proposes no changes to the map design and is therefore still found to be consistent.
2. This Tentative Tract Map has been found to be consistent with Ordinance No. 348 (Land Use) and Ordinance No. 460 (Subdivision Regulations), pursuant to the originally approved findings and conditions of approval. This Extension of Time proposes no changes to the map design and is therefore still found to be consistent.
3. No changes to the approved Tentative Tract Map are proposed in conjunction with this Extension of Time. All impacts have been analyzed in order to protect the public health, safety, and welfare.

1st EOT for TR32854

Vicinity Map



Legend

-  Parcels
-  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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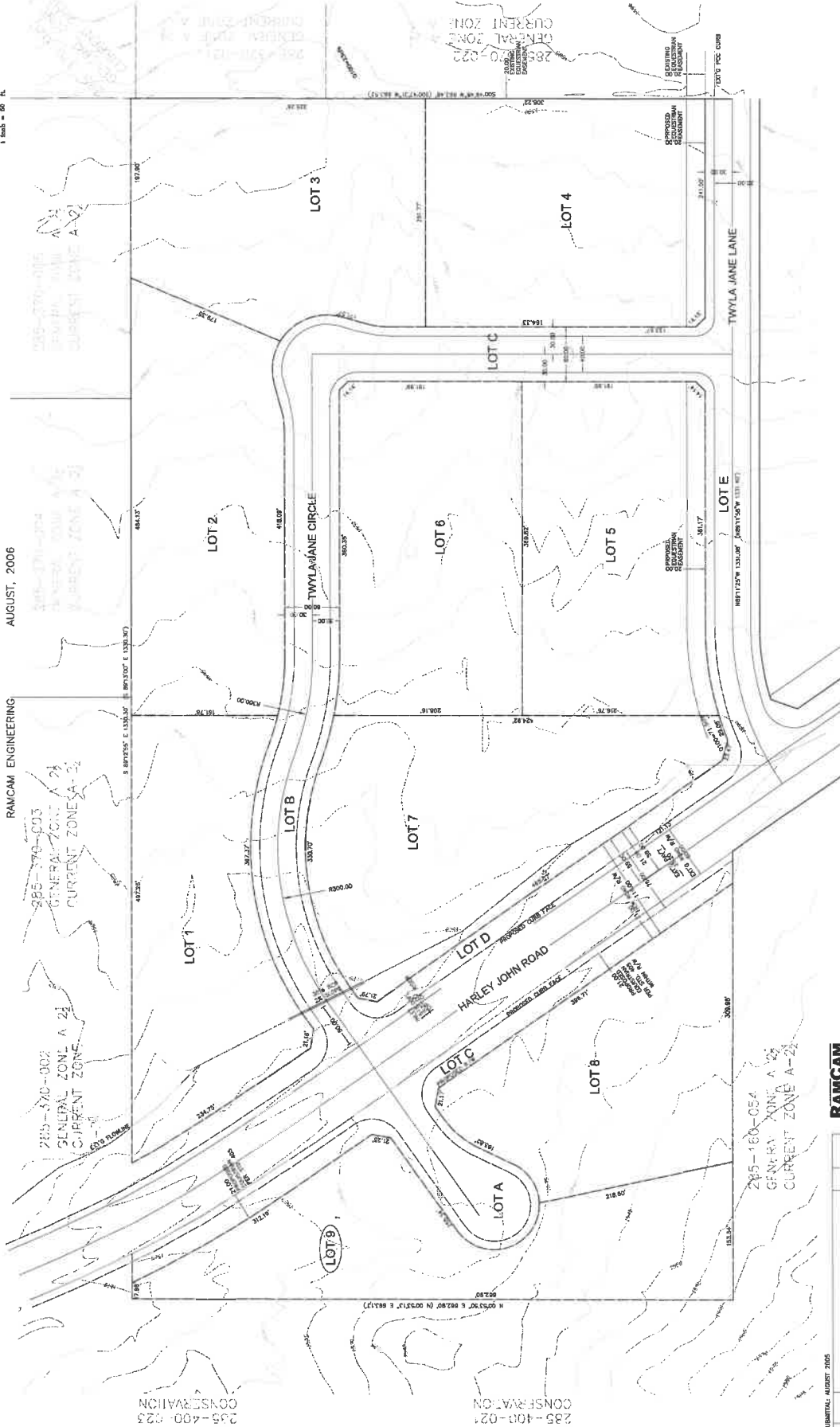
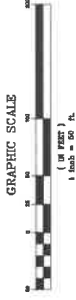
REPORT PRINTED ON... 11/1/2018 10:37:46 AM

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TENTATIVE TRACT MAP NO. 32854

IN THE TERRITORY OF THE UNINCORPORATED AREA OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA THAT PARCEL 1, 2, 3 & 4 OF PARCEL MAP 9908, IN COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 48 PAGES 24 AND 25 OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY A.P.N. 285-370-006, 007, 008, 009 & 010 18.90 ACRES TOTAL POR, W 1 T.4S., R.5W

RAMCAM ENGINEERING AUGUST, 2006



ORIGINAL SUBMITTED AUGUST 2005

NO.	DATE	REVISIONS

RAMCAM
 2007 W. GARDEN AVENUE, SUITE 100
 RIVERSIDE, CALIFORNIA 92504
 (951) 514-8888
 www.ramcam.com

OWNER/APPLICANT
 MICHAEL ORLANDO
 1000 W. GARDEN AVENUE, SUITE 100
 RIVERSIDE, CA 92508
 (951) 514-8888

TENTATIVE TRACT MAP

Extension of Time Environmental Determination

Project Case Number: TR32854
Original E.A. Number: 39935
Extension of Time No.: 1st EOT
Original Approval Date: October 24, 2006
Project Location: North of Twyla Jane Ln, East of Harley John Rd, South of Lundborg Ln, West of Wyler Rd
Project Description: a Schedule "B" subdivision of 18.90 gross acres into 9 Single-Family Residential lots ranging in sizes from 2.02 gross acres to 2.70 gross acres.

On October 24, 2006, this Tentative Tract Map and its original environmental assessment/environmental impact report was reviewed to determine: 1) whether any significant or potentially significant changes in the original proposal have occurred; 2) whether its environmental conditions or circumstances affecting the proposed development have changed. As a result of this evaluation, the following determination has been made:

<input type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME , because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration and the project's original conditions of approval.
<input checked="" type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, and there are one or more potentially significant environmental changes or other changes to the circumstances under which the project is undertaken, NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME , because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration and revisions to the project's original conditions of approval which have been made and agreed to by the project proponent.
<input type="checkbox"/>	I find that there are one or more potentially significant environmental changes or other changes to the circumstances under which the project is undertaken, which the project's original conditions of approval may not address, and for which additional required mitigation measures and/or conditions of approval cannot be determined at this time. Therefore, AN ENVIRONMENTAL ASSESSMENT/INITIAL STUDY IS REQUIRED in order to determine what additional mitigation measures and/or conditions of approval, if any, may be needed, and whether or not at least one of the conditions described in California Code of Regulations, Section 15162 (necessitating a Supplemental or Subsequent E.I.R.) exist. Additionally, the environmental assessment/initial study shall be used to determine WHETHER OR NOT THE EXTENSION OF TIME SHOULD BE RECOMMENDED FOR APPROVAL .
<input type="checkbox"/>	I find that the original project was determined to be exempt from CEQA, and the proposed project will not have a significant effect on the environment, therefore NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME .

Signature: Gabriel Villalobos
Gabriel Villalobos, Project Planner

Date: 11/1/18
For Charissa Leach, Assistant TLMA Director

Villalobos, Gabriel

From: carolyn pike <insuranceagencyowner@yahoo.com>
Sent: Tuesday, October 16, 2018 5:48 PM
To: Villalobos, Gabriel
Subject: Re: Recommended Conditions for 1st and 2nd EOT for TR32854

Gabriel,

I accept all conditions as defined within your email.

Thank you,

Carolyn L. Pike

On Monday, October 15, 2018, 3:50:02 PM PDT, Villalobos, Gabriel <GVillalo@rivco.org> wrote:

Attn: Carolyn Pike
18556 Oak Park Dr
Riverside, CA 92504

RE: FIRST & SECOND EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP No. 32854.

The County Planning Department has determined it necessary to recommend the addition of seven (7) new conditions of approval in order to be able to make a determination that the project does not adversely affect the general health, safety and welfare of the public.

Please review the proposed conditions of approval attached in this correspondence. If these conditions are acceptable, then submit a short written letter/memo/email that clearly references this case, the acceptance of each condition by name and number, and clearly state that you, the Extension of Time Applicant, accept these conditions. This documentation will then be included in the staff report package. The attached document is a copy of the recommended conditions which are identified as follows:

- | | |
|----------------------------|---------------------------|
| 50. REQ E HEALTH DOCUMENTS | 80. WQMP AND MAINTENANCE |
| 50. FINAL ACCESS AND MAINT | 90. WQMP REQUIRED |
| 60. REQ BMP SWPPP WQMP | 90. WQMP COMP AND BNS REG |
| 60. FINAL WQMP FOR GRADING | |

If the addition of the conditions is not acceptable, please notify me so we can discuss your concerns. If the issue cannot be resolved, then I will direct you to contact the individual Department representative to discuss this matter further.

Once the conditions have been accepted, I will begin preparing the staff report package for a Planning Commission hearing as a consent item. County Ordinance requires that conditions added thru the extension of time process are presented to and accepted by the applicant. If you, the EOT applicant, is unable to accept these conditions, the Planning Department will recommend denial of this extension of time request. An opportunity will, if requested, be provided for arguments to be made to the hearing body justifying why this request should be approved without the recommended conditions of approval.

I am eager to move this case forward and continue the extension of time process. If you have not contacted me within thirty (30) days, I will begin preparing this case with a recommendation of denial. I need one of two items to proceed:

- 1) Correspondence from you, the EOT applicant, accepting the recommended conditions per the directions provided above; or,
- 2) Correspondence from you, the EOT applicant, advising me of the concerns with the recommended conditions. If the concern still exists after our discussion, then direction on how to approach the issue will be given and additional time will be provided until the issue is resolved.

If you have any questions, comments, or concerns regarding this email, please feel free to contact me as indicated below.

Gabriel Villalobos

Riverside County Planning

4080 Lemon Street 12th Floor

Riverside, CA 92501

951-955-6184



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[County of Riverside California](#)

Plan: TR32854

Parcel: 285370009

50. Prior To Map Recordation

E Health

050 - E Health. 1 EOT1 - REQ E HEALTH DOCUMENTS Not Satisfied

Prior to map recordation, provide the following documents to the Riverside County Environmental Health Department:
1. Provide current documentation from the appropriate purveyor(s) for the establishment of water and/or sewer service for this project.
2. Provide documentation from an approved waste hauler in regards to solid waste service. Please call (951)955-8980 for additional details.
3. Provide written clearance from DEH Environmental Cleanup Programs. Please note that an Environmental Site Assessment, Phase 1 study may be required at their discretion. For further information, please contact (951) 955-8982.
(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

Transportation

050 - Transportation. 1 EOT1 - FINAL ACCESS AND MAINT Not Satisfied

Prior to the map recordation, the applicant shall submit a Water Quality Management Plan (WQMP) subject to the State Regional Water Quality Board Order No. (See watershed below) to Transportation Department for review and approval. However, the applicant may be required to comply with the latest version of the WQMP manual if required by the State Regional Water Quality Board. All water quality features shall be included on the grading plan. WQMP applicability checklist, templates, LID design requirements, and guidance can be found on-line at: www.rcflood.org/npdes. For any questions, please contact (951) 712-5494.
Watersheds: Santa Ana No. R8-2013-0024 / Santa Margarita No. R9-2010-0016 / Whitewater No. R7-2013-0011
Additionally, prior to the map recordation, the applicant shall ensure that BMP facilities are placed in dedicated easements and that sufficient legal access to the BMPs are provided. This requirement is for both onsite and offsite property.
(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 1 EOT1 - REQ BMP SWPPP WQMP Not Satisfied

Prior to the issuance of a grading permit, the owner / applicant shall obtain a BMP (Best Management Practices) Permit for the monitoring of the erosion and sediment control BMPs for the site. The Department of Building and Safety will conduct NPDES (National Pollutant Discharge Elimination System) inspections of the site based on Risk Level to verify compliance with the Construction General Permit, Storm water ordinances and regulations until completion of the construction activities, permanent stabilization of the site and permit final.
Grading and construction sites of "ONE" acre or larger required to develop a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) - the owner/applicant shall submit the SWPPP to the Building and Safety Department Environmental Compliance Division for review and approval prior to issuance of a grading permit.
If a Water Quality Management Plan (WQMP) is required, the owner / applicant shall submit to the Building & Safety Department, the approved project - specific Water Quality Management Plan (WQMP) and ensure that all approved water quality treatment control BMPs have been included on the grading plan.
(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

Transportation

060 - Transportation. 1 EOT1 - FINAL WQMP FOR GRADING Not Satisfied

This condition would apply when grading occurs before map recordation. Prior to the issuance of a grading permit, the applicant shall submit a Water Quality Management Plan (WQMP) subject to the State Regional Water Quality Board Order No. (See watershed below) to Transportation Department for review and approval. However, the applicant may be required to comply with the latest version of the WQMP manual if required by the State Regional Water

Plan: TR32854

Parcel: 285370009

60. Prior To Grading Permit Issuance

Transportation

060 - Transportation. 1 EOT1 - FINAL WQMP FOR GRADING (cont.) Not Satisfied

Quality Board. All water quality features shall be included on the grading plan. WQMP applicability checklist, templates, LID design requirements, and guidance can be found on-line at: www.rcflood.org/npdes. For any questions, please contact (951) 712-5494.

Watersheds: Santa Ana No. R8-2013-0024 / Santa Margarita No. R9-2010-0016 / Whitewater No. R7-2013-0011
(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 1 EOT1 - WQMP AND MAINTENANCE Not Satisfied

The project shall begin constructing and installing the BMP facilities described in the approved Final WQMP. The project shall be responsible for performing all activities described in the WQMP and that copies of the approved Final WQMP are available for the future owners/occupants.

A maintenance plan and signed maintenance agreement shall be submitted to the Transportation Department for review and approval prior to issuance of occupancy permits. A maintenance organization will be established with a funding source for the permanent maintenance. The maintenance plan shall require that all BMP facilities are inspected, if required, cleaned no later than October 15 each year.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 1 EOT1 - WQMP REQUIRED Not Satisfied

Prior to final building inspection, the applicant shall comply with the following:

1. Obtain inspection of all treatment control BMPs and/or clearance from the Building and Safety Department. All structural BMPs described in the project - specific WQMP and indicated on the approved grading plan shall be constructed and installed in conformance with the approved plans and specifications.
2. The applicant/owner shall submit a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered Civil Engineer certifying that the project - specific WQMP treatment control BMPs have been installed in accordance with the approved WQMP.
3. The applicant/owner shall provide the Department of Building Safety with GPS coordinates for the location of the project - specific WQMP treatment control BMPs.
4. The applicant/owner shall register the project - specific WQMP treatment control BMPs with the Department of Building Safety Business Registration Division. Any person or entity that owns or operates a commercial and/or industrial facility shall register such facility for annual inspections.
5. The applicant shall make payment to the Building and Safety Department for the Water Quality Management Plan (WQMP) Annual Inspection.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

Transportation

090 - Transportation. 1 EOT1 - WQMP COMP AND BNS REG Not Satisfied

Prior to Building Final Inspection, the applicant will be required to hand out educational materials regarding water quality, provide a engineered WQMP certification, inspection of BMPs, GPS location of BMPs, and ensure that the requirements for inspection and cleaning the BMPs are established. Additionally, the applicant will be required to register BMPs with the Transportation Department's Business Registration Division.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)



COUNTY OF RIVERSIDE PLANNING DEPARTMENT EXTENSION OF TIME REPORT


Agenda Item No.:

1.2

Planning Commission Hearing: December 5, 2018

PROPOSED PROJECT

Case Number(s):	TR32854	Applicant(s):	
Area Plan:	Lake Mathews/Woodcrest	Applicant(s):	Carolyn Pike
Zoning Area/District:	Cajalco District		
Supervisory District:	First District		
Project Planner:	Gabriel Villalobos		



Juan Perez
Assistant CEO/TLMA Director

PROJECT DESCRIPTION AND LOCATION

The applicant of the subject case has requested an extension of time to allow for the recordation of the final map to subdivide 18.90 gross acres into 9 Single-Family Residential lots ranging in sizes from 2.02 gross acres to 2.70 gross acres. The project is located north of Twyla Jane Ln, east of Harley John Rd, south of Lundborg Ln, and west of Wyler Rd.

PROJECT RECOMMENDATION

APPROVAL of the **SECOND EXTENSION OF TIME REQUEST** for **TENTATIVE TRACT MAP NO. 32854**, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to October 24, 2022, subject to all the previously approved and amended Conditions of Approval, with the applicant's consent.

PROJECT LOCATION MAP



Figure 1: Project Location Map

PROJECT BACKGROUND AND ANALYSIS

Background

Tentative Tract Map No. 32854 was originally approved at Planning Commission on August 23, 2006. It proceeded to the Board of Supervisors along with Change of Zone No. 7096 where both applications were approved on October 24, 2006.

The Second Extension of Time was received September 1, 2017, ahead of the expiration date of October 24, 2019. The applicant and the County discussed conditions of approval and reached consensus on October 16, 2018.

The County Planning Department, as part of the review of this Extension of Time request, recommends the addition of seven (7) new conditions of approval, in order to be able to make a determination that the project does not adversely affect the general health, safety, and welfare of the public. The applicant was informed of these recommended conditions and has agreed to accept them. Included in this staff report package are the recommended conditions of approval, and the correspondence from the Extension of Time applicant (October 16, 2018) indicating the acceptance of the seven (7) recommended conditions.

Unless specifically requested by the applicant, this Extension of Time request will not be discussed at the time it is presented to the Planning Commission as a consent calendar item.

State Bills

EFFECT OF Senate Bill No. 1185 (SB1185): On July 15, 2008, AB208 was signed into law, which grants a one-time extension to existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 12 month extension on previously approved subdivision maps set to expire between July 15, 2008 and January 1, 2011.

EFFECT OF Assembly Bill No. 333 (AB333): On July 15, 2009, AB333 was signed into law, which grants a one-time extension to existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between July 15, 2009 and January 1, 2012.

EFFECT OF Assembly Bill No. 208 (AB208): On July 13, 2011, AB208 was signed into law, which grants a one-time extension to existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between July 13, 2011 and January 1, 2014.

EFFECT OF Assembly Bill No. 116 (AB116): On July 11, 2013, AB116 was signed into law, which grants a one-time extension to existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on maps approved after January 1, 2000 and that have not expired prior to July 11, 2013.

Riverside County Tentative Map Extensions

Pursuant to County of Riverside Ordinance No. 460 (Subdivision Regulations), Tentative Tract and Tentative Parcel Maps have an initial life-span approval of 3-years. Tentative Map extensions may be granted, upon a timely filed extension request and include 2 separate, 3-year extensions, for a total Tentative Map life-span of 9-years. As a result, the total number years a map may be extended is 6 years.

On September 12, 2017, the Board of Supervisors adopted an amendment to Ordinance No. 460 (Subdivision Regulations), allowing for the 2 separate, 3-year extensions. Prior to the amendment, 5 separate, 1-year extensions, for a total Tentative Map life-span of 8-years, was permissible.

The 1st extension of time granted 3 years. This, 2nd extension will grant another 3 years. There are no remaining number of years available to extend this tentative map after this approval and will expire on October 24, 2022.

Therefore, upon an approval action by the Planning Commission, subsequent receive and file action by the Board of Supervisors, and the conclusion of the 10-day appeal period, this Tentative Map's expiration date will become October 24, 2022. If a Final Map has not been recorded prior to this date, the next extension of time request must be filed 30-days prior to map expiration.

ENVIRONMENTAL REVIEW

The subject case has conformed to the requirements of the California Environmental Quality Act ("CEQA"), and all impacts have been analyzed in order to protect the public health, safety, and welfare. No changes to the approved map are proposed and as a result, no new environmental documentation is required prior to an Extension of Time approval.

FINDINGS

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

Extension of Time Findings

1. This Tentative Tract Map has been found to be consistent with the Riverside County General Plan, pursuant to the originally approved findings and conditions of approval. This Extension of Time proposes no changes to the map design and is therefore still found to be consistent.
2. This Tentative Tract Map has been found to be consistent with Ordinance No. 348 (Land Use) and Ordinance No. 460 (Subdivision Regulations), pursuant to the originally approved findings and conditions of approval. This Extension of Time proposes no changes to the map design and is therefore still found to be consistent.
3. No changes to the approved Tentative Tract Map are proposed in conjunction with this Extension of Time. All impacts have been analyzed in order to protect the public health, safety, and welfare.

2nd EOT for TR32854

Vicinity Map



- Legend**
- Parcels
 - 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.





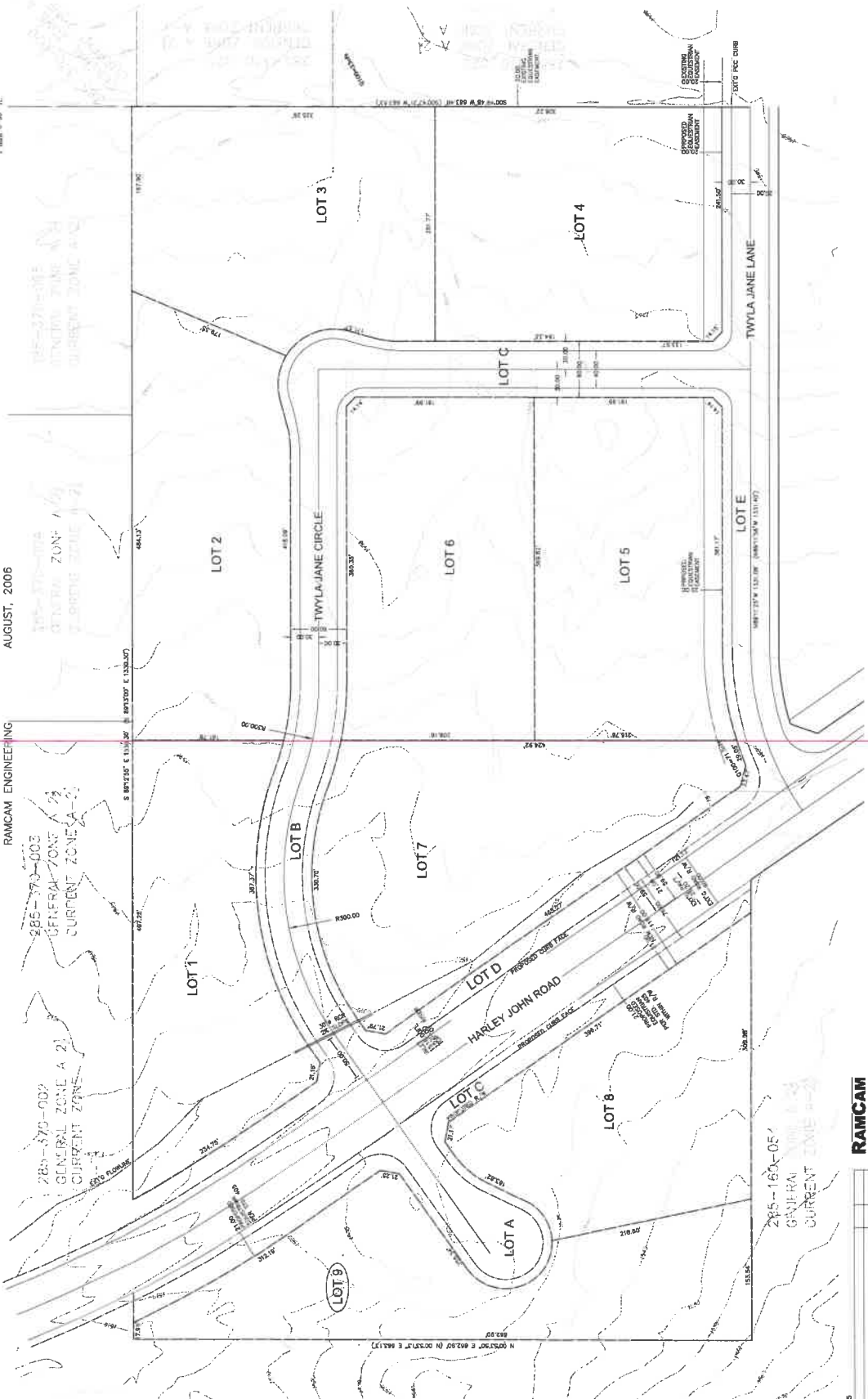
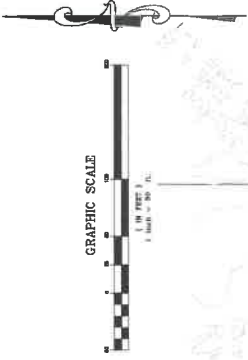
REPORT PRINTED ON... 11/1/2018 10:38:35 AM

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TENTATIVE TRACT MAP NO. 32854

IN THE TERRITORY OF THE UNINCORPORATED AREAS OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA THAT PARCEL 1, 2, 3 & 4 OF PARCEL MAP 9905, IN COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 46 PAGES 24 AND 25 OF PARCEL MAPS RECORDS OF RIVERSIDE COUNTY A.P.N. 285-370-006, 007, 008, 009 & 010 18.90 ACRES TOTAL POR. W 1 T.4S., R.5W

RANICAM ENGINEERING AUGUST, 2006



285-370-003
GENERAL ZONE A-2
CURRENT ZONE A-2

285-370-002
GENERAL ZONE A 2
CURRENT ZONE A-2

285-160-057
GENERAL ZONE A-2
CURRENT ZONE A-2

RANICAM
RIVERSIDE COUNTY ENGINEERING
200 W. BROADWAY, SUITE 100
RIVERSIDE, CA 92501
TEL: 951-514-8888 FAX: 951-514-8888
www.ranicam.com

OWNER APPLICANT
MELBA GARCIA
1400 W. BROADWAY SUITE 100
RIVERSIDE, CA 92501
(951) 514-8888

NO.	DATE	REVISIONS

TENTATIVE TRACT MAP

Extension of Time Environmental Determination

Project Case Number: TR32854
Original E.A. Number: 39935
Extension of Time No.: 2nd EOT
Original Approval Date: October 24, 2006
Project Location: North of Twyla Jane Ln, East of Harley John Rd, South of Lundborg Ln, West of Wyler Rd
Project Description: a Schedule "B" subdivision of 18.90 gross acres into 9 Single-Family Residential lots ranging in sizes from 2.02 gross acres to 2.70 gross acres.

On October 24, 2006, this Tentative Tract Map and its original environmental assessment/environmental impact report was reviewed to determine: 1) whether any significant or potentially significant changes in the original proposal have occurred; 2) whether its environmental conditions or circumstances affecting the proposed development have changed. As a result of this evaluation, the following determination has been made:

<input type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME, because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration and the project's original conditions of approval.
<input checked="" type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, and there are one or more potentially significant environmental changes or other changes to the circumstances under which the project is undertaken, NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME, because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration and revisions to the project's original conditions of approval which have been made and agreed to by the project proponent.
<input type="checkbox"/>	I find that there are one or more potentially significant environmental changes or other changes to the circumstances under which the project is undertaken, which the project's original conditions of approval may not address, and for which additional required mitigation measures and/or conditions of approval cannot be determined at this time. Therefore, AN ENVIRONMENTAL ASSESSMENT/INITIAL STUDY IS REQUIRED in order to determine what additional mitigation measures and/or conditions of approval, if any, may be needed, and whether or not at least one of the conditions described in California Code of Regulations, Section 15162 (necessitating a Supplemental or Subsequent E.I.R.) exist. Additionally, the environmental assessment/initial study shall be used to determine WHETHER OR NOT THE EXTENSION OF TIME SHOULD BE RECOMMENDED FOR APPROVAL.
<input type="checkbox"/>	I find that the original project was determined to be exempt from CEQA, and the proposed project will not have a significant effect on the environment, therefore NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME.

Signature: Gabriel Villalobos
Gabriel Villalobos, Project Planner

Date: 11/1/18
For Charissa Leach, Assistant TLMA Director

Villalobos, Gabriel

From: carolyn pike <insuranceagencyowner@yahoo.com>
Sent: Tuesday, October 16, 2018 5:48 PM
To: Villalobos, Gabriel
Subject: Re: Recommended Conditions for 1st and 2nd EOT for TR32854

Gabriel,

I accept all conditions as defined within your email.

Thank you,

Carolyn L. Pike

On Monday, October 15, 2018, 3:50:02 PM PDT, Villalobos, Gabriel <GVillalo@rivco.org> wrote:

Attn: Carolyn Pike

18556 Oak Park Dr

Riverside, CA 92504

RE: FIRST & SECOND EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP No. 32854.

The County Planning Department has determined it necessary to recommend the addition of seven (7) new conditions of approval in order to be able to make a determination that the project does not adversely affect the general health, safety and welfare of the public.

Please review the proposed conditions of approval attached in this correspondence. **If these conditions are acceptable, then submit a short written letter/memo/email that clearly references this case, the acceptance of each condition by name and number, and clearly state that you, the Extension of Time Applicant, accept these conditions.** This documentation will then be included in the staff report package. The attached document is a copy of the recommended conditions which are identified as follows:

50. REQ E HEALTH DOCUMENTS

80. WQMP AND MAINTENANCE

50. FINAL ACCESS AND MAINT

90. WQMP REQUIRED

60. REQ BMP SWPPP WQMP

90. WQMP COMP AND BNS REG

60. FINAL WQMP FOR GRADING

If the addition of the conditions is not acceptable, please notify me so we can discuss your concerns. If the issue cannot be resolved, then I will direct you to contact the individual Department representative to discuss this matter further.

Once the conditions have been accepted, I will begin preparing the staff report package for a Planning Commission hearing as a consent item. County Ordinance requires that conditions added thru the extension of time process are presented to and accepted by the applicant. If you, the EOT applicant, is unable to accept these conditions, the Planning Department will recommend denial of this extension of time request. An opportunity will, if requested, be provided for arguments to be made to the hearing body justifying why this request should be approved without the recommended conditions of approval.

I am eager to move this case forward and continue the extension of time process. If you have not contacted me within thirty (30) days, I will begin preparing this case with a recommendation of denial. I need one of two items to proceed:

- 1) Correspondence from you, the EOT applicant, accepting the recommended conditions per the directions provided above; or,
- 2) Correspondence from you, the EOT applicant, advising me of the concerns with the recommended conditions. If the concern still exists after our discussion, then direction on how to approach the issue will be given and additional time will be provided until the issue is resolved.

If you have any questions, comments, or concerns regarding this email, please feel free to contact me as indicated below.

Gabriel Villalobos

Riverside County Planning

4080 Lemon Street 12th Floor

Riverside, CA 92501

951-955-6184



RIVERSIDE COUNTY
PLANNING DEPARTMENT

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[County of Riverside California](#)

Plan: TR32854

Parcel: 285370009

50. Prior To Map Recordation

E Health

050 - E Health. 1

EOT1 - REQ E HEALTH DOCUMENTS

Not Satisfied

Prior to map recordation, provide the following documents to the Riverside County Environmental Health Department:
1. Provide current documentation from the appropriate purveyor(s) for the establishment of water and/or sewer service for this project.
2. Provide documentation from an approved waste hauler in regards to solid waste service. Please call (951)955-8980 for additional details.
3. Provide written clearance from DEH Environmental Cleanup Programs. Please note that an Environmental Site Assessment, Phase 1 study may be required at their discretion. For further information, please contact (951) 955-8982.
(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

Transportation

050 - Transportation. 1

EOT1 - FINAL ACCESS AND MAINT

Not Satisfied

Prior to the map recordation, the applicant shall submit a Water Quality Management Plan (WQMP) subject to the State Regional Water Quality Board Order No. (See watershed below) to Transportation Department for review and approval. However, the applicant may be required to comply with the latest version of the WQMP manual if required by the State Regional Water Quality Board. All water quality features shall be included on the grading plan. WQMP applicability checklist, templates, LID design requirements, and guidance can be found on-line at: www.rcflood.org/npdes. For any questions, please contact (951) 712-5494.
Watersheds: Santa Ana No. R8-2013-0024 / Santa Margarita No. R9-2010-0016 / Whitewater No. R7-2013-0011
Additionally, prior to the map recordation, the applicant shall ensure that BMP facilities are placed in dedicated easements and that sufficient legal access to the BMPs are provided. This requirement is for both onsite and offsite property.
(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 1

EOT1 - REQ BMP SWPPP WQMP

Not Satisfied

Prior to the issuance of a grading permit, the owner / applicant shall obtain a BMP (Best Management Practices) Permit for the monitoring of the erosion and sediment control BMPs for the site. The Department of Building and Safety will conduct NPDES (National Pollutant Discharge Elimination System) inspections of the site based on Risk Level to verify compliance with the Construction General Permit, Storm water ordinances and regulations until completion of the construction activities, permanent stabilization of the site and permit final.
Grading and construction sites of "ONE" acre or larger required to develop a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) - the owner/applicant shall submit the SWPPP to the Building and Safety Department Environmental Compliance Division for review and approval prior to issuance of a grading permit.
If a Water Quality Management Plan (WQMP) is required, the owner / applicant shall submit to the Building & Safety Department, the approved project - specific Water Quality Management Plan (WQMP) and ensure that all approved water quality treatment control BMPs have been included on the grading plan.
(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

Transportation

060 - Transportation. 1

EOT1 - FINAL WQMP FOR GRADING

Not Satisfied

This condition would apply when grading occurs before map recordation. Prior to the issuance of a grading permit, the applicant shall submit a Water Quality Management Plan (WQMP) subject to the State Regional Water Quality Board Order No. (See watershed below) to Transportation Department for review and approval. However, the applicant may be required to comply with the latest version of the WQMP manual if required by the State Regional Water

Plan: TR32854

Parcel: 285370009

60. Prior To Grading Permit Issuance

Transportation

060 - Transportation. 1 EOT1 - FINAL WQMP FOR GRADING (cont.) Not Satisfied

Quality Board. All water quality features shall be included on the grading plan. WQMP applicability checklist, templates, LID design requirements, and guidance can be found on-line at: www.rcflood.org/npdes. For any questions, please contact (951) 712-5494.

Watersheds: Santa Ana No. R8-2013-0024 / Santa Margarita No. R9-2010-0016 / Whitewater No. R7-2013-0011
(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 1 EOT1 - WQMP AND MAINTENANCE Not Satisfied

The project shall begin constructing and installing the BMP facilities described in the approved Final WQMP. The project shall be responsible for performing all activities described in the WQMP and that copies of the approved Final WQMP are available for the future owners/occupants.

A maintenance plan and signed maintenance agreement shall be submitted to the Transportation Department for review and approval prior to issuance of occupancy permits. A maintenance organization will be established with a funding source for the permanent maintenance. The maintenance plan shall require that all BMP facilities are inspected, if required, cleaned no later than October 15 each year.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 1 EOT1 - WQMP REQUIRED Not Satisfied

Prior to final building inspection, the applicant shall comply with the following:

1. Obtain inspection of all treatment control BMPs and/or clearance from the Building and Safety Department. All structural BMPs described in the project - specific WQMP and indicated on the approved grading plan shall be constructed and installed in conformance with the approved plans and specifications.
2. The applicant/owner shall submit a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered Civil Engineer certifying that the project - specific WQMP treatment control BMPs have been installed in accordance with the approved WQMP.
3. The applicant/owner shall provide the Department of Building Safety with GPS coordinates for the location of the project - specific WQMP treatment control BMPs.
4. The applicant/owner shall register the project - specific WQMP treatment control BMPs with the Department of Building Safety Business Registration Division. Any person or entity that owns or operates a commercial and/or industrial facility shall register such facility for annual inspections.
5. The applicant shall make payment to the Building and Safety Department for the Water Quality Management Plan (WQMP) Annual Inspection.

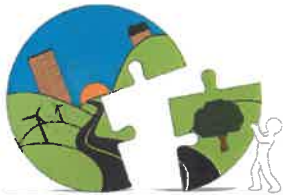
(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

Transportation

090 - Transportation. 1 EOT1 - WQMP COMP AND BNS REG Not Satisfied

Prior to Building Final Inspection, the applicant will be required to hand out educational materials regarding water quality, provide a engineered WQMP certification, inspection of BMPs, GPS location of BMPs, and ensure that the requirements for inspection and cleaning the BMPs are established. Additionally, the applicant will be required to register BMPs with the Transportation Department's Business Registration Division.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)



COUNTY OF RIVERSIDE PLANNING DEPARTMENT EXTENSION OF TIME REPORT

Agenda Item No.:

1.3

Planning Commission Hearing: December 5, 2018

PROPOSED PROJECT

Case Number(s): TR36417

Applicant(s):

Area Plan: Harvest Valley/Winchester

Winchester Meadows

Zoning Area/District: Winchester Area

c/o Brian Goodell

Supervisory District: Third District

Project Planner: Gabriel Villalobos

Charissa Leach, P.E.
Assistant TLMA Director

PROJECT DESCRIPTION AND LOCATION

The applicant of the subject case has requested an extension of time to allow for the recordation of the final map to subdivide 51.43 gross acres into 228 residential lots with a minimum lot size of 5,000 sq. ft. and six (6) open space lots. The project is located north of Domenigoni Parkway, east of La Ventana Rd, south of Olive Ave, and west of Leon Rd.

PROJECT RECOMMENDATION

APPROVAL of the **SECOND EXTENSION OF TIME REQUEST** for **TENTATIVE TRACT MAP NO. 36417**, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to August 5, 2021, subject to all the previously approved and amended Conditions of Approval, with the applicant's consent.

PROJECT LOCATION MAP



Figure 1: Project Location Map

PROJECT BACKGROUND AND ANALYSIS

Background

Tentative Tract Map No. 36417, along with Specific Plan No. 293, Substantial Conformance No. 6 (to SP293A5), and Change of Zone No. 7773, was approved at Board of Supervisors on August 5, 2014.

The First Extension of Time was approved by the Planning Commission on September 6, 2017.

The Second Extension of Time was received June 25, 2018, ahead of the expiration date of August 5, 2018. The County Planning Department, as part of the review of this Extension of Time request, recommends the addition of no new conditions of approval. All previously approved conditions associated with this project remain in effect.

Unless specifically requested by the applicant, this Extension of Time request will not be discussed at the time it is presented to the Planning Commission as a consent calendar item.

State Bills

EFFECT OF Senate Bill No. 1185 (SB1185): On July 15, 2008, AB208 was signed into law, which grants a one-time extension to existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 12 month extension on previously approved subdivision maps set to expire between July 15, 2008 and January 1, 2011.

EFFECT OF Assembly Bill No. 333 (AB333): On July 15, 2009, AB333 was signed into law, which grants a one-time extension to existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between July 15, 2009 and January 1, 2012.

EFFECT OF Assembly Bill No. 208 (AB208): On July 13, 2011, AB208 was signed into law, which grants a one-time extension to existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between July 13, 2011 and January 1, 2014.

EFFECT OF Assembly Bill No. 116 (AB116): On July 11, 2013, AB116 was signed into law, which grants a one-time extension to existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on maps approved after January 1, 2000 and that have not expired prior to July 11, 2013.

Riverside County Tentative Map Extensions

Pursuant to County of Riverside Ordinance No. 460 (Subdivision Regulations), Tentative Tract and Tentative Parcel Maps have an initial life-span approval of 3-years. Tentative Map extensions may be granted, upon a timely filed extension request and include 2 separate, 3-year extensions, for a total Tentative Map life-span of 9-years. As a result, the total number years a map may be extended is 6 years.

On September 12, 2017, the Board of Supervisors adopted an amendment to Ordinance No. 460 (Subdivision Regulations), allowing for the 2 separate, 3-year extensions. Prior to the amendment, 5 separate, 1-year extensions, for a total Tentative Map life-span of 8-years, was permissible.

The 1st extension of time granted 1 year. This, 2nd extension will grant another 3 years. The remaining number of years available to extend this tentative map after this approval will be 2 years and will expire on August 5, 2023.

Therefore, upon an approval action by the Planning Commission, subsequent receive and file action by the Board of Supervisors, and the conclusion of the 10-day appeal period, this Tentative Map's expiration date will become August 5, 2021. If a Final Map has not been recorded prior to this date, the next extension of time request must be filed 30-days prior to map expiration.

ENVIRONMENTAL REVIEW

The subject case has conformed to the requirements of the California Environmental Quality Act ("CEQA"), and all impacts have been analyzed in order to protect the public health, safety, and welfare. No changes to the approved map are proposed and as a result, no new environmental documentation is required prior to an Extension of Time approval.

FINDINGS

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

Extension of Time Findings


1. This Tentative Tract Map has been found to be consistent with the Riverside County General Plan, pursuant to the originally approved findings and conditions of approval. This Extension of Time proposes no changes to the map design and is therefore still found to be consistent.
2. This Tentative Tract Map has been found to be consistent with Ordinance No. 348 (Land Use) and Ordinance No. 460 (Subdivision Regulations), pursuant to the originally approved findings and conditions of approval. This Extension of Time proposes no changes to the map design and is therefore still found to be consistent.
3. No changes to the approved Tentative Tract Map are proposed in conjunction with this Extension of Time. All impacts have been analyzed in order to protect the public health, safety, and welfare.

2nd EOT for TR36417

Vicinity Map



Legend

-  Parcels
-  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.



Extension of Time Environmental Determination

Project Case Number: TR36417

Original E.A. Number: 42500

Extension of Time No.: 2nd EOT

Original Approval Date: August 5, 2014

Project Location: North of Domenigoni Parkway, East of La Ventana Rd, South of Olive Ave, West of Leon Rd

Project Description: Schedule "A" Subdivision of 51.43 gross acres into 228 residential lots with a minimum lot size of 5,000 sq. ft. and six (6) open space lots.

On August 5, 2014, this Tentative Tract Map and its original environmental assessment/environmental impact report was reviewed to determine: 1) whether any significant or potentially significant changes in the original proposal have occurred; 2) whether its environmental conditions or circumstances affecting the proposed development have changed. As a result of this evaluation, the following determination has been made:

<input type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME, because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration and the project's original conditions of approval.
<input checked="" type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, and there are one or more potentially significant environmental changes or other changes to the circumstances under which the project is undertaken, NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME, because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration and revisions to the project's original conditions of approval which have been made and agreed to by the project proponent.
<input type="checkbox"/>	I find that there are one or more potentially significant environmental changes or other changes to the circumstances under which the project is undertaken, which the project's original conditions of approval may not address, and for which additional required mitigation measures and/or conditions of approval cannot be determined at this time. Therefore, AN ENVIRONMENTAL ASSESSMENT/INITIAL STUDY IS REQUIRED in order to determine what additional mitigation measures and/or conditions of approval, if any, may be needed, and whether or not at least one of the conditions described in California Code of Regulations, Section 15162 (necessitating a Supplemental or Subsequent E.I.R.) exist. Additionally, the environmental assessment/initial study shall be used to determine WHETHER OR NOT THE EXTENSION OF TIME SHOULD BE RECOMMENDED FOR APPROVAL.
<input type="checkbox"/>	I find that the original project was determined to be exempt from CEQA, and the proposed project will not have a significant effect on the environment, therefore NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME.

Signature: _____
Gabriel Villalobos, Project Planner

Date: _____
For Charissa Leach, Assistant TLMA Director

Villalobos, Gabriel

From: Brian Goodell <brian@goldmedalminds.com>
Sent: Monday, October 22, 2018 10:56 AM
To: Villalobos, Gabriel
Cc: brian.goodell@gmail.com
Subject: RE: Recommended Conditions for TR36417 2nd EOT

Gabe,

We acknowledge that there are no new conditions to be met and request that you process our EOT for three (3) years for Tentative Tract Map 36417 as soon as possible.

Please call me at (949) 690-2011 if you have any questions or if there are any other considerations to be discussed.

Thank you!

For Winchester Meadows L.L.C, Mr. Robert Love,

Brian Goodell
The Gold Medal Group Inc.
brian@goldmedalminds.com
(949) 690-2011
CA BRE 00873034

From: Villalobos, Gabriel <GVillalo@rivco.org>
Sent: Monday, October 22, 2018 10:50 AM
To: Brian Goodell <brian@goldmedalminds.com>
Cc: brian.goodell@gmail.com
Subject: FW: Recommended Conditions for TR36417 2nd EOT

Good Morning Brian,

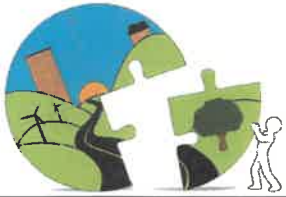
The message is below, please respond back at your earliest convenience. Thanks!

Gabriel Villalobos

Riverside County Planning
4080 Lemon Street 12th Floor
Riverside, CA 92501
951-955-6184



How are we doing? [Click the Link](#) and tell us



COUNTY OF RIVERSIDE PLANNING DEPARTMENT EXTENSION OF TIME REPORT

Agenda Item No.:

1.4

Planning Commission Hearing: December 5, 2018

PROPOSED PROJECT

Case Number(s):	TR34747	Applicant(s):	
Area Plan:	Lake Mathews/Woodcrest	Watermarke Homes, LLC	
Zoning Area/District:	Gavilan Hills Area		
Supervisory District:	First District		
Project Planner:	Gabriel Villalobos		



Charissa Leach, P.E.
Assistant TLMA Director

PROJECT DESCRIPTION AND LOCATION

The applicant of the subject case has requested an extension of time to allow for the recordation of the final map to subdivide 63.49 gross acres into 12 residential lots with a minimum lot size of five (5) gross acres. The project is located north of El Toro Rd, east of La Barranca Rd, south of Los Becerras Rd, and west of El Baquero Rd.

PROJECT RECOMMENDATION

APPROVAL of the **FIRST EXTENSION OF TIME REQUEST** for **TENTATIVE TRACT MAP NO. 34747**, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to October 16, 2020, subject to all the previously approved and amended Conditions of Approval, with the applicant's consent.

PROJECT LOCATION MAP



Figure 1: Project Location Map

PROJECT BACKGROUND AND ANALYSIS

Background

Tentative Tract Map No. 34747 was originally approved at Planning Commission on June 11, 2008. It proceeded to the Board of Supervisors along with Change of Zone No. 7586 where both applications were approved on September 16, 2008 and deemed in effect on October 16, 2008.

The First Extension of Time was received October 5, 2017, ahead of the expiration date of October 16, 2017. The applicant and the County discussed conditions of approval and reached consensus on November 2, 2018.

The County Planning Department, as part of the review of this Extension of Time request, recommends the addition of seven (7) new conditions of approval, in order to be able to make a determination that the project does not adversely affect the general health, safety, and welfare of the public. The applicant was informed of these recommended conditions and has agreed to accept them. Included in this staff report package are the recommended conditions of approval, and the correspondence from the Extension of Time applicant (November 2, 2018) indicating the acceptance of the seven (7) recommended conditions.

Unless specifically requested by the applicant, this Extension of Time request will not be discussed at the time it is presented to the Planning Commission as a consent calendar item.

State Bills

EFFECT OF Senate Bill No. 1185 (SB1185): On July 15, 2008, AB208 was signed into law, which grants a one-time extension to existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 12 month extension on previously approved subdivision maps set to expire between July 15, 2008 and January 1, 2011.

EFFECT OF Assembly Bill No. 333 (AB333): On July 15, 2009, AB333 was signed into law, which grants a one-time extension to existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between July 15, 2009 and January 1, 2012.

EFFECT OF Assembly Bill No. 208 (AB208): On July 13, 2011, AB208 was signed into law, which grants a one-time extension to existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between July 13, 2011 and January 1, 2014.

EFFECT OF Assembly Bill No. 116 (AB116): On July 11, 2013, AB116 was signed into law, which grants a one-time extension to existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on maps approved after January 1, 2000 and that have not expired prior to July 11, 2013.

Riverside County Tentative Map Extensions

Pursuant to County of Riverside Ordinance No. 460 (Subdivision Regulations), Tentative Tract and Tentative Parcel Maps have an initial life-span approval of 3-years. Tentative Map extensions may be granted, upon a timely filed extension request and include 2 separate, 3-year extensions, for a total Tentative Map life-span of 9-years. As a result, the total number years a map may be extended is 6 years.

On September 12, 2017, the Board of Supervisors adopted an amendment to Ordinance No. 460 (Subdivision Regulations), allowing for the 2 separate, 3-year extensions. Prior to the amendment, 5 separate, 1-year extensions, for a total Tentative Map life-span of 8-years, was permissible.

This, 1st extension will grant 3 years. The remaining number of years available to extend this tentative map after this approval will be 3 years and will expire on October 16, 2023.

Therefore, upon an approval action by the Planning Commission, subsequent receive and file action by the Board of Supervisors, and the conclusion of the 10-day appeal period, this Tentative Map's expiration date will become October 16, 2020. If a Final Map has not been recorded prior to this date, the next extension of time request must be filed 30-days prior to map expiration.

ENVIRONMENTAL REVIEW

The subject case has conformed to the requirements of the California Environmental Quality Act ("CEQA"), and all impacts have been analyzed in order to protect the public health, safety, and welfare. No changes to the approved map are proposed and as a result, no new environmental documentation is required prior to an Extension of Time approval.

FINDINGS

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

Extension of Time Findings

1. This Tentative Tract Map has been found to be consistent with the Riverside County General Plan, pursuant to the originally approved findings and conditions of approval. This Extension of Time proposes no changes to the map design and is therefore still found to be consistent.
2. This Tentative Tract Map has been found to be consistent with Ordinance No. 348 (Land Use) and Ordinance No. 460 (Subdivision Regulations), pursuant to the originally approved findings and conditions of approval. This Extension of Time proposes no changes to the map design and is therefore still found to be consistent.
3. No changes to the approved Tentative Tract Map are proposed in conjunction with this Extension of Time. All impacts have been analyzed in order to protect the public health, safety, and welfare.

1st EOT for TR34747

Vicinity Map



Legend

- Parcels
- County Centerlines
- Blue-line Streams
- City Areas

Notes

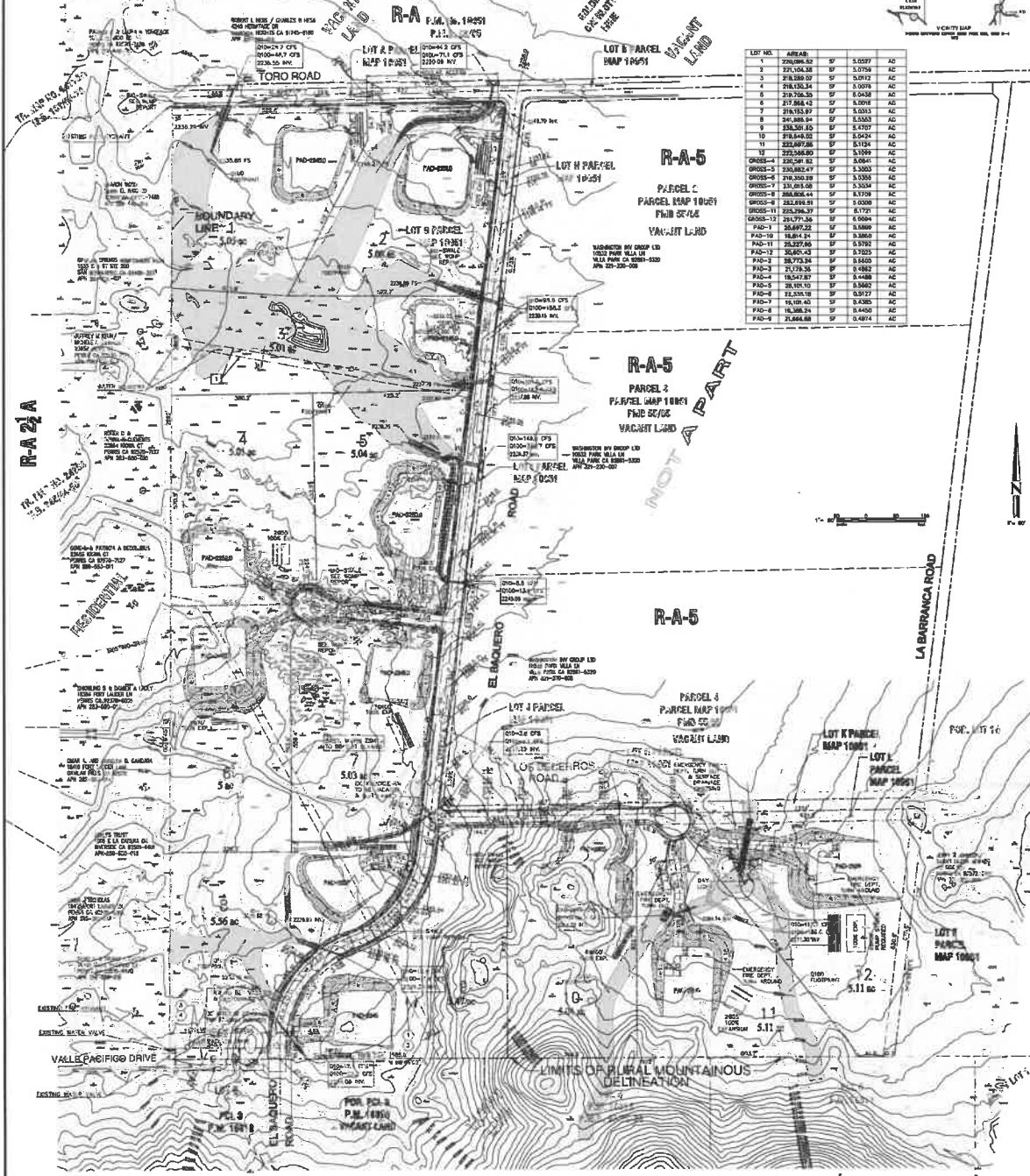
IMPORTANT Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or 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.



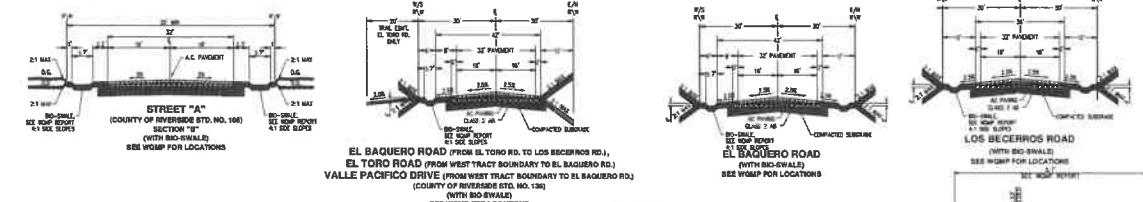
SCHEDULE D TENTATIVE TRACT MAP NO. 34747

BEING A SUBDIVISION OF PARCEL ONE (1) OF PARCEL MAP NO. 10951, IN THE UNINCORPORATED AREA OF RIVERSIDE COUNTY AS SHOWN BY MAP ON FILE IN BOOK 55, PAGE(S) 65 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, PORTION OF SECTION 31, TOWNSHIP 4 SOUTH, RANGE 4 WEST

AMENDMENT #2



LOT NO.	AREA AC	SQ FT	ACRES
1	276,154.38	57	5.0097
2	271,354.38	57	5.0759
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100	276,154.38	57	5.0759



STREET "A"
(COUNTY OF RIVERSIDE, STD. NO. 106)
SECTION "1"
(WITH BIO-SWALES)
SEE WMP FOR LOCATIONS

EL BAQUERO ROAD
(FROM EL TORO RD. TO LOS BECERROS RD.)
EL TORO ROAD
(FROM WEST TRACT BOUNDARY TO EL BAQUERO RD.)
VALLE PACIFICO DRIVE
(FROM WEST TRACT BOUNDARY TO EL BAQUERO RD.)
(COUNTY OF RIVERSIDE, STD. NO. 130)
(WITH BIO-SWALES)
SEE WMP FOR LOCATIONS

EL BAQUERO ROAD
(WITH BIO-SWALES)
SEE WMP FOR LOCATIONS

LOS BECERROS ROAD
(WITH BIO-SWALES)
SEE WMP FOR LOCATIONS

LEGEND

- 1 = 1/2" SECTION
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Hill & Foreman, Inc.
A Civil Engineering, Planning, & Surveying Firm
2545 University Parkway, Suite 100, Riverside, CA 92503
PHONED UNDER THE SUPERVISION OF:

Extension of Time Environmental Determination

Project Case Number: TR34747
 Original E.A. Number: 41001
 Extension of Time No.: 1st EOT
 Original Approval Date: September 2, 2008
 Project Location: North of El Toro Rd, East of La Barranca Rd, South of Los Becerros Rd, West of El Baquero Rd
 Project Description: a Schedule "D" subdivision of 63.49 gross acres into 12 residential lots with a minimum lot size of five (5) gross acres.

On September 2, 2008, this Tentative Tract Map and its original environmental assessment/environmental impact report was reviewed to determine: 1) whether any significant or potentially significant changes in the original proposal have occurred; 2) whether its environmental conditions or circumstances affecting the proposed development have changed. As a result of this evaluation, the following determination has been made:

<input type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME , because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration and the project's original conditions of approval.
<input checked="" type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, and there are one or more potentially significant environmental changes or other changes to the circumstances under which the project is undertaken, NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME , because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration and revisions to the project's original conditions of approval which have been made and agreed to by the project proponent.
<input type="checkbox"/>	I find that there are one or more potentially significant environmental changes or other changes to the circumstances under which the project is undertaken, which the project's original conditions of approval may not address, and for which additional required mitigation measures and/or conditions of approval cannot be determined at this time. Therefore, AN ENVIRONMENTAL ASSESSMENT/INITIAL STUDY IS REQUIRED in order to determine what additional mitigation measures and/or conditions of approval, if any, may be needed, and whether or not at least one of the conditions described in California Code of Regulations, Section 15162 (necessitating a Supplemental or Subsequent E.I.R.) exist. Additionally, the environmental assessment/initial study shall be used to determine WHETHER OR NOT THE EXTENSION OF TIME SHOULD BE RECOMMENDED FOR APPROVAL .
<input type="checkbox"/>	I find that the original project was determined to be exempt from CEQA, and the proposed project will not have a significant effect on the environment, therefore NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME .

Signature: _____
 Gabriel Villalobos, Project Planner

Date: _____
 For Charissa Leach, Assistant TLMA Director



November 2, 2018

Gabriel Villalobos
Riverside County Planning Department
4080 Lemon Street, 12th Floor
Riverside, CA 92501

RE: FIRST AND SECOND EXTENSION OF TIME REQUEST for TENTATIVE TRACK MAP
No. 34747.

Watermarke Homes, LLC has reviewed the proposed conditions of approval for the above
referenced Tentative Tract Map as set forth by the Riverside County on 11/01/18.

As the Extension of Time Applicant, we hereby accept the following conditions:

50. REQ E HEALTH DOCUMENTS
50. FINAL ACCESS AND MAINT
60. REQ BMP SWPPP WQMP
60. FINAL WQMP FOR GRADING

80. WQMP AND MAINTENANCE
90. WQMP REQUIRED
90. WQMP COMP AND BNS REG

Please proceed with the extension of time process.

I am available by phone 909-381-6007 X 306 or email: doris@watermarke-homes.com if you
require additional information or have any questions.

Sincerely,

Doris A. Benoit
Operations Manager
Watermarke Homes, LLC

Plan: TR34747E02

Parcel: 321230015

50. Prior To Map Recordation

E Health

050 - E Health. 1 EOT1 - REQ E HEALTH DOCUMENTS Not Satisfied

Prior to map recordation, provide the following documents to the Riverside County Environmental Health Department:
1. Provide current documentation from the appropriate purveyor(s) for the establishment of water and/or sewer service for this project.
2. Provide documentation from an approved waste hauler in regards to solid waste service. Please call (951)955-8980 for additional details.
3. Provide written clearance from DEH Environmental Cleanup Programs. Please note that an Environmental Site Assessment, Phase 1 study may be required at their discretion. For further information, please contact (951) 955-8982.
(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

Transportation

050 - Transportation. 1 EOT1 - FINAL ACCESS AND MAINT Not Satisfied

Prior to the map recordation, the applicant shall submit a Water Quality Management Plan (WQMP) subject to the State Regional Water Quality Board Order No. (See watershed below) to Transportation Department for review and approval. However, the applicant may be required to comply with the latest version of the WQMP manual if required by the State Regional Water Quality Board. All water quality features shall be included on the grading plan. WQMP applicability checklist, templates, LID design requirements, and guidance can be found on-line at: www.rcflood.org/npdes. For any questions, please contact (951) 712-5494.
Watersheds: Santa Ana No. R8-2013-0024 / Santa Margarita No. R9-2010-0016 / Whitewater No. R7-2013-0011
Additionally, prior to the map recordation, the applicant shall ensure that BMP facilities are placed in dedicated easements and that sufficient legal access to the BMPs are provided. This requirement is for both onsite and offsite property.
(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 1 EOT1 - REQ BMP SWPPP WQMP Not Satisfied

Prior to the issuance of a grading permit, the owner / applicant shall obtain a BMP (Best Management Practices) Permit for the monitoring of the erosion and sediment control BMPs for the site. The Department of Building and Safety will conduct NPDES (National Pollutant Discharge Elimination System) inspections of the site based on Risk Level to verify compliance with the Construction General Permit, Storm water ordinances and regulations until completion of the construction activities, permanent stabilization of the site and permit final.
Grading and construction sites of "ONE" acre or larger required to develop a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) - the owner/applicant shall submit the SWPPP to the Building and Safety Department Environmental Compliance Division for review and approval prior to issuance of a grading permit.
If a Water Quality Management Plan (WQMP) is required, the owner / applicant shall submit to the Building & Safety Department, the approved project - specific Water Quality Management Plan (WQMP) and ensure that all approved water quality treatment control BMPs have been included on the grading plan.
(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

Transportation

060 - Transportation. 1 EOT1 - FINAL WQMP FOR GRADING Not Satisfied

This condition would apply when grading occurs before map recordation. Prior to the issuance of a grading permit, the applicant shall submit a Water Quality Management Plan (WQMP) subject to the State Regional Water Quality Board Order No. (See watershed below) to Transportation Department for review and approval. However, the applicant may be required to comply with the latest version of the WQMP manual if required by the State Regional Water

Plan: TR34747E02

Parcel: 321230015

60. Prior To Grading Permit Issuance

Transportation

060 - Transportation. 1 EOT1 - FINAL WQMP FOR GRADING (cont.) Not Satisfied

Quality Board. All water quality features shall be included on the grading plan. WQMP applicability checklist, templates, LID design requirements, and guidance can be found on-line at: www.rcflood.org/npdes. For any questions, please contact (951) 712-5494.

Watersheds: Santa Ana No. R8-2013-0024 / Santa Margarita No. R9-2010-0016 / Whitewater No. R7-2013-0011 (This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 1 EOT1 - WQMP AND MAINTENANCE Not Satisfied

The project shall begin constructing and installing the BMP facilities described in the approved Final WQMP. The project shall be responsible for performing all activities described in the WQMP and that copies of the approved Final WQMP are available for the future owners/occupants.

A maintenance plan and signed maintenance agreement shall be submitted to the Transportation Department for review and approval prior to issuance of occupancy permits. A maintenance organization will be established with a funding source for the permanent maintenance. The maintenance plan shall require that all BMP facilities are inspected, if required, cleaned no later than October 15 each year.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 1 EOT1 - WQMP REQUIRED Not Satisfied

Prior to final building inspection, the applicant shall comply with the following:

1. Obtain inspection of all treatment control BMPs and/or clearance from the Building and Safety Department. All structural BMPs described in the project - specific WQMP and indicated on the approved grading plan shall be constructed and installed in conformance with the approved plans and specifications.
2. The applicant/owner shall submit a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered Civil Engineer certifying that the project - specific WQMP treatment control BMPs have been installed in accordance with the approved WQMP.
3. The applicant/owner shall provide the Department of Building Safety with GPS coordinates for the location of the project - specific WQMP treatment control BMPs.
4. The applicant/owner shall register the project - specific WQMP treatment control BMPs with the Department of Building Safety Business Registration Division. Any person or entity that owns or operates a commercial and/or industrial facility shall register such facility for annual inspections.
5. The applicant shall make payment to the Building and Safety Department for the Water Quality Management Plan (WQMP) Annual Inspection.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

Transportation

090 - Transportation. 1 EOT1 - WQMP COMP AND BNS REG Not Satisfied

Prior to Building Final Inspection, the applicant will be required to hand out educational materials regarding water quality, provide a engineered WQMP certification, inspection of BMPs, GPS location of BMPs, and ensure that the requirements for inspection and cleaning the BMPs are established. Additionally, the applicant will be required to register BMPs with the Transportation Department's Business Registration Division.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)



COUNTY OF RIVERSIDE PLANNING DEPARTMENT EXTENSION OF TIME REPORT

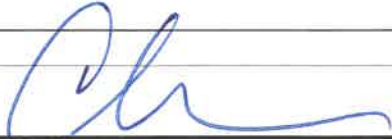
Agenda Item No.:

1.5

Planning Commission Hearing: December 5, 2018

PROPOSED PROJECT

Case Number(s):	TR34747	Applicant(s):	
Area Plan:	Lake Mathews/Woodcrest	Watermarke Homes, LLC	
Zoning Area/District:	Gavilan Hills Area		
Supervisory District:	First District		
Project Planner:	Gabriel Villalobos		



Charissa Leach, P.E.
Assistant TLMA Director

PROJECT DESCRIPTION AND LOCATION

The applicant of the subject case has requested an extension of time to allow for the recordation of the final map to subdivide 63.49 gross acres into 12 residential lots with a minimum lot size of five (5) gross acres. The project is located north of El Toro Rd, east of La Barranca Rd, south of Los Becerras Rd, and west of El Baquero Rd.

PROJECT RECOMMENDATION

APPROVAL of the **SECOND EXTENSION OF TIME REQUEST** for **TENTATIVE TRACT MAP NO. 34747**, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to October 16, 2023, subject to all the previously approved and amended Conditions of Approval, with the applicant's consent.

PROJECT LOCATION MAP



Figure 1: Project Location Map

PROJECT BACKGROUND AND ANALYSIS

Background

Tentative Tract Map No. 34747 was originally approved at Planning Commission on June 11, 2008. It proceeded to the Board of Supervisors along with Change of Zone No. 7586 where both applications were approved on September 16, 2008 and deemed in effect on October 16, 2008.

The First Extension of Time was received October 5, 2017, ahead of the expiration date of October 16, 2017. The applicant and the County discussed conditions of approval and reached consensus on November 2, 2018.

The Second Extension of Time was received May 25, 2018, ahead of the expiration date of October 16, 2020. The applicant and the County discussed conditions of approval and reached consensus on November 2, 2018.

The County Planning Department, as part of the review of this Extension of Time request, recommends the addition of seven (7) new conditions of approval, in order to be able to make a determination that the project does not adversely affect the general health, safety, and welfare of the public. The applicant was informed of these recommended conditions and has agreed to accept them. Included in this staff report package are the recommended conditions of approval, and the correspondence from the Extension of Time applicant (November 2, 2018) indicating the acceptance of the seven (7) recommended conditions.

Unless specifically requested by the applicant, this Extension of Time request will not be discussed at the time it is presented to the Planning Commission as a consent calendar item.

State Bills

EFFECT OF Senate Bill No. 1185 (SB1185): On July 15, 2008, AB208 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 12 month extension on previously approved subdivision maps set to expire between July 15, 2008 and January 1, 2011.

EFFECT OF Assembly Bill No. 333 (AB333): On July 15, 2009, AB333 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between July 15, 2009 and January 1, 2012.

EFFECT OF Assembly Bill No. 208 (AB208): On July 13, 2011, AB208 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between July 13, 2011 and January 1, 2014.

EFFECT OF Assembly Bill No. 116 (AB116): On July 11, 2013, AB116 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between January 1, 2000 and July 11, 2013.

Riverside County Tentative Map Extensions

Pursuant to County of Riverside Ordinance No. 460 (Subdivision Regulations), Tentative Tract and Tentative Parcel Maps have an initial life-span approval of 3-years. Tentative Map extensions may be

granted, upon a timely filed extension request and include 2 separate, 3-year extensions, for a total Tentative Map life-span of 9-years. As a result, the total number years a map may be extended is 6 years.

On September 12, 2017, the Board of Supervisors adopted an amendment to Ordinance No. 460 (Subdivision Regulations), allowing for the 2 separate, 3-year extensions. Prior to the amendment, 5 separate, 1-year extensions, for a total Tentative Map life-span of 8-years, was permissible.

The 1st extension of time granted 3 years. This, 2nd extension will grant another 3 years. There are no remaining number of years available to extend this tentative map and will expire on October 16, 2023.

Therefore, upon an approval action by the Planning Commission, subsequent receive and file action by the Board of Supervisors, and the conclusion of the 10-day appeal period, this Tentative Map's expiration date will become October 16, 2023. If a Final Map has not been recorded prior to this date, the next extension of time request must be filed 30-days prior to map expiration.

ENVIRONMENTAL REVIEW

The subject case has conformed to the requirements of the California Environmental Quality Act ("CEQA"), and all impacts have been analyzed in order to protect the public health, safety, and welfare. No changes to the approved map are proposed and as a result, no new environmental documentation is required prior to an Extension of Time approval.

FINDINGS

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

Extension of Time Findings

1. This Tentative Tract Map has been found to be consistent with the Riverside County General Plan, pursuant to the originally approved findings and conditions of approval. This Extension of Time proposes no changes to the map design and is therefore still found to be consistent.
2. This Tentative Tract Map has been found to be consistent with Ordinance No. 348 (Land Use) and Ordinance No. 460 (Subdivision Regulations), pursuant to the originally approved findings and conditions of approval. This Extension of Time proposes no changes to the map design and is therefore still found to be consistent.
3. No changes to the approved Tentative Tract Map are proposed in conjunction with this Extension of Time. All impacts have been analyzed in order to protect the public health, safety, and welfare.

2nd EOT for TR34747

Vicinity Map



Legend

-  Parcels
-  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.



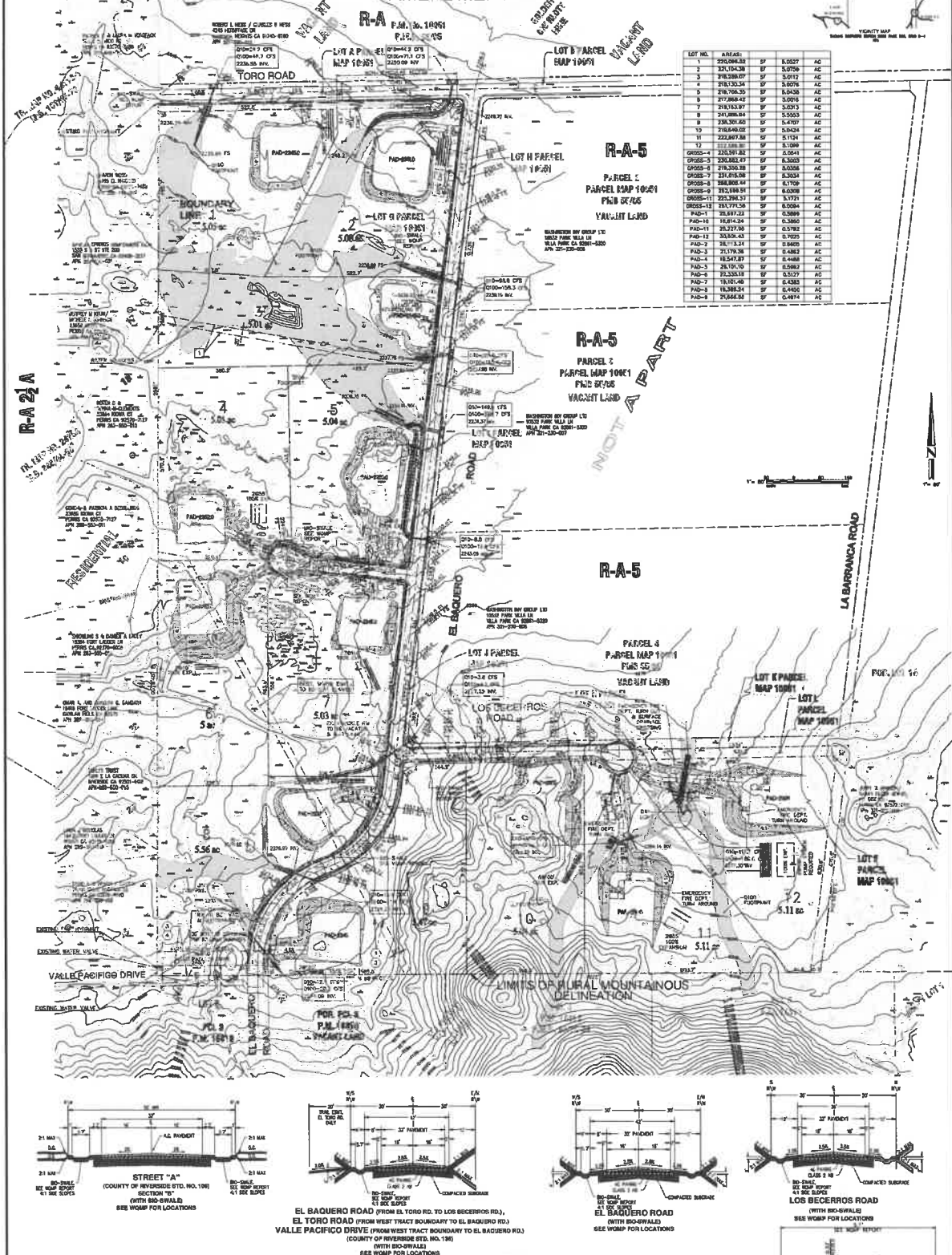
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© Riverside County GIS

SCHEDULE D TENTATIVE TRACT MAP NO. 34747

BEING A SUBDIVISION OF PARCEL ONE (1) OF PARCEL MAP NO. 10951, IN THE UNINCORPORATED AREA OF RIVERSIDE COUNTY AS SHOWN BY MAP ON FILE IN BOOK 85, PAGE(S) 85 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, PORTION OF SECTION 31, TOWNSHIP 4 SOUTH, RANGE 4 WEST

AMENDMENT #2



LOT NO.	AREA	SF	AC
1	292,666.31	6,639.97	151.26
2	324,154.38	7,408.95	162.50
3	316,288.87	7,391.62	161.82
4	318,130.54	7,430.76	163.17
5	216,706.30	5,064.38	111.63
6	217,866.47	5,095.65	112.41
7	218,383.97	5,107.41	112.63
8	217,886.64	5,063.63	111.57
9	216,380.80	5,047.07	111.37
10	216,646.67	5,062.42	111.60
11	222,897.38	5,134.02	112.77
12	222,897.38	5,134.02	112.77
13	222,897.38	5,134.02	112.77
14	222,897.38	5,134.02	112.77
15	222,897.38	5,134.02	112.77
16	222,897.38	5,134.02	112.77
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96	222,897.38	5,134.02	112.77
97	222,897.38	5,134.02	112.77
98	222,897.38	5,134.02	112.77
99	222,897.38	5,134.02	112.77
100	222,897.38	5,134.02	112.77

STREET "A" (COUNTY OF RIVERSIDE STD. NO. 108) SEE WORK FOR LOCATIONS

EL BAQUERO ROAD (FROM EL TORO RD. TO LOS BICERROS RD.) SEE WORK FOR LOCATIONS

EL TORO ROAD (FROM WEST TRACT BOUNDARY TO EL BAQUERO RD.) SEE WORK FOR LOCATIONS

VALLE PACIFICO DRIVE (FROM WEST TRACT BOUNDARY TO EL BAQUERO RD.) SEE WORK FOR LOCATIONS

EL BAQUERO ROAD (WITH BIOWALES) SEE WORK FOR LOCATIONS

LOS BICERROS ROAD (WITH BIOWALES) SEE WORK FOR LOCATIONS

LEGEND

- 1 - 2" PAVEMENT
- 2 - 4" PAVEMENT
- 3 - 6" PAVEMENT
- 4 - 8" PAVEMENT
- 5 - 12" PAVEMENT
- 6 - 18" PAVEMENT
- 7 - 24" PAVEMENT
- 8 - 30" PAVEMENT
- 9 - 36" PAVEMENT
- 10 - 42" PAVEMENT
- 11 - 48" PAVEMENT
- 12 - 54" PAVEMENT
- 13 - 60" PAVEMENT
- 14 - 66" PAVEMENT
- 15 - 72" PAVEMENT
- 16 - 78" PAVEMENT
- 17 - 84" PAVEMENT
- 18 - 90" PAVEMENT
- 19 - 96" PAVEMENT
- 20 - 102" PAVEMENT
- 21 - 108" PAVEMENT
- 22 - 114" PAVEMENT
- 23 - 120" PAVEMENT
- 24 - 126" PAVEMENT
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- 27 - 144" PAVEMENT
- 28 - 150" PAVEMENT
- 29 - 156" PAVEMENT
- 30 - 162" PAVEMENT
- 31 - 168" PAVEMENT
- 32 - 174" PAVEMENT
- 33 - 180" PAVEMENT
- 34 - 186" PAVEMENT
- 35 - 192" PAVEMENT
- 36 - 198" PAVEMENT
- 37 - 204" PAVEMENT
- 38 - 210" PAVEMENT
- 39 - 216" PAVEMENT
- 40 - 222" PAVEMENT
- 41 - 228" PAVEMENT
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- 44 - 246" PAVEMENT
- 45 - 252" PAVEMENT
- 46 - 258" PAVEMENT
- 47 - 264" PAVEMENT
- 48 - 270" PAVEMENT
- 49 - 276" PAVEMENT
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- 64 - 366" PAVEMENT
- 65 - 372" PAVEMENT
- 66 - 378" PAVEMENT
- 67 - 384" PAVEMENT
- 68 - 390" PAVEMENT
- 69 - 396" PAVEMENT
- 70 - 402" PAVEMENT
- 71 - 408" PAVEMENT
- 72 - 414" PAVEMENT
- 73 - 420" PAVEMENT
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- 76 - 438" PAVEMENT
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- 79 - 456" PAVEMENT
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- 81 - 468" PAVEMENT
- 82 - 474" PAVEMENT
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- 85 - 492" PAVEMENT
- 86 - 498" PAVEMENT
- 87 - 504" PAVEMENT
- 88 - 510" PAVEMENT
- 89 - 516" PAVEMENT
- 90 - 522" PAVEMENT
- 91 - 528" PAVEMENT
- 92 - 534" PAVEMENT
- 93 - 540" PAVEMENT
- 94 - 546" PAVEMENT
- 95 - 552" PAVEMENT
- 96 - 558" PAVEMENT
- 97 - 564" PAVEMENT
- 98 - 570" PAVEMENT
- 99 - 576" PAVEMENT
- 100 - 582" PAVEMENT

Hall & Foreman, Inc.
407 West 1st Street • Torrey • Riverside • Calif. 92504
F.L. 92504 • Ph: 951-753-2233 • Fax: 951-753-2234
PROPOSED UNDER THE SUPERVISION OF

Extension of Time Environmental Determination

Project Case Number: TR34747
 Original E.A. Number: 41001
 Extension of Time No.: 2nd EOT
 Original Approval Date: September 2, 2008
 Project Location: North of El Toro Rd, East of La Barranta Rd, South of Los Becerros Rd, West of El Baquero Rd
 Project Description: a Schedule "D" subdivision of 63.49 gross acres into 12 residential lots with a minimum lot size of five (5) gross acres.

On September 2, 2008, this Tentative Tract Map and its original environmental assessment/environmental impact report was reviewed to determine: 1) whether any significant or potentially significant changes in the original proposal have occurred; 2) whether its environmental conditions or circumstances affecting the proposed development have changed. As a result of this evaluation, the following determination has been made:

<input type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME , because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration and the project's original conditions of approval.
<input checked="" type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, and there are one or more potentially significant environmental changes or other changes to the circumstances under which the project is undertaken, NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME , because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration and revisions to the project's original conditions of approval which have been made and agreed to by the project proponent.
<input type="checkbox"/>	I find that there are one or more potentially significant environmental changes or other changes to the circumstances under which the project is undertaken, which the project's original conditions of approval may not address, and for which additional required mitigation measures and/or conditions of approval cannot be determined at this time. Therefore, AN ENVIRONMENTAL ASSESSMENT/INITIAL STUDY IS REQUIRED in order to determine what additional mitigation measures and/or conditions of approval, if any, may be needed, and whether or not at least one of the conditions described in California Code of Regulations, Section 15162 (necessitating a Supplemental or Subsequent E.I.R.) exist. Additionally, the environmental assessment/initial study shall be used to determine WHETHER OR NOT THE EXTENSION OF TIME SHOULD BE RECOMMENDED FOR APPROVAL .
<input type="checkbox"/>	I find that the original project was determined to be exempt from CEQA, and the proposed project will not have a significant effect on the environment, therefore NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME .

Signature: _____
 Gabriel Villalobos, Project Planner

Date: _____
 For Charissa Leach, Assistant TLMA Director



November 2, 2018

Gabriel Villalobos
Riverside County Planning Department
4080 Lemon Street, 12th Floor
Riverside, CA 92501

RE: FIRST AND SECOND EXTENSION OF TIME REQUEST for TENTATIVE TRACK MAP
No. 34747.

Watermarke Homes, LLC has reviewed the proposed conditions of approval for the above
referenced Tentative Tract Map as set forth by the Riverside County on 11/01/18.

As the Extension of Time Applicant, we hereby accept the following conditions:

50. REQ E HEALTH DOCUMENTS
50. FINAL ACCESS AND MAINT
60. REQ BMP SWPPP WQMP
60. FINAL WQMP FOR GRADING

80. WQMP AND MAINTENANCE
90. WQMP REQUIRED
90. WQMP COMP AND BNS REG

Please proceed with the extension of time process.

I am available by phone 909-381-6007 X 306 or email: doris@watermarke-homes.com if you
require additional information or have any questions.

Sincerely,

Doris A. Benoit
Operations Manager
Watermarke Homes, LLC

Plan: TR34747E02

Parcel: 321230015

50. Prior To Map Recordation

E Health

050 - E Health. 1 EOT1 - REQ E HEALTH DOCUMENTS Not Satisfied

Prior to map recordation, provide the following documents to the Riverside County Environmental Health Department:
1. Provide current documentation from the appropriate purveyor(s) for the establishment of water and/or sewer service for this project.
2. Provide documentation from an approved waste hauler in regards to solid waste service. Please call (951)955-8980 for additional details.
3. Provide written clearance from DEH Environmental Cleanup Programs. Please note that an Environmental Site Assessment, Phase 1 study may be required at their discretion. For further information, please contact (951) 955-8982.
(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

Transportation

050 - Transportation. 1 EOT1 - FINAL ACCESS AND MAINT Not Satisfied

Prior to the map recordation, the applicant shall submit a Water Quality Management Plan (WQMP) subject to the State Regional Water Quality Board Order No. (See watershed below) to Transportation Department for review and approval. However, the applicant may be required to comply with the latest version of the WQMP manual if required by the State Regional Water Quality Board. All water quality features shall be included on the grading plan. WQMP applicability checklist, templates, LID design requirements, and guidance can be found on-line at: www.rcflood.org/npdes. For any questions, please contact (951) 712-5494.
Watersheds: Santa Ana No. R8-2013-0024 / Santa Margarita No. R9-2010-0016 / Whitewater No. R7-2013-0011
Additionally, prior to the map recordation, the applicant shall ensure that BMP facilities are placed in dedicated easements and that sufficient legal access to the BMPs are provided. This requirement is for both onsite and offsite property.
(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 1 EOT1 - REQ BMP SWPPP WQMP Not Satisfied

Prior to the issuance of a grading permit, the owner / applicant shall obtain a BMP (Best Management Practices) Permit for the monitoring of the erosion and sediment control BMPs for the site. The Department of Building and Safety will conduct NPDES (National Pollutant Discharge Elimination System) inspections of the site based on Risk Level to verify compliance with the Construction General Permit, Storm water ordinances and regulations until completion of the construction activities, permanent stabilization of the site and permit final.
Grading and construction sites of "ONE" acre or larger required to develop a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) - the owner/applicant shall submit the SWPPP to the Building and Safety Department Environmental Compliance Division for review and approval prior to issuance of a grading permit.
If a Water Quality Management Plan (WQMP) is required, the owner / applicant shall submit to the Building & Safety Department, the approved project - specific Water Quality Management Plan (WQMP) and ensure that all approved water quality treatment control BMPs have been included on the grading plan.
(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

Transportation

060 - Transportation. 1 EOT1 - FINAL WQMP FOR GRADING Not Satisfied

This condition would apply when grading occurs before map recordation. Prior to the issuance of a grading permit, the applicant shall submit a Water Quality Management Plan (WQMP) subject to the State Regional Water Quality Board Order No. (See watershed below) to Transportation Department for review and approval. However, the applicant may be required to comply with the latest version of the WQMP manual if required by the State Regional Water

Plan: TR34747E02

Parcel: 321230015

60. Prior To Grading Permit Issuance

Transportation

060 - Transportation. 1 EOT1 - FINAL WQMP FOR GRADING (cont.) Not Satisfied

Quality Board. All water quality features shall be included on the grading plan. WQMP applicability checklist, templates, LID design requirements, and guidance can be found on-line at: www.rcflood.org/npdes. For any questions, please contact (951) 712-5494.

Watersheds: Santa Ana No. R8-2013-0024 / Santa Margarita No. R9-2010-0016 / Whitewater No. R7-2013-0011
(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 1 EOT1 - WQMP AND MAINTENANCE Not Satisfied

The project shall begin constructing and installing the BMP facilities described in the approved Final WQMP. The project shall be responsible for performing all activities described in the WQMP and that copies of the approved Final WQMP are available for the future owners/occupants.

A maintenance plan and signed maintenance agreement shall be submitted to the Transportation Department for review and approval prior to issuance of occupancy permits. A maintenance organization will be established with a funding source for the permanent maintenance. The maintenance plan shall require that all BMP facilities are inspected, if required, cleaned no later than October 15 each year.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 1 EOT1 - WQMP REQUIRED Not Satisfied

Prior to final building inspection, the applicant shall comply with the following:

1. Obtain inspection of all treatment control BMPs and/or clearance from the Building and Safety Department. All structural BMPs described in the project - specific WQMP and indicated on the approved grading plan shall be constructed and installed in conformance with the approved plans and specifications.
2. The applicant/owner shall submit a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered Civil Engineer certifying that the project - specific WQMP treatment control BMPs have been installed in accordance with the approved WQMP.
3. The applicant/owner shall provide the Department of Building Safety with GPS coordinates for the location of the project - specific WQMP treatment control BMPs.
4. The applicant/owner shall register the project - specific WQMP treatment control BMPs with the Department of Building Safety Business Registration Division. Any person or entity that owns or operates a commercial and/or industrial facility shall register such facility for annual inspections.
5. The applicant shall make payment to the Building and Safety Department for the Water Quality Management Plan (WQMP) Annual Inspection.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

Transportation

090 - Transportation. 1 EOT1 - WQMP COMP AND BNS REG Not Satisfied

Prior to Building Final Inspection, the applicant will be required to hand out educational materials regarding water quality, provide a engineered WQMP certification, inspection of BMPs, GPS location of BMPs, and ensure that the requirements for inspection and cleaning the BMPs are established. Additionally, the applicant will be required to register BMPs with the Transportation Department's Business Registration Division.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)



COUNTY OF RIVERSIDE PLANNING DEPARTMENT EXTENSION OF TIME REPORT

Agenda Item No.:

1.6

Planning Commission Hearing: December 5, 2018

PROPOSED PROJECT

Case Number(s): PM35212

Area Plan: Southwest

Zoning Area/District: Rancho California Area

Supervisory District: Third District

Project Planner: Gabriel Villalobos

Applicant(s):

Pierer Immoreal North America

c/o Cheryl Webb



Charissa Leach, P.E.
Assistant TLMA Director

PROJECT DESCRIPTION AND LOCATION

The applicant of the subject case has requested an extension of time to allow for the recordation of the final map to subdivide 55.08 acres into 20 parcels for commercial/retail purposes with a minimum parcel size of 0.5 acres. The project is located north of Borel Rd, east of Winchester Rd, south of Sparkman Way, and west of Sky Canyon Way.

PROJECT RECOMMENDATION

APPROVAL of the **SECOND EXTENSION OF TIME REQUEST** for **TENTATIVE PARCEL MAP NO. 35212**, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to December 14, 2021, subject to all the previously approved and amended Conditions of Approval, with the applicant's consent.

PROJECT LOCATION MAP



Figure 1: Project Location Map

PROJECT BACKGROUND AND ANALYSIS

Background

Tentative Parcel Map No. 35212 was originally approved at Planning Commission on September 15, 2010. It proceeded to the Board of Supervisors along with Change of Zone No. 7690 where both applications were approved on December 14, 2010.

The First Extension of Time was approved at the Planning Commission hearing on October 4, 2017.

The Second Extension of Time was received October 3, 2018, ahead of the expiration date of December 14, 2018. The County Planning Department, as part of the review of this Extension of Time request, recommends the addition of no new conditions of approval. All conditions previously approved in conjunction with this project, remain in effect.

Unless specifically requested by the applicant, this Extension of Time request will not be discussed at the time it is presented to the Planning Commission as a consent calendar item.

State Bills

EFFECT OF Senate Bill No. 1185 (SB1185): On July 15, 2008, AB208 was signed into law, which grants a one-time extension to existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 12 month extension on previously approved subdivision maps set to expire between July 15, 2008 and January 1, 2011.

EFFECT OF Assembly Bill No. 333 (AB333): On July 15, 2009, AB333 was signed into law, which grants a one-time extension to existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between July 15, 2009 and January 1, 2012.

EFFECT OF Assembly Bill No. 208 (AB208): On July 13, 2011, AB208 was signed into law, which grants a one-time extension to existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between July 13, 2011 and January 1, 2014.

EFFECT OF Assembly Bill No. 116 (AB116): On July 11, 2013, AB116 was signed into law, which grants a one-time extension to existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on maps approved after January 1, 2000 and that have not expired prior to July 11, 2013.

Riverside County Tentative Map Extensions

Pursuant to County of Riverside Ordinance No. 460 (Subdivision Regulations), Tentative Tract and Tentative Parcel Maps have an initial life-span approval of 3-years. Tentative Map extensions may be granted, upon a timely filed extension request and include 2 separate, 3-year extensions, for a total Tentative Map life-span of 9-years. As a result, the total number years a map may be extended is 6 years. On September 12, 2017, the Board of Supervisors adopted an amendment to Ordinance No. 460 (Subdivision Regulations), allowing for the 2 separate, 3-year extensions. Prior to the amendment, 5 separate, 1-year extensions, for a total Tentative Map life-span of 8-years, was permissible.

The 1st extension of time granted 1 year. This, 2nd extension will grant another 3 years. The remaining number of years available to extend this tentative map after this approval will be 2 years and will expire on December 14, 2023.

Therefore, upon an approval action by the Planning Commission, subsequent receive and file action by the Board of Supervisors, and the conclusion of the 10-day appeal period, this Tentative Map's expiration date will become December 14, 2021. If a Final Map has not been recorded prior to this date, the next extension of time request must be filed 30-days prior to map expiration.

ENVIRONMENTAL REVIEW

The subject case has conformed to the requirements of the California Environmental Quality Act ("CEQA"), and all impacts have been analyzed in order to protect the public health, safety, and welfare. No changes to the approved map are proposed and as a result, no new environmental documentation is required prior to an Extension of Time approval.

FINDINGS

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

Extension of Time Findings

1. This Tentative Parcel Map has been found to be consistent with the Riverside County General Plan, pursuant to the originally approved findings and conditions of approval. This Extension of Time proposes no changes to the map design and is therefore still found to be consistent.
2. This Tentative Parcel Map has been found to be consistent with Ordinance No. 348 (Land Use) and Ordinance No. 460 (Subdivision Regulations), pursuant to the originally approved findings and conditions of approval. This Extension of Time proposes no changes to the map design and is therefore still found to be consistent.
3. No changes to the approved Tentative Parcel Map are proposed in conjunction with this Extension of Time. All impacts have been analyzed in order to protect the public health, safety, and welfare.

2nd EOT for PM35212

Vicinity Map



Legend

- Parcels
- County Centerlines
- Blueline Streams
- City Areas



Notes

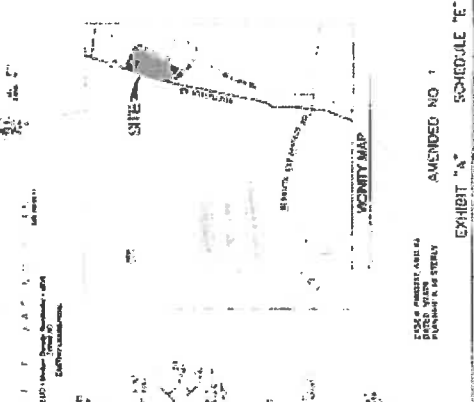
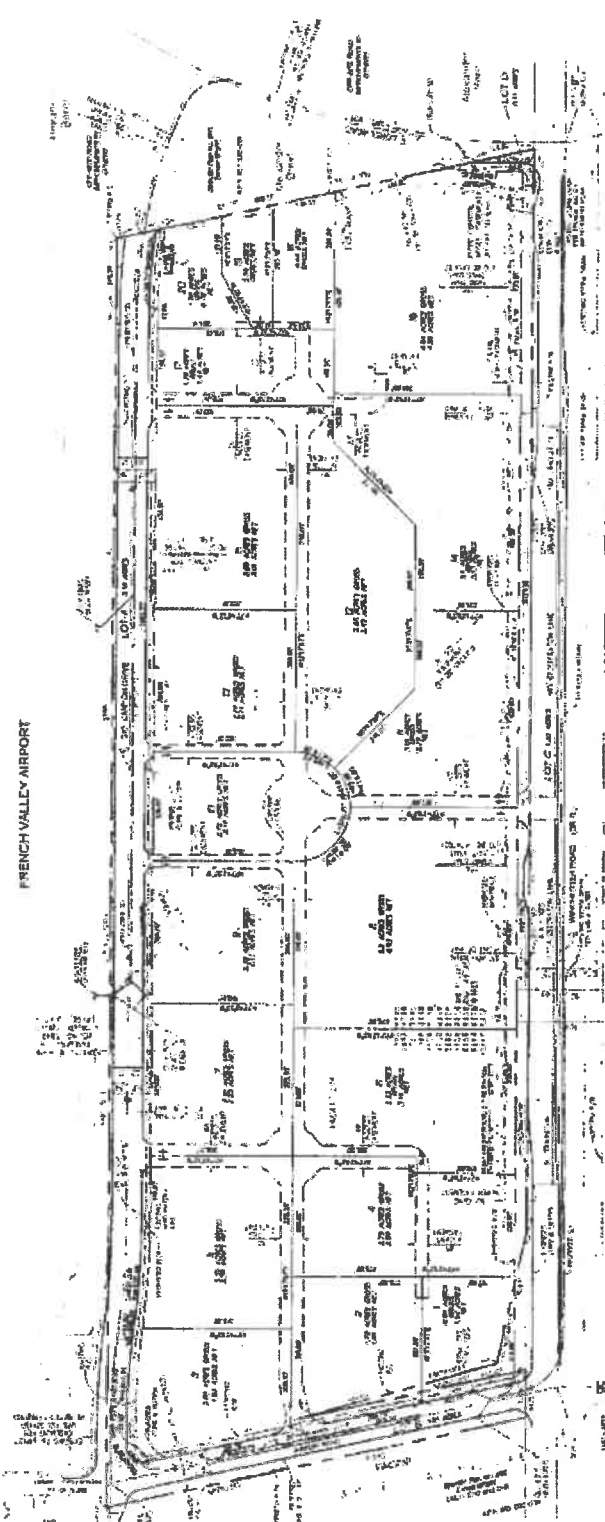
IMPORTANT Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or 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.



TENTATIVE PARCEL MAP

35212

COUNTY OF RIVERSIDE



NOTES:

1. THIS TENTATIVE PARCEL MAP IS PREPARED IN ACCORDANCE WITH THE SUBDIVISION MAP ACT, CHAPTER 439, CIVIL CODE, CALIFORNIA.
2. THE INFORMATION CONTAINED HEREIN IS BASED ON THE RECORDS OF THE COUNTY OF RIVERSIDE, CALIFORNIA.
3. THE PROPERTY LINES AND AREAS SHOWN ON THIS MAP ARE BASED ON THE RECORDS OF THE COUNTY OF RIVERSIDE, CALIFORNIA.
4. THE PROPERTY LINES AND AREAS SHOWN ON THIS MAP ARE BASED ON THE RECORDS OF THE COUNTY OF RIVERSIDE, CALIFORNIA.
5. THE PROPERTY LINES AND AREAS SHOWN ON THIS MAP ARE BASED ON THE RECORDS OF THE COUNTY OF RIVERSIDE, CALIFORNIA.

LEGAL DESCRIPTION:

TRACT NO. 11180, CITY OF JEREA, COUNTY OF RIVERSIDE, CALIFORNIA, AS SHOWN ON THE TENTATIVE PARCEL MAP NO. 35212, AND THE RECORDS OF THE COUNTY OF RIVERSIDE, CALIFORNIA.

OWNER DATA:

OWNER: [Name]

ADDRESS: [Address]

CITY: [City]

STATE: [State]

ZIP: [ZIP]

PROJECT REPRESENTATIVES:

PROJECT MANAGER: [Name]

ADDRESS: [Address]

CITY: [City]

STATE: [State]

ZIP: [ZIP]

ASSESSOR'S PARCEL NUMBERS:

APNs: [List of APNs]

CODE DATA:

USE: [Code]

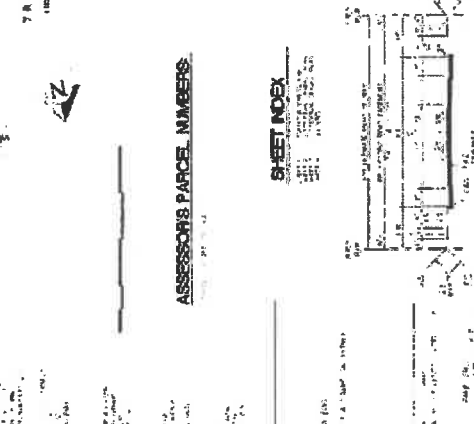
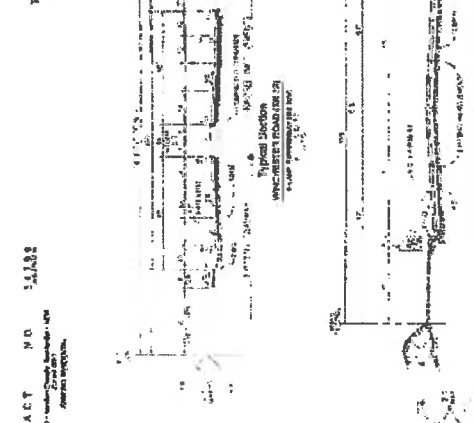
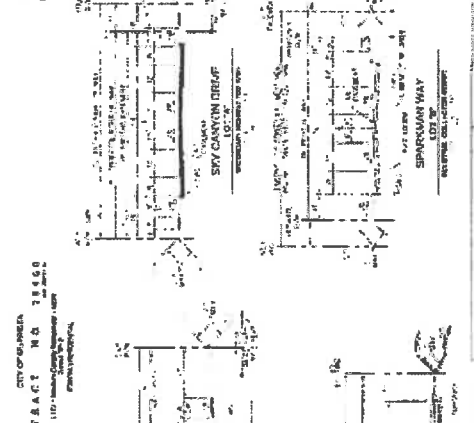
ZONE: [Code]

PROJECT DATA:

PROJECT NO: [Number]

DATE: [Date]

SCALE: [Scale]



AMENDED NO. 1

EXHIBIT "A" SCHEDULE "E"

DATE OF PREPARATION: [Date]

DRAWN BY: [Name]

CHECKED BY: [Name]

APPROVED BY: [Name]

TENTATIVE PARCEL MAP NO. 35212

COUNTY OF RIVERSIDE, CALIFORNIA

KCT CONSULTANTS, INC.

1100 N. GARDEN STREET, SUITE 100, RIVERSIDE, CA 92507

TEL: (951) 514-1100 FAX: (951) 514-1101

WWW.KCTCONSULTANTS.COM

Extension of Time Environmental Determination

Project Case Number: PM35212

Original E.A. Number: 41093

Extension of Time No.: 2nd EOT

Original Approval Date: December 14, 2010

Project Location: North of Borel Rd, East of Winchester Rd, South of Sparkman Way, West of Sky Canyon Way

Project Description: a Schedule "E" subdivision of two (2) parcels totaling 55.08 acres into 20 parcels for commercial/retail purposes with a minimum parcel size of 0.5 acres.

On December 14, 2010, this Tentative Parcel Map and its original environmental assessment/environmental impact report was reviewed to determine: 1) whether any significant or potentially significant changes in the original proposal have occurred; 2) whether its environmental conditions or circumstances affecting the proposed development have changed. As a result of this evaluation, the following determination has been made:

<input type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME, because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration and the project's original conditions of approval.
<input checked="" type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, and there are one or more potentially significant environmental changes or other changes to the circumstances under which the project is undertaken, NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME, because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration and revisions to the project's original conditions of approval which have been made and agreed to by the project proponent.
<input type="checkbox"/>	I find that there are one or more potentially significant environmental changes or other changes to the circumstances under which the project is undertaken, which the project's original conditions of approval may not address, and for which additional required mitigation measures and/or conditions of approval cannot be determined at this time. Therefore, AN ENVIRONMENTAL ASSESSMENT/INITIAL STUDY IS REQUIRED in order to determine what additional mitigation measures and/or conditions of approval, if any, may be needed, and whether or not at least one of the conditions described in California Code of Regulations, Section 15162 (necessitating a Supplemental or Subsequent E.I.R.) exist. Additionally, the environmental assessment/initial study shall be used to determine WHETHER OR NOT THE EXTENSION OF TIME SHOULD BE RECOMMENDED FOR APPROVAL.
<input type="checkbox"/>	I find that the original project was determined to be exempt from CEQA, and the proposed project will not have a significant effect on the environment, therefore NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME.

Signature: _____
Gabriel Villalobos, Project Planner

Date: _____
For Charissa Leach, Assistant TLMA Director

Villalobos, Gabriel

From: Adam Rush <arush@cascinc.com>
Sent: Tuesday, October 16, 2018 4:01 PM
To: Villalobos, Gabriel
Cc: Webb Cheryl; Regine Osorio
Subject: Fwd: Recommended Conditions for PM35212 2nd EOT
Attachments: image005.png; image001.jpg

Good afternoon Gabriel,

Per your email below we accept the County's determination of No New Conditions. Please schedule the EOT for a Planning Commission Agenda.

Thank you!

Sincerely,

Adam Rush, AICP
Director of Planning
CASC ENGINEERING & CONSULTING, INC.
Corporate Office
1470 Cooley Drive<x-apple-data-detectors://7/1>
Colton, CA 92324<x-apple-data-detectors://7/1>
T: (855) 383-0101 x5370<tel:(855)%20383-0101;5370>
F: (909) 783-0108<tel:(909)%20783-0108>
C: (<tel:(951)%20833-0878>909) 953-5278
arush@cascinc.com<mailto:arush@cascinc.com>
<https://na01.safelinks.protection.outlook.com/?url=www.cascinc.com&data=02%7C01%7Cgvillalo%40rivco.org%7Ce11d2bba20034a6c27f008d633bae111%7Cd7f03410e0a84159b30054980ef605d0%7C1%7C0%7C636753275077826664&data=IT8cwZtuLxEeHnBOGfsaKqcrou9SNyIA%2BQNauOHxrbA%3D&reserved=0>
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Begin forwarded message:

From: Webb Cheryl <CWebb@ktmnorthamerica.com<mailto:CWebb@ktmnorthamerica.com>>
Date: October 11, 2018 at 3:50:31 PM PDT
To: Adam Rush <arush@cascinc.com<mailto:arush@cascinc.com>>, Regine Osorio <rosorio@cascinc.com<mailto:rosorio@cascinc.com>>
Cc: Grangruth Robin <RGrangruth@ktmnorthamerica.com<mailto:RGrangruth@ktmnorthamerica.com>>
Subject: FW: Recommended Conditions for PM35212 2nd EOT

Hi Adam & Regine,
Please see below, I look forward to your advice. Thank you.

CHERYL WEBB
VICE PRESIDENT LEGAL DEPARTMENT



**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
RECEIVE & FILE REPORT**

Agenda Item No.:


1.7

Planning Commission Hearing: December 5, 2018

PROPOSED PROJECT

Case Number(s): PP23242E01
Area Plan: Temescal Canyon
Zoning Area/District: West Corona Area
Supervisory District: Second District
Project Planner: Gabriel Villalobos

Applicant(s):
SBA 2012 TC Assets, LLC
Representative(s):
c/o Danielle Tschuscke


Charissa Leach, P.E.
Assistant TLMA Director

PROJECT DESCRIPTION AND LOCATION

The applicant of the subject case has requested an extension of time to extend the lifespan of the Plot Plan No. 23242 which is for a collocation of six (6) panel antennas onto a 75-foot high unmanned telecommunications facility. The project is located north of Research Dr, east of CA-91 Fwy, south of Auto Center Dr, and west of Railroad St.

PROJECT RECOMMENDATION

RECEIVE AND FILE the Notice of Decision for the above referenced case acted on by the Planning Director on October 15, 2018.

The Planning Department recommended **APPROVAL**; and,
THE PLANNING DIRECTOR:

APPROVED of the **FIRST EXTENSION OF TIME REQUEST** for **PLOT PLAN NO. 23242**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

PROJECT LOCATION MAP



Figure 1: Project Location Map

PROJECT BACKGROUND AND ANALYSIS

Background

Plot Plan No. 23242 was administratively approved on January 26, 2009.

The First Extension of Time was received August 29, 2018, ahead of the expiration date of January 26, 2019. The applicant and the County discussed conditions of approval and reached consensus on September 12, 2018.

The County Planning Department, as part of the review of this Extension of Time request, recommends the addition of one (1) new condition of approval, in order to be able to make a determination that the project does not adversely affect the general health, safety, and welfare of the public. The applicant was informed of these recommended conditions and has agreed to accept them. Included in this staff report package are the recommended conditions of approval, and the correspondence from the Extension of Time applicant (September 12, 2018) indicating the acceptance of the one (1) recommended conditions.

Unless specifically requested by the applicant, this Extension of Time request will not be discussed at the time it is presented to the Planning Director for approval.

This 1st extension will grant 10 years. Therefore, upon an approval action by the Planning Director, subsequent receive and file action by the Planning Commission, and the conclusion of the 10-day appeal period, this Plot Plan's expiration date will become January 26, 2029.



DIRECTOR'S HEARING REPORT OF ACTIONS OCTOBER 15, 2018

1.0 CONSENT CALENDAR:

1.1 **FIRST EXTENSION OF TIME REQUEST for PLOT PLAN NO. 23242** – Applicant: SBA 2012 TC Assets, LLC – Second Supervisorial District – West Corona Zoning Area – Temescal Canyon Area Plan: Open Space: Conservation (OS-C) – Location: Northerly of Research Drive, easterly of CA 91 Freeway, southerly of Auto Center Drive, and westerly of Railroad Street – 18 Acres – Zoning: Rural Residential (R-R) – Approved Project Description: Royal Street Communications, LLC collocation of six (6) panel antennas at 60-feet high on an existing 75-foot high, undisguised wireless telecommunication facility – **REQUEST:** First Extension of Time Request for Plot Plan No. 23242, extending the expiration date to January 26, 2029. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at gvillalo@rivco.org. **APPROVED** First Extension of Time Request for Plot Plan No. 23242, extending the expiration date to January 26, 2029.

1.2 **THIRD EXTENSION OF TIME REQUEST for TENTATIVE PARCEL MAP NO. 31918** – Applicant: Humberto Ortega – Third Supervisorial District – Winchester Zoning Area – Sun City/Menifee Valley Area Plan: Rural Community: Estate Density Residential (RC-EDR) (2 acre min.) – Location: Northerly of Carricaburo Road, easterly of Briggs Road, southerly of Marino Drive, and westerly of Heinz Lane – 10 Acres – Zoning: Light Agriculture (A-1) – Approved Project Description: Schedule "H" subdivision of 10.0 gross acres into two (2) Single-Family Residential lots with a minimum lot size of five (5) gross acres. Currently there is an existing house and well that will remain onsite – **REQUEST:** Third Extension of Time Request for Tentative Parcel Map No. 31918, extending the expiration date to September 18, 2021. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at gvillalo@rivco.org. **APPROVED** Third Extension of Time Request for Tentative Parcel Map No. 31918, extending the expiration date to September 18, 2021.

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

NONE

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

3.1 **PLOT PLAN NO. 26179 – Intent to Adopt a Mitigated Negative Declaration** – EA42990 – Applicant: Brent Engineering – First Supervisorial District – Meadowbrook Zoning Area – Elsinore Area Plan: Community Development: Light Industrial (CD-LI) – Location: Northerly of Highway 74, southerly of Mermack Avenue, easterly of El Toro Cutoff Road, and westerly of Crater Drive – 3.37 Gross Acres – Zoning: Manufacturing Service Commercial (M-SC) – **REQUEST:** The Plot Plan is a contractor's storage yard which proposes to construct a 13,000 sq. ft. building for equipment manufacturing and maintenance building on a parcel totaling 3.37 acres. Project Planner: Desiree Bowdan at (951) 955-8254 or email at dbowdan@rivco.org. **Staff Report Recommendation:** **ADOPT** a Mitigated Negative Declaration for Environmental Assessment No. 42990; and **APPROVE** Plot Plan No. 26179. **Staff's Recommendation:** **ADOPT** a Mitigated Negative Declaration for Environmental Assessment No. 42990; and **APPROVE** Plot Plan No. 26179. **Planning Director's Actions:** **ADOPTED** a Mitigated Negative Declaration for Environmental Assessment No. 42990; and **APPROVED** Plot Plan No. 26179, subject to the conditions.

4.0 SCOPING SESSION: 1:30 p.m. or soon as possible thereafter:

NONE

5.0 PUBLIC COMMENTS:



COUNTY OF RIVERSIDE PLANNING DEPARTMENT EXTENSION OF TIME REPORT

Agenda Item No.:

1.1

Director's Hearing: October 15, 2018

PROPOSED PROJECT

Case Number(s): PP23242

Applicant(s):

Area Plan: Temescal Canyon

SBA 2012 TC Assets, LLC

Zoning Area/District: West Corona Area

c/o Danielle Tschuscke

Supervisory District: Second District

Project Planner: Gabriel Villalobos

Charissa Leach, P.E.
Assistant TLMA Director

PROJECT DESCRIPTION AND LOCATION

The applicant of the subject case has requested an extension of time to extend the lifespan of the Plot Plan No. 23242 which is for a collocation of six (6) panel antennas onto a 75-foot high unmanned telecommunications facility. The project is located north of Research Dr, east of CA-91 Fwy, south of Auto Center Dr, and west of Railroad St.

PROJECT RECOMMENDATION

APPROVAL of the **FIRST EXTENSION OF TIME REQUEST** for **PLOT PLAN NO. 23242**, extending the expiration date to January 26, 2029, subject to all the previously approved and amended Conditions of Approval, with the applicant's consent.

PROJECT LOCATION MAP



Figure 1: Project Location Map

PROJECT BACKGROUND AND ANALYSIS

Background

Plot Plan No. 23242 was administratively approved on January 26, 2009.

The First Extension of Time was received August 29, 2018, ahead of the expiration date of January 26, 2019. The applicant and the County discussed conditions of approval and reached consensus on September 12, 2018.

The County Planning Department, as part of the review of this Extension of Time request, recommends the addition of one (1) new condition of approval, in order to be able to make a determination that the project does not adversely affect the general health, safety, and welfare of the public. The applicant was informed of these recommended conditions and has agreed to accept them. Included in this staff report package are the recommended conditions of approval, and the correspondence from the Extension of Time applicant (September 12, 2018) indicating the acceptance of the one (1) recommended conditions.

Unless specifically requested by the applicant, this Extension of Time request will not be discussed at the time it is presented to the Planning Director for approval.

This 1st extension will grant 10 years. Therefore, upon an approval action by the Planning Director, subsequent receive and file action by the Planning Commission, and the conclusion of the 10-day appeal period, this Plot Plan's expiration date will become January 26, 2029.

ENVIRONMENTAL REVIEW

The subject case has conformed to the requirements of the California Environmental Quality Act ("CEQA"), and all impacts have been analyzed in order to protect the public health, safety, and welfare. No changes to the approved map are proposed and as a result, no new environmental documentation is required prior to an Extension of Time approval.

FINDINGS

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

Extension of Time Findings

1. This Plot Plan has been found to be consistent with the Riverside County General Plan, pursuant to the originally approved findings and conditions of approval. This Extension of Time proposes no changes to the project design and is therefore still found to be consistent.
2. This Plot Plan has been found to be consistent with Ordinance No. 348 (Land Use), pursuant to the originally approved findings and conditions of approval. This Extension of Time proposes no changes to the project design and is therefore still found to be consistent.
3. No changes to the approved Plot Plan are proposed in conjunction with this Extension of Time. All impacts have been analyzed in order to protect the public health, safety, and welfare.

1st EOT for PP23242

Vicinity Map



Legend

- Parcels
- County Centerlines
- Blue-line 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.



0 752 1,505 Feet

REPORT PRINTED ON... 10/1/2018 1:31:53 PM

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BP# 403590
BNR# 990070

ROYAL STREET COMMUNICATIONS, LLC

**POMONA RINCON
LA2239A
2385 POMONA RINCON RD.
CORONA, CA**

ROYAL STREET COMMUNICATIONS LLC 2013 EL CAMINO REAL, #961 TUSTIN, CA 92782																	
POMONA RINCON LA2239A 2385 POMONA RINCON CORONA, CA																	
CURRENT ISSUE DATE: 08/09/07	ISSUED FOR: ZONING																
REV. DATE: _____ DESCRIPTION: _____	<table border="1"> <tr> <td>3</td> <td>08/08/07</td> <td>REDLINE COMMENTS/DW</td> <td>DW</td> </tr> <tr> <td>2</td> <td>08/08/07</td> <td>REDESIGN</td> <td>DW</td> </tr> <tr> <td>1</td> <td>03/27/07</td> <td>100% ZD</td> <td>HC</td> </tr> <tr> <td>0</td> <td>08/04/06</td> <td>100% ZD</td> <td>HT</td> </tr> </table>	3	08/08/07	REDLINE COMMENTS/DW	DW	2	08/08/07	REDESIGN	DW	1	03/27/07	100% ZD	HC	0	08/04/06	100% ZD	HT
3	08/08/07	REDLINE COMMENTS/DW	DW														
2	08/08/07	REDESIGN	DW														
1	03/27/07	100% ZD	HC														
0	08/04/06	100% ZD	HT														
SAES STRATEGIC ARCHITECTURAL & ENGINEERING SERVICES, INC. 2013 EL CAMINO REAL, #961 TUSTIN, CA 92782																	
SHEET TITLE: TITLE SHEET SITE INFORMATION VICINITY MAP																	
DRAWN BY: _____ HT	CHECKED BY: _____ HT																
SHEET NUMBER: T1																	

APPROVALS.

SA _____

ZN _____

RF _____

CM _____

UTILITIES _____

PM _____

NET OPS _____

GENERAL CONTRACTOR NOTES

DO NOT SCALE DRAWINGS

CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND LOCATIONS OF ALL UTILITIES AND SHALL VERIFY ALL PERMITS ARE IN COMPLIANCE WITH THE WORK OR BE RESPONSIBLE FOR SUCH.

SHEET INDEX

SHEET	DESCRIPTION
T1	TITLE SHEET, SITE INFORMATION AND VICINITY MAP
A1	SITE PLAN
A2	PROJECT RES/ROOF PANEL COMPONENT ELEVATION, EXTERIOR AND INTERIOR LAYOUT
A3	ARCHITECTURAL ELEVATIONS
A4	ARCHITECTURAL ELEVATIONS

DRIVING DIRECTIONS

START: 2913 EL CAMINO REAL, TUSTIN, CA 92782

GO TO MARLBOROUGH TURN RIGHT (SOUTH-WEST)

TAKE RAMP ONTO I-5 NORTH

MERGE ONTO SR-55 NORTH

EXIT 55A/56A/57A/58A/59A

EXIT SERVICES CLUB DRIVE

SEMPER CLUB DR BECOMES AUTO CENTER DR

AFTER RAIL ROAD ST, TURN RIGHT ON POMONA RINCON RD

SITE IS ON LEFT HAND SIDE



PROJECT DESCRIPTION

THE PROJECT CONSISTS OF THE INSTALLATION OF (8) SERVICE ANTENNAS MOUNTED ON A CONCRETE PAD AT GROUND LEVEL.

PROJECT INFORMATION

APPLICANT/LESSEE
 ROYAL STREET COMMUNICATIONS, LLC
 2013 EL CAMINO REAL, #61
 TUSTIN, CA 92782
 TOM DORRISH (PM) 714-730-3138

SITE ADDRESS: 2385 POMONA RINCON RD
 CORONA, CA 92660

APR: 102-020-025

PROPERTY OWNER: SPRINT NEXTEL

LAND OWNER: ORANGE COUNTY FLOOD DISTRICT

CONTACT PERSON: JACK STEVENS
 PHONE: (714) 834-5585

ADDRESS:

COORDINATES: 39° 53' 30.48" NORTH
 117° 37' 37.23" WEST

LAY/LOAD TYPE: NAO E3

ELEVATION: 780' AMSL

JURISDICTION: COUNTY OF RIVERSIDE

PROPOSED USE: TELECOMMUNICATIONS FACILITY

CODE COMPLIANCE

ALL WORK AND MATERIALS SHALL BE PROVIDED AND INSTALLED IN ACCORDANCE WITH THE CALIFORNIA ELECTRICAL CODE, CALIFORNIA MECHANICAL CODE, CALIFORNIA PLUMBING CODE, CALIFORNIA FIRE CODE, CALIFORNIA BUILDING CODE, CALIFORNIA LAND DEVELOPMENT CODE, CALIFORNIA ENVIRONMENTAL CODE, CALIFORNIA AIR QUALITY CODE, CALIFORNIA WATER CODE, CALIFORNIA WASTE MANAGEMENT CODE, CALIFORNIA HAZARDOUS WASTE CODE, CALIFORNIA SOLID WASTE CODE, CALIFORNIA GEOTECHNICAL ENGINEERING CODE, CALIFORNIA PAVEMENT DESIGN CODE, CALIFORNIA TRANSPORTATION CODE, CALIFORNIA UTILITIES CODE, CALIFORNIA WIND LOADS CODE, CALIFORNIA SEISMIC CODE, CALIFORNIA SOUND AND VIBRATION CODE, CALIFORNIA ENERGY CODE, CALIFORNIA IRRIGATION CODE, CALIFORNIA FLOOD CONTROL CODE, CALIFORNIA HISTORIC PRESERVATION CODE, CALIFORNIA LANDMARKS AND HISTORIC PRESERVATION CODE, CALIFORNIA CULTURAL RESOURCES CODE, CALIFORNIA ANTI-SMOKING CODE, CALIFORNIA ANTI-TABACCO CODE, CALIFORNIA ANTI-TOBACCO CODE, CALIFORNIA ANTI-ALCOHOL CODE, CALIFORNIA ANTI-GAMING CODE, CALIFORNIA ANTI-CASINO CODE, CALIFORNIA ANTI-LOTTERY CODE, CALIFORNIA ANTI-RACIAL DISCRIMINATION CODE, CALIFORNIA ANTI-SEXUAL HARASSMENT CODE, CALIFORNIA ANTI-AGE DISCRIMINATION CODE, CALIFORNIA ANTI-RELIGIOUS DISCRIMINATION CODE, CALIFORNIA ANTI-ETHNIC DISCRIMINATION CODE, CALIFORNIA ANTI-SEXUAL ORIENTATION DISCRIMINATION CODE, CALIFORNIA ANTI-GENETIC DISCRIMINATION CODE, CALIFORNIA ANTI-ANIMAL CRUELTY CODE, CALIFORNIA ANTI-CHILD ABUSE CODE, CALIFORNIA ANTI-CHILD LABOR CODE, CALIFORNIA ANTI-CHILD TRAFFICKING CODE, CALIFORNIA ANTI-CHILD PROSTITUTION CODE, CALIFORNIA ANTI-CHILD MARRIAGE CODE, CALIFORNIA ANTI-CHILD SOLD INTO SLAVERY CODE, CALIFORNIA ANTI-CHILD TRAFFICKING CODE, CALIFORNIA ANTI-CHILD PROSTITUTION CODE, CALIFORNIA ANTI-CHILD MARRIAGE CODE, CALIFORNIA ANTI-CHILD SOLD INTO SLAVERY CODE.

PROJECT TEAM

ARCHITECT:
 SAES, INC.
 4450 CAMPUS DRIVE
 SUITE 101
 BEACH, CA 92660
 CONTACT: DAVID WHITE
 PH: (949) 288-8318
 FAX: (949) 288-8406

SITE ACQUISITION:
 SPRINT NEXTEL
 10000 WILLOW AVENUE
 SUITE 100
 TUSTIN, CA 92780
 PHONE: (714) 834-5585

RF ENGINEER:
 JACK STEVENS
 2013 EL CAMINO REAL, #961
 TUSTIN, CA 92782
 PHONE: (714) 834-5585

CONSTRUCTION:
 CONTACT: MATT HUGHES
 PHONE: 714-731-1606

NOTE:
 1. THIS SITE PLAN IS BASED ON THE PLAT MAP AND RECORDS. SAES DOES NOT GUARANTEE THE ACCURACY OF PROPERTY LINES.
 2. DESIGN/NO. OF UTILITY POLES OF CONNECTION AND EASMENTS ARE PRELIMINARY AND ARE SUBJECT TO CONFIRMATION BY THE LOCAL UTILITY COMPANIES.

ROYAL STREET COMMUNICATIONS LLC
 2813 EL CAMINO
 BEAL, 9561
 TUSTIN, CA 92782

POMONA RINCON LAZZARINI
 2385 POMONA RINCON
 CORONA, CA

PROJECT INFORMATION
 CURRENT ISSUE DATE: 08/09/07

ISSUED FOR: ZONING

REV.	DATE	DESCRIPTION	BY
3	08/09/07	REDLINE COMMENTS DW	
2	08/09/07	REDDESIGN DW	
1	03/27/07	100% 2D HC	
0	08/04/06	100% 2D HT	

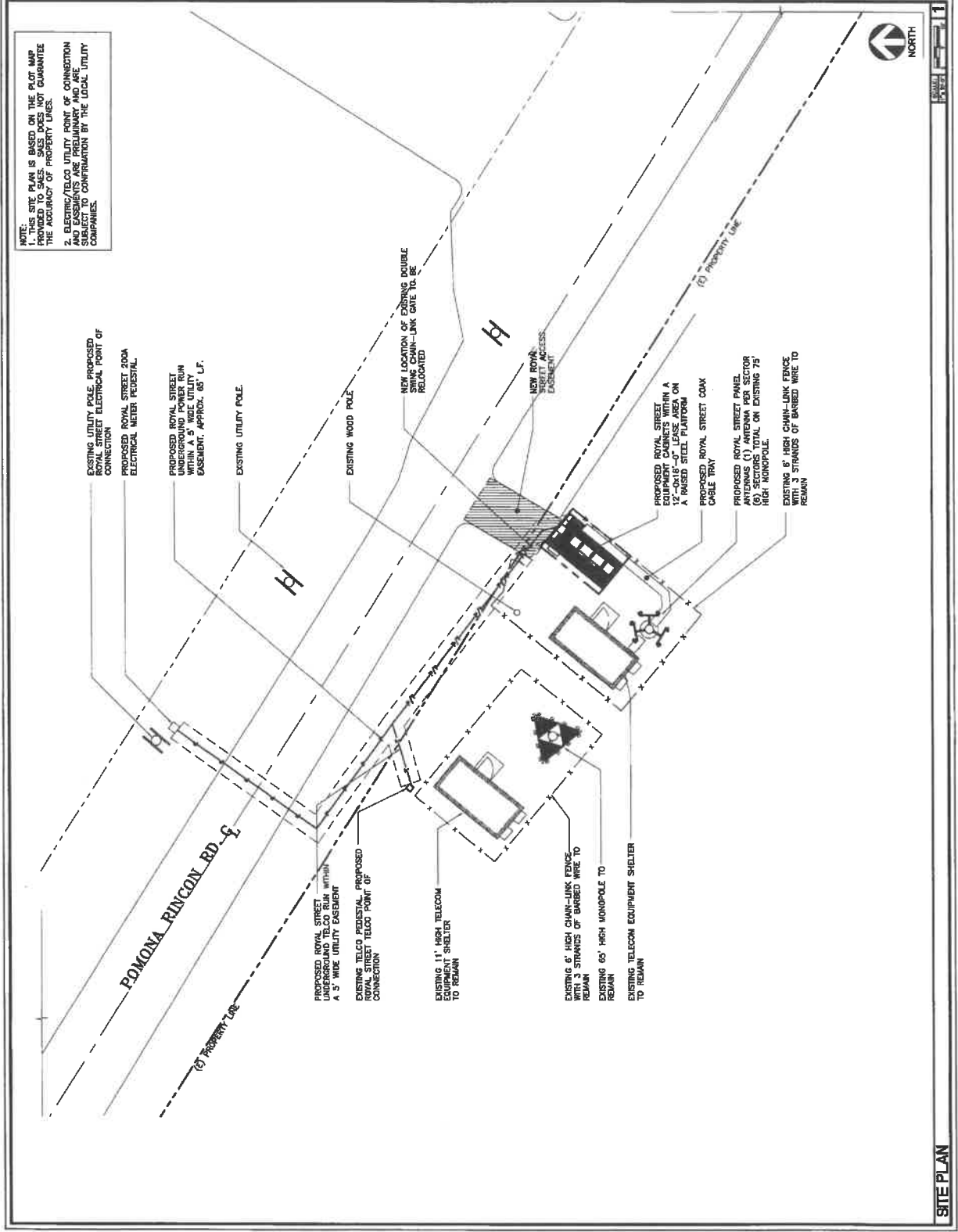
SAES
 STRATEGIC ARCHITECTURAL & ENGINEERING SERVICES, INC.
 10000 WILSON BLVD
 NEWPORT BEACH, CA 92660

PLANS PREPARED BY:

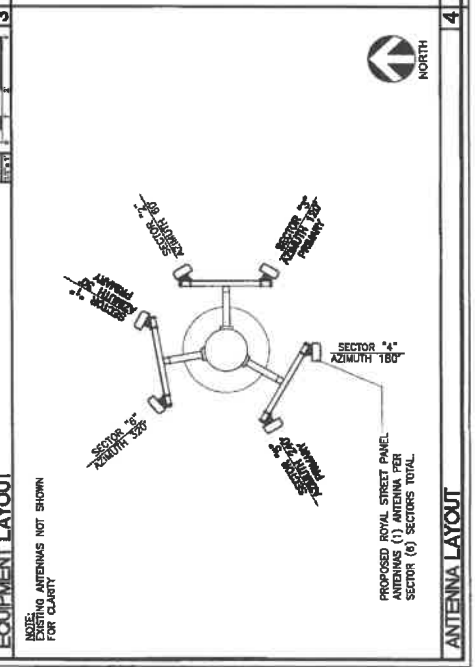
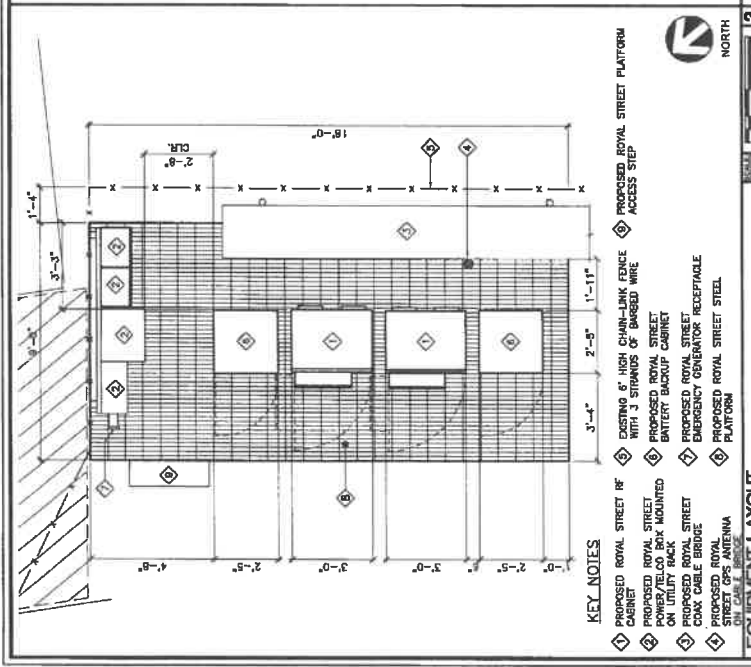
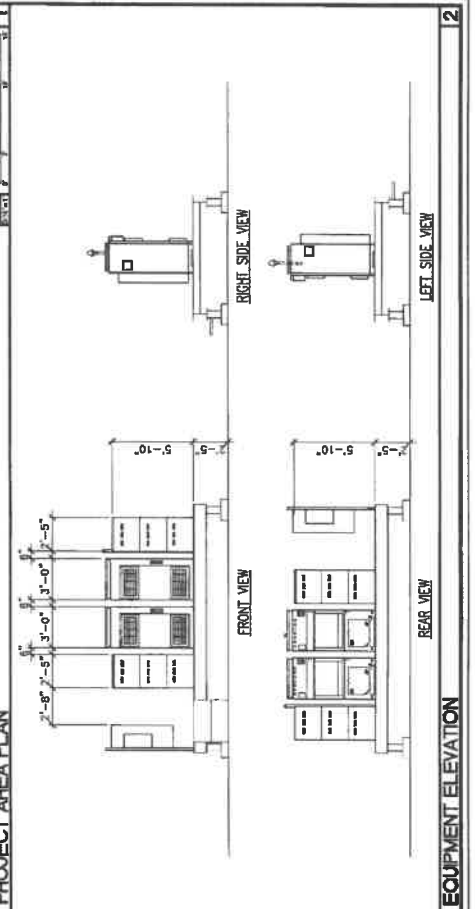
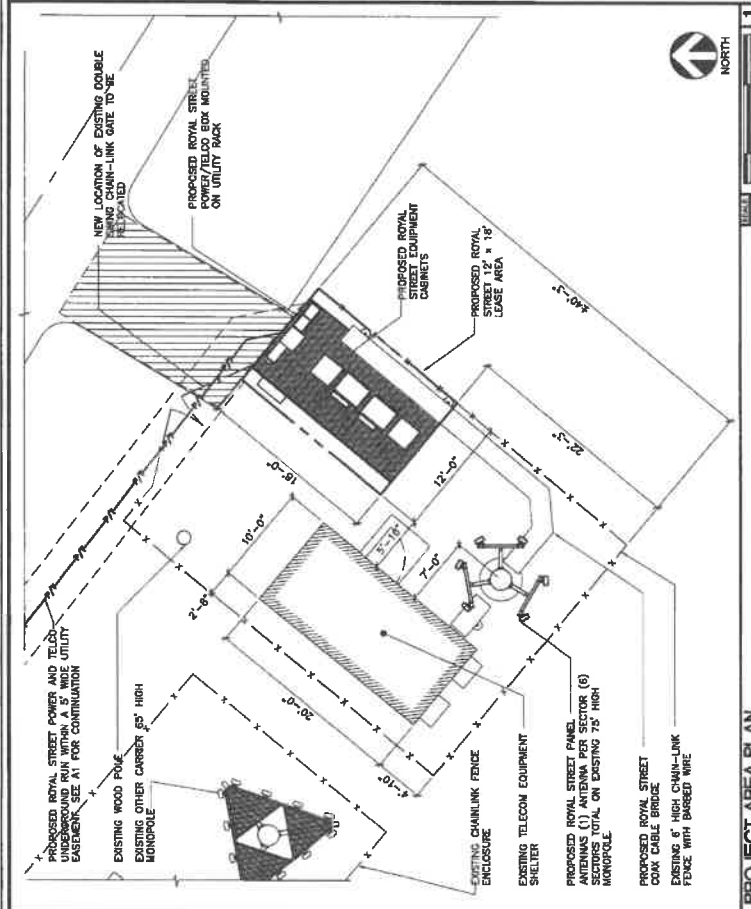
LICENSER:

SHEET TITLE: SITE PLAN

SHEET NUMBER: A1



ROYAL STREET COMMUNICATIONS LLC 2913 EL CAMINO REAL, #263 TUSTIN, CA 92782	PROJECT INFORMATION POMONA RINCON LA2239A 2385 POMONA RINCON CERRITA, CA	CURRENT ISSUE DATE: 08/09/07	ISSUED FOR: ZONING	REV. DATE DESCRIPTION 3 08/09/07 RETLINE COMMENTS DW 2 09/06/07 REDISEGN DW 1 03/27/07 100% 2D HCS 0 08/04/06 100% 2D HT	 STRATEGIC ARCHITECTURAL & ENGINEERING SERVICES, INC. 2155 S. GARDEN AVENUE, SUITE 100 NEWPORT BEACH, CA 92660	PLANS PREPARED BY:	DESIGNER:
SHEET TITLE: PROJECT AREA PLAN, EQUIP ELEVATION, AND ANTENNA LAYOUT							
DRAWN BY: CHC / RP HT / RP							
SHEET NUMBER: A2							



NOTE: ALL ANTENNAS NOT SHOWN FOR CLARITY

ROYAL STREET COMMUNICATIONS LLC
 2913 EL CAMINO REAL, #551
 TUSTIN, CA 92782

POMONA RINCON LAZZ39A
 2395 POMONA RINCON CORONA, CA

PROJECT INFORMATION:
 CURRENT ISSUE DATE: **08/09/07**

ISSUED FOR:
ZONING

REV.	DATE	DESCRIPTION	BY
3	08/09/07	REDLINE COMMENTS DW	DW
2	08/09/07	REDESIGN	DW
1	03/27/07	100% 2D	HT
0	08/04/06	100% 2D	HT

SAES
 STRATTON ARCHITECTURAL & ENGINEERING SERVICES, INC.
 10000 WILSON AVENUE, SUITE 100
 NEWPORT BEACH, CA 92660

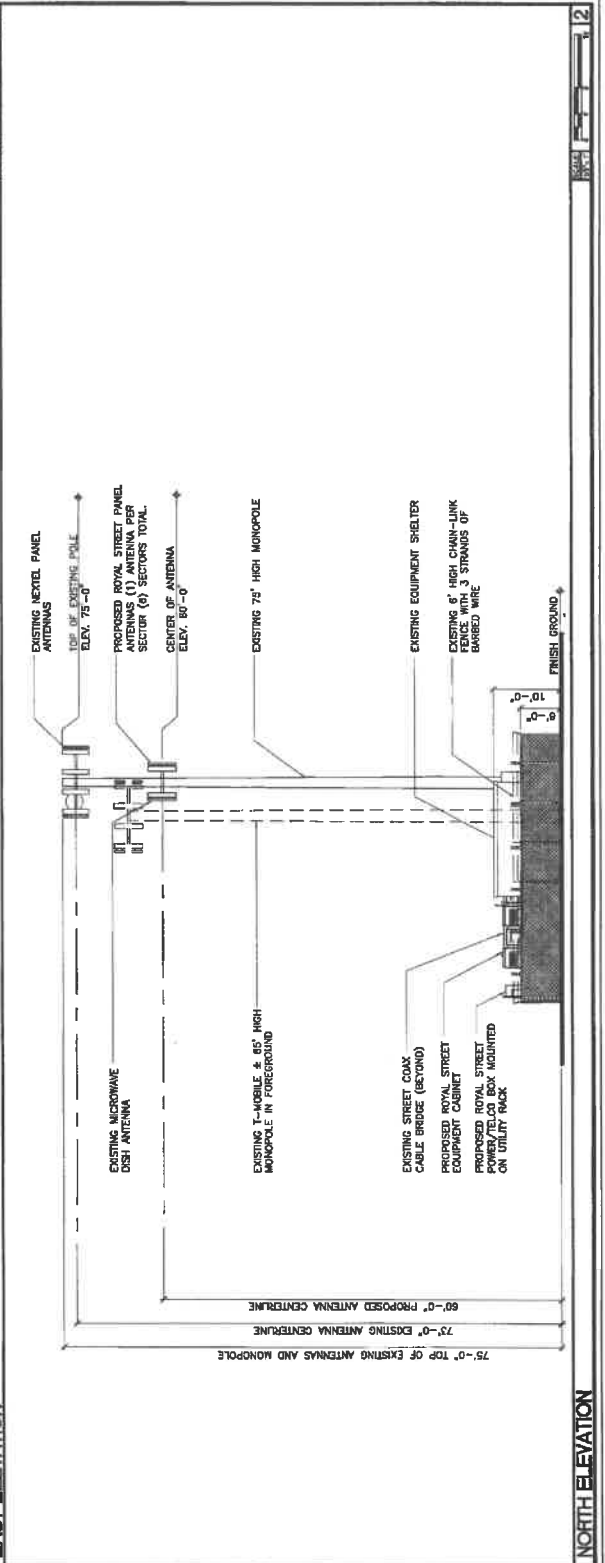
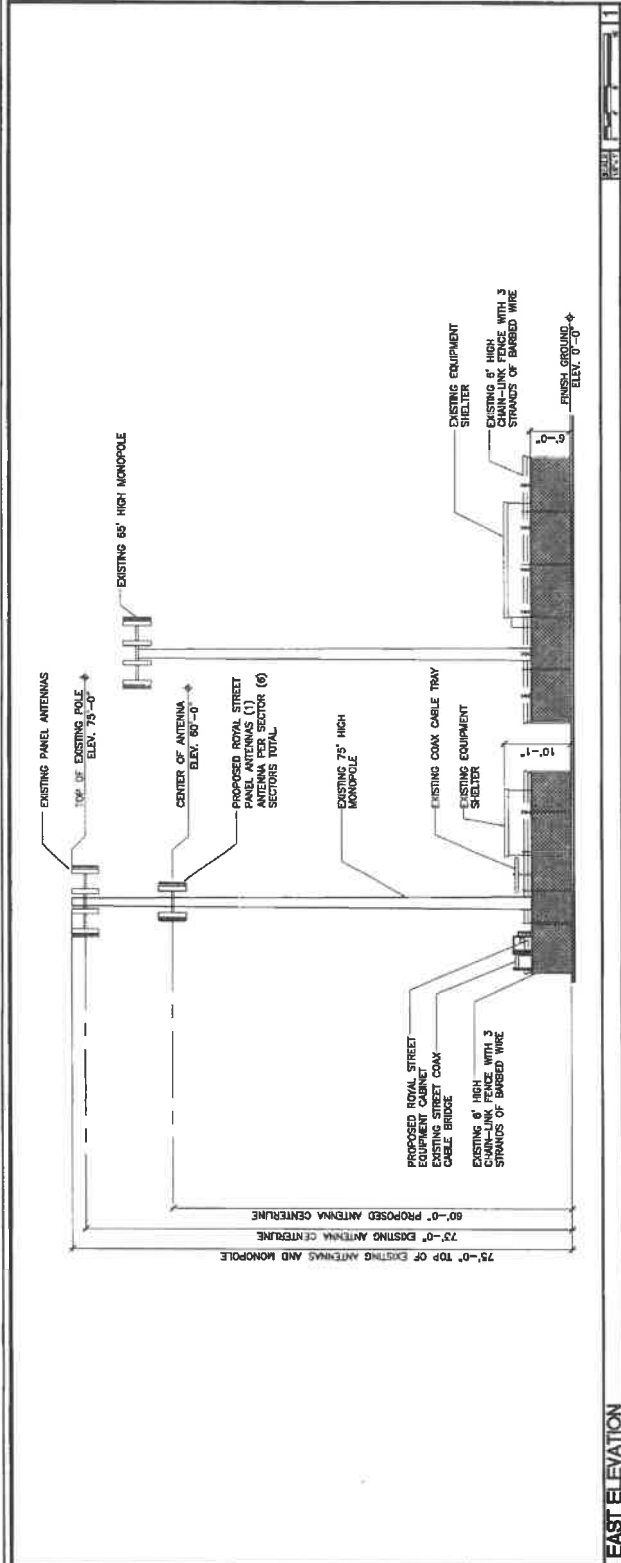
PLANS PREPARED BY:

 CHECKED BY:

SHEET TITLE:
ARCHITECTURAL ELEVATIONS

DRAWN BY: _____
 HT
 RC

SHEET NUMBER:
A3



ROYAL STREET COMMUNICATIONS LLC
 2913 EL CAMINO REAL, #561
 TURFKEY, CA 92782

PROJECT INFORMATION:
 POMONA RINCON LA2239A
 2385 POMONA RINCON CAROLINA, CA

CURRENT ISSUE DATE:
 08/09/07

ISSUED FOR:
 ZONING

REV.	DATE	DESCRIPTION
3	08/01/07	REDLINE COMMENTS DW
2	09/06/07	REDESIGN DW
1	03/27/07	100% ZD HC
0	06/04/06	100% ZD HT

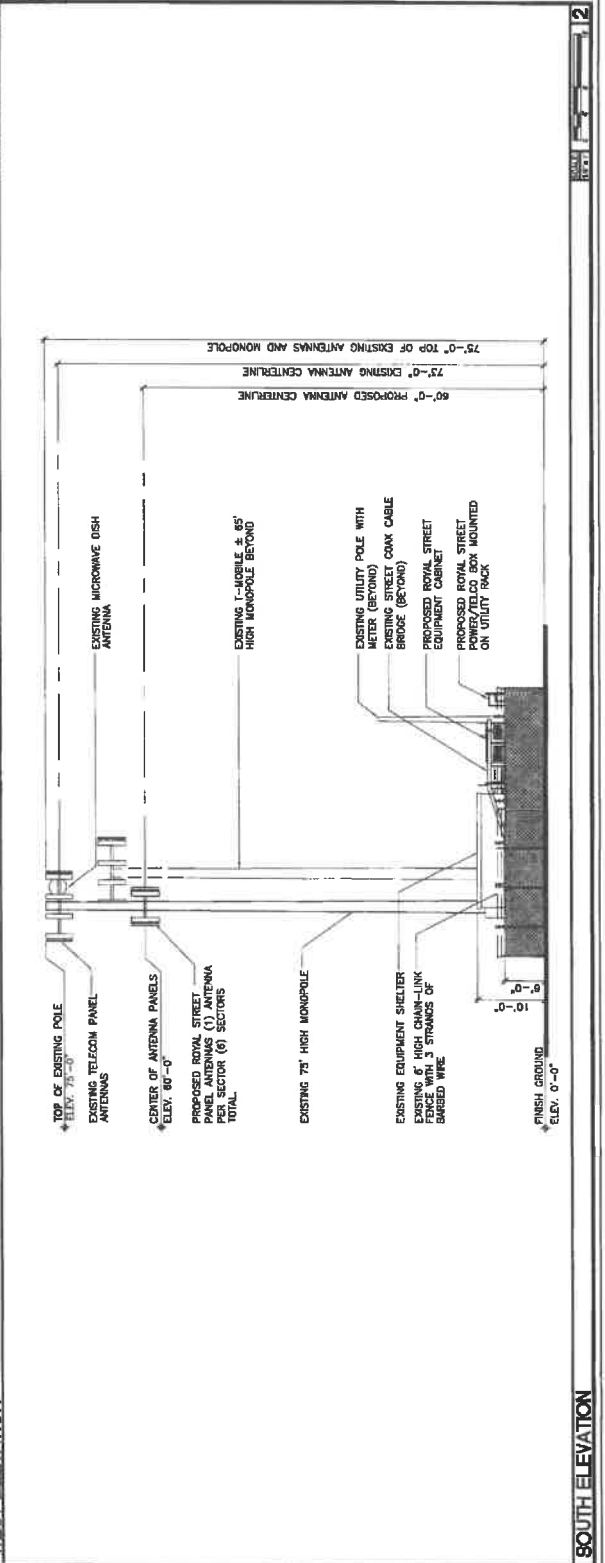
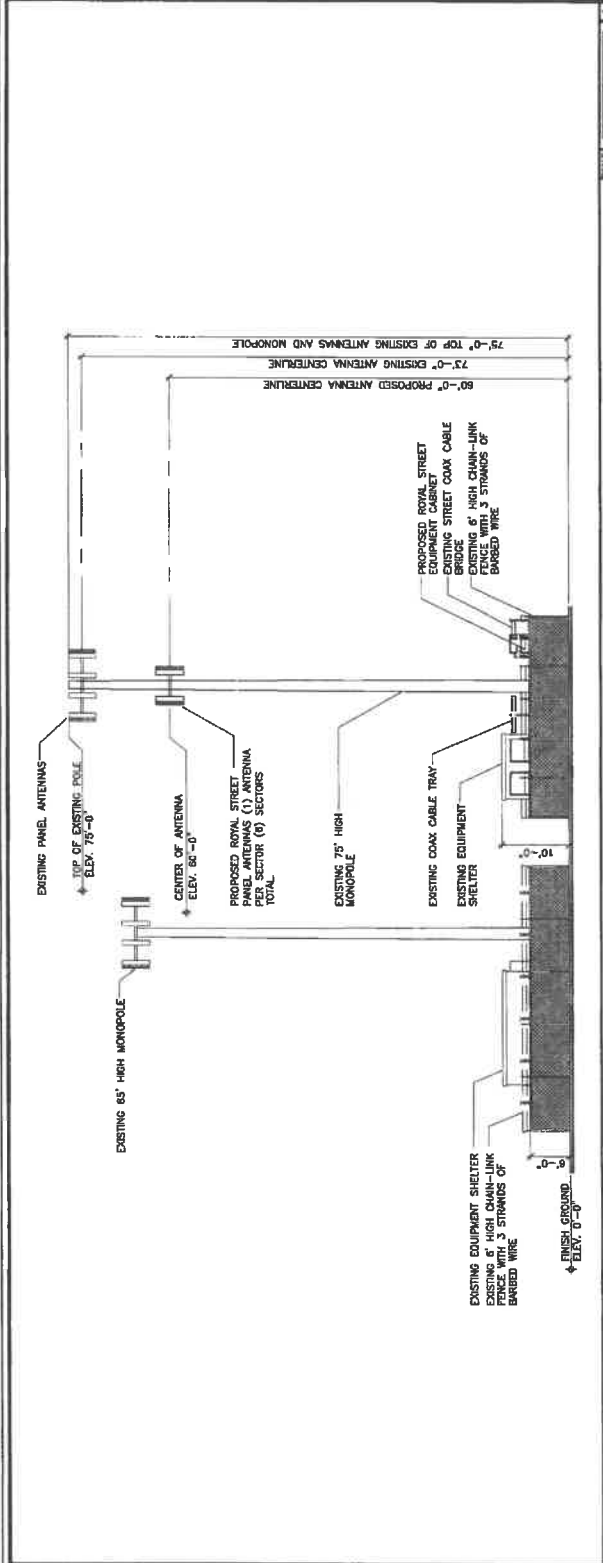
CONSULTANT:
SAES
 STRATEGIC ARCHITECTURAL & ENGINEERING SERVICES, INC.
 10000 WILSON AVENUE SUITE 100
 NEWPORT BEACH, CA 92660

PLANS PREPARED BY:

LICENSED:

SHEET TITLE:
 ARCHITECTURAL ELEVATIONS

DRAWN BY: HT
CHECKED BY: RRS
SHEET NUMBER: A4



Extension of Time Environmental Determination

Project Case Number: PP23242

Original E.A. Number: N/A

Extension of Time No.: 1st EOT

Original Approval Date: January 26, 2009

Project Location: North of Research Dr, East of CA-91 Fwy, South of Auto Center Dr, West of Railroad St

Project Description: Royal Street Communications, LLC collocation of six (6) panel antennas at 60-foot high on an existing 75-foot high, undisguised wireless telecommunication facility

On January 26, 2009, this Plot Plan and its original environmental assessment/environmental impact report was reviewed to determine: 1) whether any significant or potentially significant changes in the original proposal have occurred; 2) whether its environmental conditions or circumstances affecting the proposed development have changed. As a result of this evaluation, the following determination has been made:

<input type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME , because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration and the project's original conditions of approval.
<input checked="" type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, and there are one or more potentially significant environmental changes or other changes to the circumstances under which the project is undertaken, NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME , because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration and revisions to the project's original conditions of approval which have been made and agreed to by the project proponent.
<input type="checkbox"/>	I find that there are one or more potentially significant environmental changes or other changes to the circumstances under which the project is undertaken, which the project's original conditions of approval may not address, and for which additional required mitigation measures and/or conditions of approval cannot be determined at this time. Therefore, AN ENVIRONMENTAL ASSESSMENT/INITIAL STUDY IS REQUIRED in order to determine what additional mitigation measures and/or conditions of approval, if any, may be needed, and whether or not at least one of the conditions described in California Code of Regulations, Section 15162 (necessitating a Supplemental or Subsequent E.I.R.) exist. Additionally, the environmental assessment/initial study shall be used to determine WHETHER OR NOT THE EXTENSION OF TIME SHOULD BE RECOMMENDED FOR APPROVAL .
<input type="checkbox"/>	I find that the original project was determined to be exempt from CEQA, and the proposed project will not have a significant effect on the environment, therefore NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME .

Signature: 
Gabriel Villalobos, Project Planner

Date: 10/1/18
For Charissa Leach, Assistant TLMA Director

Villalobos, Gabriel

From: Danielle Tschuschke <DTschuschke@sbsite.com>
Sent: Thursday, September 13, 2018 7:12 AM
To: Villalobos, Gabriel
Cc: Ashley Masuda
Subject: Recommended Conditions for PP23242 1st EOT

Good morning Gabriel,

On behalf of SBA 2012 TC Assets, LLC, the Extension of Time Applicant, I, Danielle Tschuschke, accept the following conditions of approval of the First Extension of Time, PP23242E01:

- Planning.1 Telecom - Entitlement Life

Please let us know once the Planning Director's Hearing has been scheduled for our EOT request.

Thank you for all of your help with our extension requests; we really appreciate it!

Kind Regards,

Danielle Tschuschke
Zoning Compliance Specialist



SBA Communications Corporation
8051 Congress Avenue
Boca Raton, FL 33487-1307

561.981.9913 + T
561.226.0883 + F
dtschuschke@sbsite.com

Your Signal Starts Here.

From: Villalobos, Gabriel [mailto:GVillalo@rivco.org]
Sent: Thursday, September 6, 2018 8:14 PM
To: Danielle Tschuschke <DTschuschke@sbsite.com>
Cc: Ashley Masuda <amasuda@sbsite.com>
Subject: [External] Recommended Conditions for PP23242 1st EOT

Attn: SBA 2012 TC Assets, LLC
c/o Danielle Tschuschke
8051 Congress Avenue
Boca Raton, FL 33487

RE: FIRST EXTENSION OF TIME REQUEST for PLOT PLAN No. 23242.

The County Planning Department has determined it necessary to recommend the addition of one (1) new conditions of approval in order to be able to make a determination that the project does not adversely affect the general health, safety and welfare of the public.

Please review the proposed conditions of approval attached in this correspondence. **If these conditions are acceptable, then submit a short written letter/memo/email that clearly references this case, the acceptance of each condition by name and number, and clearly state that you, the Extension of Time Applicant, accept these conditions.** This documentation will then be included in the staff report package.

If the addition of the conditions is not acceptable, please notify me so we can discuss your concerns. If the issue cannot be resolved, then I will direct you to contact the individual Department representative to discuss this matter further.

Once the conditions have been accepted, I will begin preparing the staff report package for the Planning Director's Hearing as a consent item. County Ordinance requires that conditions added thru the extension of time process are presented to and accepted by the applicant. If you, the EOT applicant, is unable to accept these conditions, the Planning Department will recommend denial of this extension of time request. An opportunity will, if requested, be provided for arguments to be made to the hearing body justifying why this request should be approved without the recommended conditions of approval.

I am eager to move this case forward and continue the extension of time process. If you have not contacted me within thirty (30) days, I will begin preparing this case with a recommendation of denial. I need one of two items to proceed:

- 1) Correspondence from you, the EOT applicant, accepting the recommended conditions per the directions provided above; or,
- 2) Correspondence from you, the EOT applicant, advising me of the concerns with the recommended conditions. If the concern still exists after our discussion, then direction on how to approach the issue will be given and additional time will be provided until the issue is resolved.

If you have any questions, comments, or concerns regarding this email, please feel free to contact me as indicated below.

Gabriel Villalobos

Riverside County Planning
4080 Lemon Street 12th Floor
Riverside, CA 92501
951-955-6184



How are we doing? [Click the Link and tell us](#)

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[County of Riverside California](#)



COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY

Juan C. Perez
Agency Director



10/03/18, 2:49 pm

PP23242E01

ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for PP23242E01. 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.

Planning

Planning. 1

Telcom – Entitlement Life

Pursuant to Riverside County Ordinance No. 348 (Land Use), a telecommunication facility shall have an initial approval period (life) of ten (10) years, which may be extended if a revised permit application is made and approved by the original approving officer or body. Such extensions, if approved, shall be in increments of ten (10) years. The determination as to the appropriateness of such extensions shall be made, in part, on adherence to the original conditions of approval and the number of complaints, if any, received by the County. In the case of colocated facilities, the permits of all colocaters shall be automatically extended until the last colocaters permit expires. In the event that this ten (10) year maximum life span provision is removed from Riverside County Ordinance No. 348 (Land Use) or subsequent replacement ordinance, this condition of approval shall become null and void.



**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT**

Agenda Item No.

3.1

Planning Commission Hearing: December 5, 2018

PROPOSED PROJECT

Case Number(s): Specific Plan No. 339, General Plan Amendment No. 686, Change of Zone No. 6915

EIR No.: 506

Area Plan: Eastern Coachella Valley

Zoning Area/District: Chuckawalla Area

Supervisory District: Fourth District

Project Planner: Russell Brady

Continued from: November 28, 2018

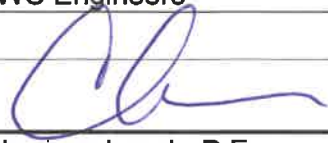
Project APN(s): 713-031-004, 713-031-005, 713-031-006, 713-032-001, 713-040-002, 713-040-003, 713-040-004, 713-040-005, 713-040-006, 713-040-007, 713-050-002, 713-060-001, 713-060-002, 713-060-003, 713-060-004, 713-072-001, 713-072-005

Applicant(s): GLC Enterprises LLC

Representative(s): Envicom Corporation

Danielian Associates

KWC Engineers



Charissa Leach, P.E.
Assistant TLMA Director

PROJECT DESCRIPTION AND LOCATION

SPECIFIC PLAN NO. 339 is a proposal to establish a Specific Plan which would allow for a maximum of 8,490 dwelling units and up to 1.38 million square feet of non-residential uses within an approximately 1,848-acre development footprint divided between 6 Villages within an overall 5,000-acre Specific Plan area. Land use designations proposed by the Specific Plan include Residential, Commercial Retail, Mixed Use, Public Facilities, Open Space-Recreation, and Open Space-Conservation Habitat.

The majority of the site, approximately 3,100 acres, is to be left as natural open space and designated as Open Space-Conservation.

The residentially designated areas within the Specific Plan include a range of residential categories from Medium Density Residential to Highest Density Residential with an overall density range of 2 to 20+ dwelling units per acre.

Of the 4 Mixed Use Planning Areas totaling approximately 177 acres, 3 Mixed Use Planning Areas could accommodate either residential or commercial development or a combination of residential and commercial and the other 1 Mixed Use Planning Area could accommodate either commercial or business park/industrial development.

A total of approximately 54.9 acres is designated for larger park areas throughout the development area, while additional smaller parks are anticipated to be developed within some of the planning areas as outlined in the Specific Plan.

Of the Public Facilities areas, 5 future school sites are conceptually designated and the remaining Public Facilities areas are anticipated to accommodate infrastructure for drainage, water wells, and electrical substations.

The overall Specific Plan area is located east of the greater Coachella Valley on either side of Interstate-10 in an area known as Shavers Valley generally located 8 miles east of the City of Coachella and 10 miles west of Chiriaco Summit and abuts the southern boundary of the Joshua Tree National Park. The Mecca Hills bound the site on the south and west and the Orocopia Mountains are located to the southeast. Access from Interstate-10 to the project site is provided by an existing interchange with Frontage Road with on- and off-ramps.

GENERAL PLAN AMENDMENT NO. 686 is a proposal for a General Plan Foundation Component Amendment and General Plan Entitlement/Policy Amendment.

The General Plan Foundation Component Amendment is a proposal to change the Foundation of the site in the Eastern Coachella Valley Area Plan from Open Space to Community Development and Open Space as reflected in the Specific Plan land use plan.

The General Plan Entitlement/Policy Amendment is a proposal to change the underlying land use designation in the Eastern Coachella Valley Area Plan from Open Space: Rural (OS:RUR) to those as reflected in the Specific Plan land use plan, which include Open Space-Conservation Habitat (OS-CH), Open Space-Recreation (OS-R), Mixed Use (MU), Commercial Retail (CR), Medium Density Residential (MDR), Medium High Density Residential (MHDR), High Density Residential (HDR), Highest Density Residential (HHDR), and Public Facilities (PF) designations.

CHANGE OF ZONE NO. 6915 is a proposal to change the zoning classification of the subject site from a mix of Controlled Development Areas, ten-acre minimum (W-2-10) and Natural Assets (N-A) to Specific Plan (SP) and adopt a Specific Plan zoning ordinance to establish the permitted uses and development standards for the Specific Plan Planning Areas.

All of the above is hereinafter referred to as the "Project."

ENVIRONMENTAL IMPACT REPORT NO. 506 studies the impacts of the project.

PROJECT RECOMMENDATION

STAFF RECOMMENDATIONS:

CONTINUE to a future date as set by the Planning Commission.

PROJECT DATA	
Land Use and Zoning:	
Existing Specific Plan:	None
Proposed Specific Plan	339
Existing General Plan Foundation Component:	Open Space
Proposed General Plan Foundation Component:	Community Development
Existing General Plan Land Use Designation:	Open Space: Rural (OS:RUR)
Proposed General Plan Land Use Designation:	Various land use designations pursuant to the proposed Specific Plan land use plan, consisting of: Open Space-Conservation Habitat (OS-CH), Open Space-Recreation (OS-R), Mixed Use (MU), Commercial Retail (CR), Medium Density Residential (MDR), Medium High Density Residential (MHDR), High Density Residential (HDR), Highest Density Residential (HHDR), and Public Facilities (PF), as reflected on the Land Use Plan for Specific Plan No. 339
Policy / Overlay Area:	N/A
Surrounding General Plan Land Uses	
North:	Open Space: Conservation Habitat (OS:CH) Open Space: Rural (OS:RUR)
East:	Open Space: Conservation Habitat (OS:CH) Open Space: Rural (OS:RUR)
South:	Open Space: Conservation Habitat (OS:CH) Open Space: Rural (OS:RUR)
West:	Open Space: Conservation Habitat (OS:CH) Open Space: Rural (OS:RUR)
Existing Zoning Classification:	Controlled Development Areas, ten-acre minimum (W-2-10), Natural Assets (N-A)
Proposed Zoning Classification:	Specific Plan (SP)
Surrounding Zoning Classifications	
North:	Controlled Development Areas, ten-acre minimum (W-2-10), Natural Assets (N-A)
East:	Controlled Development Areas, ten-acre minimum (W-2-10), Natural Assets (N-A)
South:	Controlled Development Areas, ten-acre minimum (W-2-10), Natural Assets (N-A)
West:	Controlled Development Areas, ten-acre minimum (W-2-10), Natural Assets (N-A)

Existing Use:	Vacant land, natural gas pipeline and compressor station, electrical transmission lines
Surrounding Uses	
North:	Vacant land, Joshua Tree National Park
South:	Vacant land
East:	Vacant land
West:	Vacant land

Project Details:

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Project Site (acres):	5,000	N/A
Maximum Residential Units:	8,490	N/A
Maximum Non-Residential Area (sq. ft.):	1,380,000	N/A
Undevelopable area within Specific Plan (acres)	3,100	N/A

Located Within:

City's Sphere of Influence:	No
Community Service Area ("CSA"):	No
Special Flood Hazard Zone:	Yes, located partially within a 100-year floodplain
Agricultural Preserve:	No
Liquefaction Area:	Yes, moderate and low potential
Subsidence Area:	Yes, active and susceptible
Fault Zone:	No
Fire Zone:	No
Mount Palomar Observatory Lighting Zone:	No
WRCMSHCP Criteria Cell:	No
CVMSHCP Conservation Boundary:	Yes, Desert Tortoise and Linkage Conservation Area
Stephens Kangaroo Rat ("SKR") Fee Area:	No
Airport Influence Area ("AIA"):	No

PROJECT LOCATION MAP

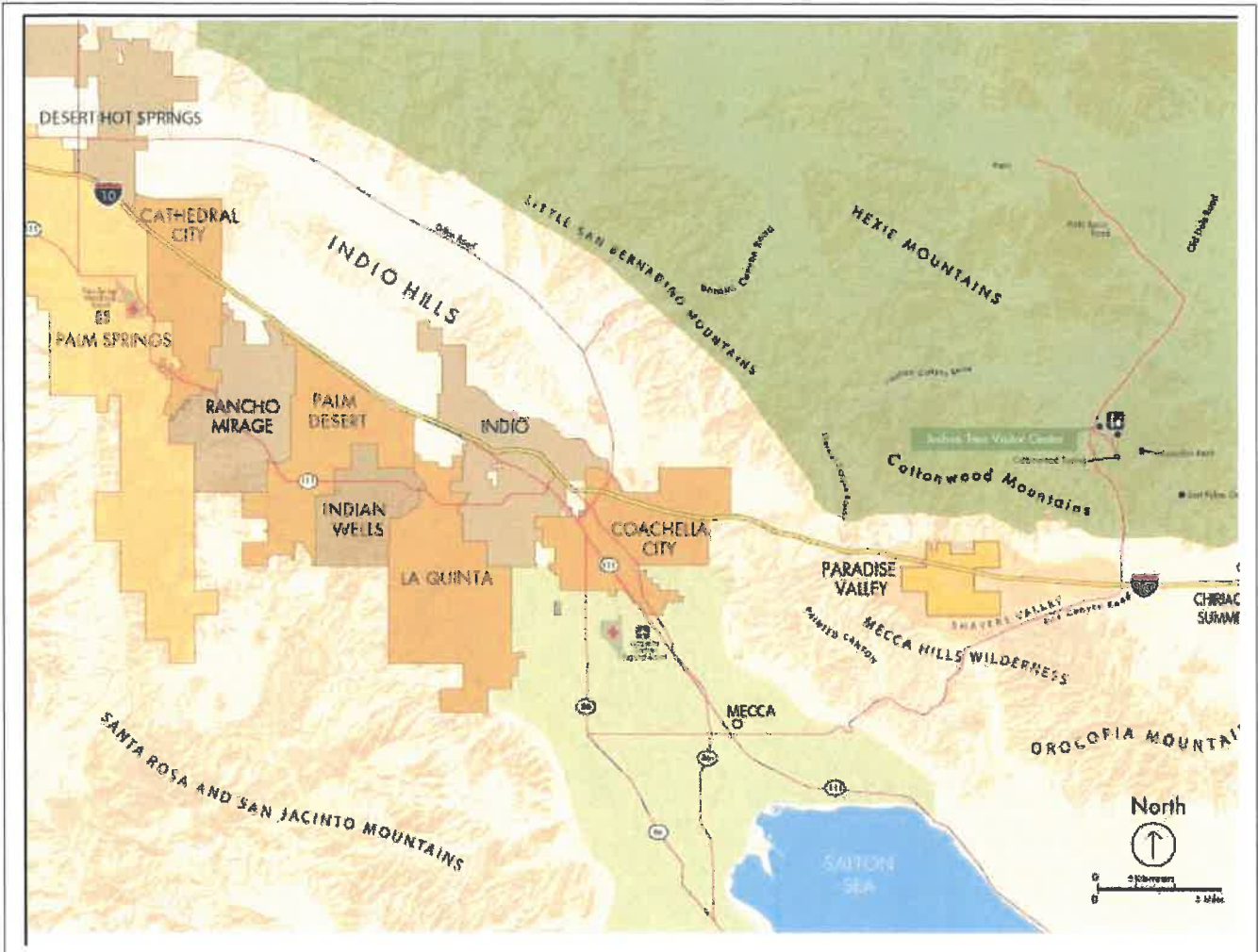


Figure 1: Regional Project Location Map

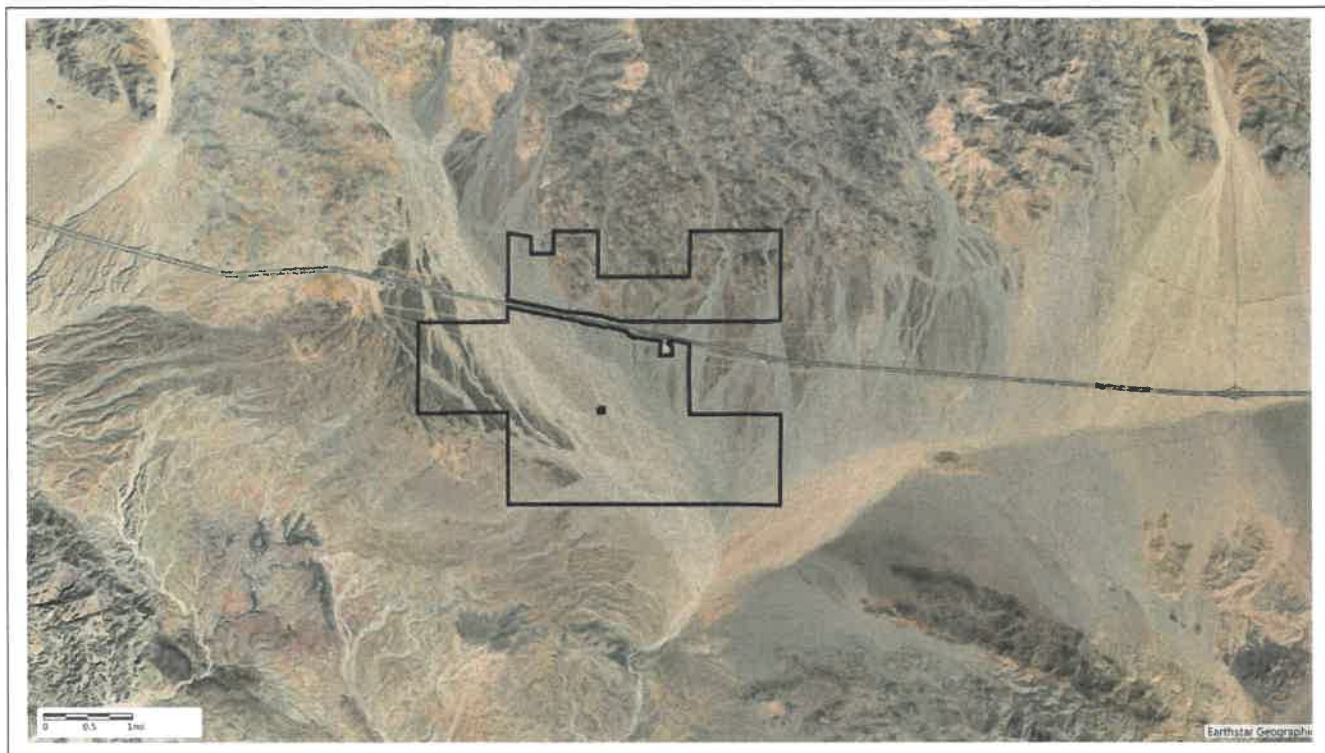


Figure 2: Local Project Location Map

PROJECT BACKGROUND AND ANALYSIS

Background:

Project History

Specific Plan No. 339 was first submitted to the County of Riverside on January 6, 2004. During the project's earlier proposal, the Specific Plan consisted of approximately 12,000 units and 2.8 million square feet of non-residential buildings on a developable area of approximately 3,000 acres. Subsequently, the Coachella Valley Multi-Species Habitat Conservation Plan (CVMSHCP) was adopted. The CVMSHCP designates the project site nearly entirely within the Desert Tortoise and Linkage Conservation Area of the CVMSHCP with the remainder (approximately 112 acres) included within the Joshua Tree National Park Conservation Area. The CVMSHCP necessitated the project to be redesigned to accommodate greater area to be designated for conservation within the Specific Plan boundaries. The result is the Specific Plan as described above in the project description, and attached in its entirety to the staff report, which now includes a maximum of 8,490 dwelling units within 1,848 developable acres. Below is a table summarizing the proposed land uses of the project and the proposed land use plan.

Land Use Summary

LAND USE	GROSS ACRES	PERCENT OF DEVELOPMENT FOOTPRINT	GROSS DENSITY (Dwelling Units / Acre)	DWELLING UNITS	MAX. NON-RESIDENTIAL FLOOR AREA (Square Feet)
RESIDENTIAL					
MEDIUM DENSITY RESIDENTIAL – MDR	820.5	44.4 %	3.7	3,010	
MEDIUM HIGH DENSITY RESIDENTIAL - MHDR	539.1	29.2 %	6.3	3,399	
HIGH DENSITY RESIDENTIAL - HDR	58.7	3.2%	9.1	535	
HIGHEST DENSITY RESIDENTIAL - HHDR	10.5	0.5%	20.0	211	
TOTAL RESIDENTIAL	1,428.8	77.3 %	5.0	7,155	
MIXED USE - MU	177.0	9.6%	7.5	1,335	1,182,040
TOTAL MIXED USE	177.0	9.6%	7.5	1,335	1,182,040
NON-RESIDENTIAL					
COMMERCIAL RETAIL (CR)	23.4	1.3%			198,950
OPEN SPACE - RECREATION - OS (R)*	54.9	3.0%			
PUBLIC FACILITIES - PF**	44.8	2.4%			
BACKBONE ROADS ***	118.9	6.4%			
TOTAL NON-RESIDENTIAL	242.0	13.1 %			198,950
SUMMARY DEVELOPED / UNDEVELOPED					
DEVELOPMENT FOOTPRINT TOTAL	1,848	100 %	4.6	8,490	1,380,990
OPEN SPACE - CONSERVATION HABITAT	3,100				
PROJECT TOTAL	4,948				

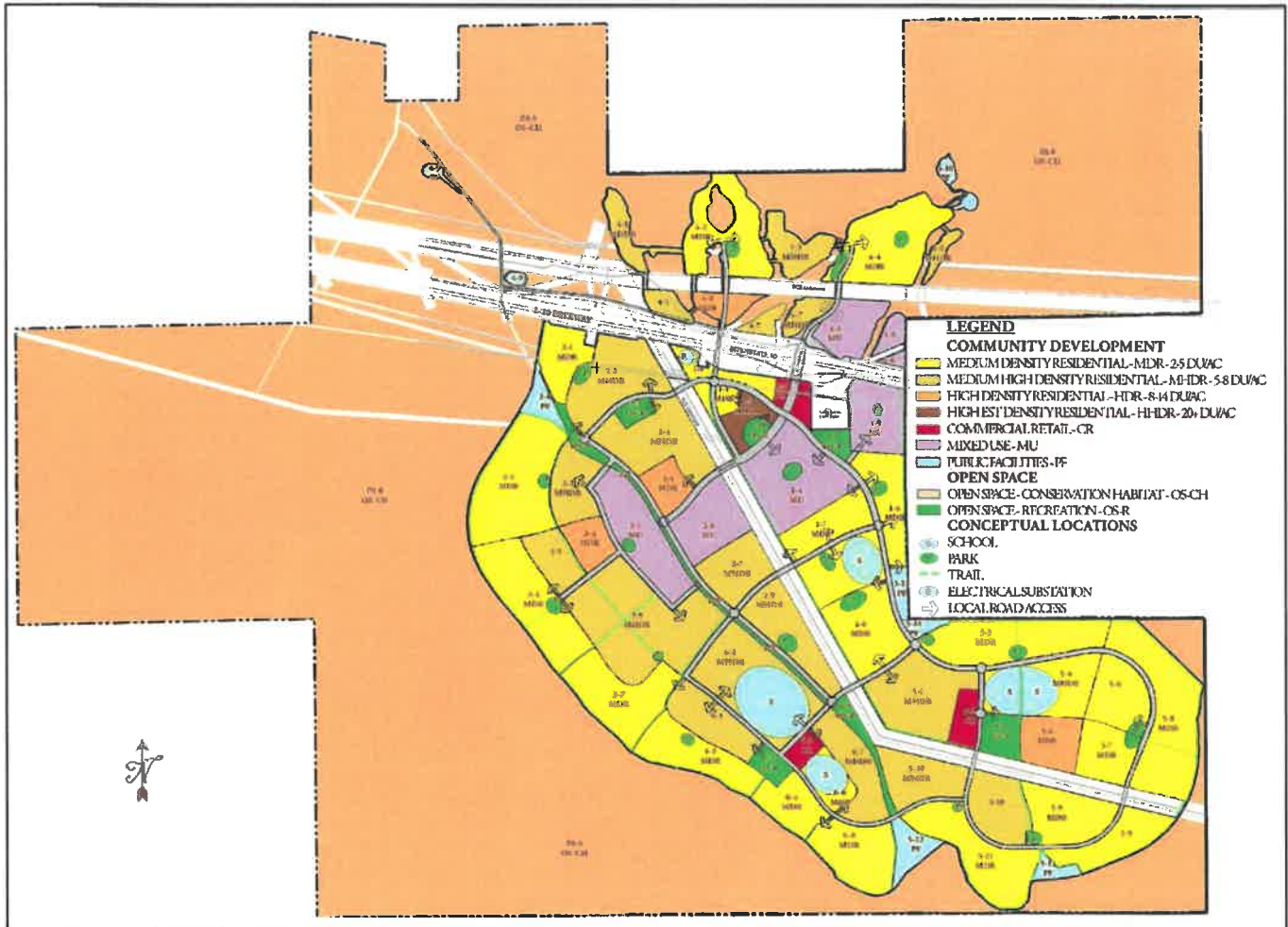
Source: Danielian Associates, May 2016.

* Additional parks totaling 55 acres will be conceptually located throughout the development footprint area.

** Public facilities such as schools, basins, drainage structures, water wells and electrical substations, will be conceptually located throughout the development footprint area.

*** Local roads, "Town Center Boulevard" and "Main Street" are not calculated in the backbone road area.

Land Use Plan



Program Environmental Impact Report

Although a Specific Plan is a proposal to establish a master plan with a maximum number of dwelling units and non-residential development that can be allowed under that Specific Plan, it does not directly result in development of the site that would physically alter the environment that could potentially cause significant impacts to the environment. For this reason, a Program Environmental Impact Report (EIR) was prepared for the Specific Plan which analyzes the Specific Plan in a programmatic manner that anticipates for further CEQA analysis to be performed when implementing projects are submitted that would provide more detailed analysis based on the particulars of what is being proposed by the implementing project.

One of the options for delivery of electricity service to the site involves construction of a transmission line on Bureau of Land Management (BLM) property. If this is the selected option for delivery of electricity service to the site, this transmission line will necessitate analysis under the National Environmental Protection Act (NEPA).

Eastern Coachella Valley Area Plan Policy 2.3

The Eastern Coachella Valley Area Plan (ECVAP) of the General Plan includes a policy (policy 2.3) specifically anticipating and setting a framework for development to be proposed within the Shavers Valley Area through certain provisions that should be met. These are included in detail in the findings included in this staff report. Generally, the provisions require an urban boundary be established, a comprehensive water service program, public facilities and services, parks, a range of housing opportunities, compatibility with the CVMSHCP, facilitate internal transit and pedestrian mobility, and to the extent feasible utilize technology to reduce energy and resource consumption. Specific Plan No. 339 meets these provisions as detailed in the findings below, as well as demonstrated for certain aspects within this Background section. Because these provisions have been met, pursuant to ECVAP Policy 2.3, the project is not subject to the eight-year limit and other procedural requirements applicable to Foundation Component amendments.

CVMSHCP Consistency

As noted previously, the project is located within the boundaries of the CVMSHCP, in particular the Desert Tortoise and Linkage Conservation Area of the CVMSHCP. Due to this, the Specific Plan and development pursuant to the Specific Plan is required to set aside areas to be dedicated for conservation in exchange for the ability to develop within this conservation area. The Specific Plan was submitted to the Coachella Valley Conservation Commission (CVCC) for Joint Project Review (JPR) in 2010 to review initial concepts and subsequently a formal application in 2011 and based on comments received from CVCC, U.S. Fish & Wildlife Service, and California Department of Fish & Wildlife and following further revisions to the proposed Specific Plan was again submitted for JPR in April 2012.

The CVCC initially issued a comment letter July 6, 2012, which includes “the JPR process requires specific information on the proposed project that does not allow for a programmatic level analysis.” and “...we have determined that not enough specific information is available to complete a JPR analysis of future phases of the project beyond Phase I.” The information that CVCC was requesting was the precise location of the mitigation land that would be placed into conservation to meet the CVMSHCP required ratio of 11.5:1 of conservation area to disturbance. CVCC did distinguish in its findings that although it would not determine that the overall Specific Plan is consistent with the MSHCP due to information not being provided regarding specific location of all required mitigation land, adequate mitigation/conservation land has been identified to support development of Phase I as identified in the Specific Plan.

Although the CVCC was not able to conclude JPR and reach a determination of consistency for the entire Specific Plan, there is not a requirement for the Specific Plan to complete the JPR process prior to approval based on the provisions of the CVMSHCP. These provisions of the CVMSHCP notes that the JPR process is required “for all projects under the Local Permittees’ jurisdiction in a Conservation Area that would result in disturbance to Habitat, natural communities, Biological Corridors, or Essential Ecological Process.” Since the Specific Plan and the EIR are Program level that do not directly result in development that would disturb the environment, the JPR process is not required to be completed for the Specific Plan to be able to be approved. In lieu of obtaining a determination of consistency through JPR for the overall Specific Plan, the EIR and the Specific Plan have incorporated mitigation measures and processes for implementing projects to go through JPR to identify, acquire, and dedicate open space based on the requirements of the CVMSHCP and would be consistent with the CVMSHCP.

Although the Specific Plan would allow for development with approval of implementing projects within the conservation area, it would require the acquisition of currently privately owned lands by the developer that

would then be dedicated for conservation purposes to achieve the goals of the CVMSHCP. This amount of land to be acquired and dedicated based on the 11.5:1 ratio would go beyond what limited conservation could be achieved within the boundaries of the current ownership of the developer within the proposed Specific Plan if the Specific Plan were not to be approved and developed.

Water Supply

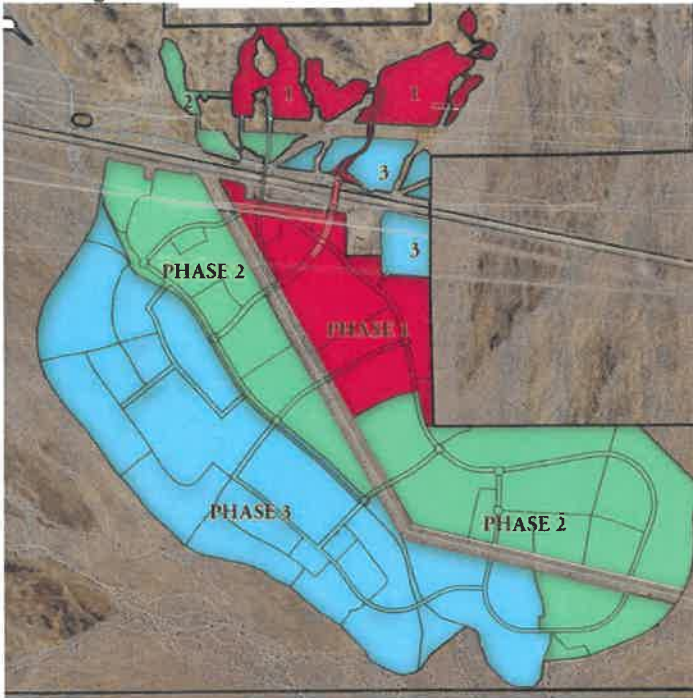
The project was required to complete a Water Supply Assessment (WSA) to determine whether adequate water supply exists to serve the proposed Specific Plan. The Specific Plan would be served directly from groundwater pumping from the Shavers Valley, which is estimated to contain 2,618,000 acre-feet of water. To assist in replenishment of the groundwater, the applicant has entered into a Water Supply Agreement with Rosedale-Rio Bravo Water District, which the applicant has assigned to CVWD. Under this agreement the Rosedale-Rio Bravo Water District is required to deliver water to the Coachella Valley Water District (CVWD) over a 30-year period a minimum of 9,500 acre-feet of water per year and a maximum of 16,500 acre-feet of water per year. The water will physically be delivered from the Rosedale-Rio Bravo Water District to the Metropolitan Water District via the California Aqueduct. This delivery will be taken by the Metropolitan Water District and through exchange agreements with CVWD, MWD will deliver a like amount of water from the Colorado River Aqueduct to CVWD. CVWD will store the delivered water in the Whitewater River Subbasin until such time as the water is needed by the proposed Specific Plan to replenish water that is pumped from groundwater in the Shavers Valley.

Since this agreement is already in place, a total of 57,000 acre-feet of water has already been delivered to MWD and in kind been delivered to CVWD. This amount stored already represents a 26-year supply for the proposed Specific Plan. In total the remaining amount of water to be delivered under the agreement represents a supply for 92 years for buildout of the proposed Specific Plan.

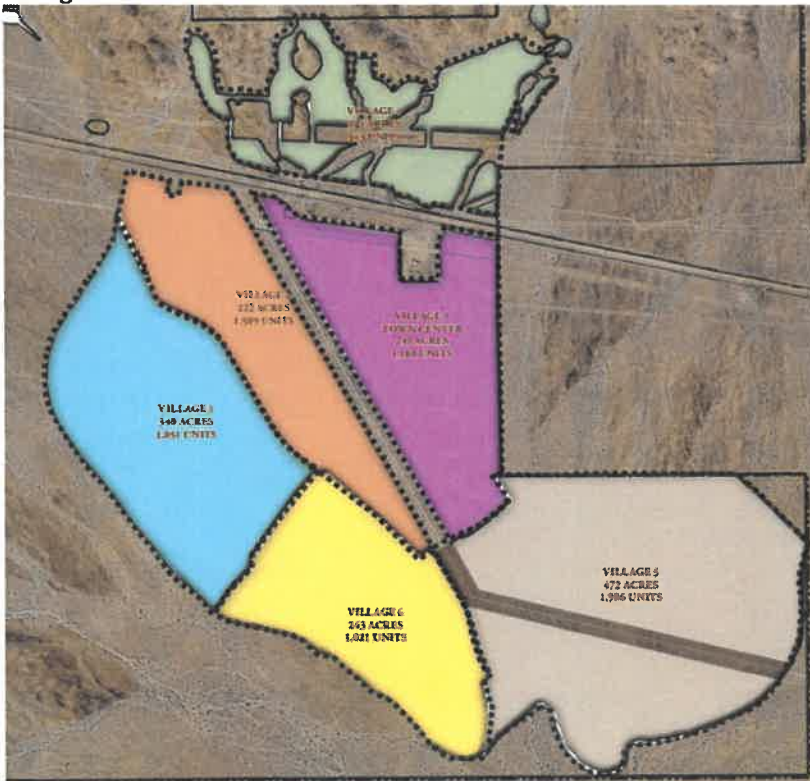
Phasing, Villages, and Village Refinement Plan

The Specific Plan is divided into 3 phases and further divided into 6 Villages as shown below, with each incorporating both residential and non-residential uses to assist in providing the services residents need.

Phasing Plan



Villages



Included within the phasing are requirements for a certain amount of non-residential development to be constructed prior to certain number of dwelling units being constructed (see below from the Specific Plan). This will ensure that adequate commercial services such as grocery stores, gasoline stations, and banks are developed as the Specific Plan is developed and that these services expand and diversify to meet the demands of the residents both in terms of the services they need but also to provide jobs for residents of the Specific Plan.

Much of the detailed design aspects for the development of the Specific Plan will be defined as part of a Village Refinement Plan to be adopted for each village. The Village Refinement Plans will contain detailed information regarding site layout and design, lighting, theming, monumentation and signage, infrastructure and other improvements. The Village Refinement Plans will be processed with an Application for Specific Plan Substantial Conformance.

Non-Residential Construction Triggers

- Construction of 50,000 SF of non-residential development shall commence at or before commencement of construction of the 200th residential unit.
- Construction of 32,000 SF (cumulative 82,000 SF) of non-residential development shall commence at or before commencement of construction of the 2,000th residential unit.
- Construction of 75,000 SF (cumulative 157,000 SF) of non-residential development shall commence at or before commencement of construction of the 4,000th residential unit.
- Construction of 85,000 SF (cumulative 242,000 SF) of non-residential development shall commence at or before commencement of construction of the 6,000th residential unit.
- Construction of 80,000 SF (cumulative 322,000 SF) of non-residential development shall commence at or before commencement of construction of the 8,000th residential unit.
- Construction of 20,000 SF (cumulative 342,000 SF) of non-residential development shall commence at or before commencement of construction of the 8,490th residential unit.

There are also triggers for certain public services to be developed within the Specific Plan that include fire stations, sheriff substations, and schools as discussed in the next section. All of these requirements for incorporating commercial and public services within the project meet the provision within ECVAP policy 2.3 for providing services to serve residents of the Specific Plan. Additionally, by providing these services within the Specific Plan it provides justification for the Specific Plan traffic analysis, based on the mix of land uses included within the Specific Plan, which projects that at buildout 64% of trips originating from the Specific Plan would be to destinations within the Specific Plan. This internal capture of trips assists in the project minimizing impacts from traffic on areas outside of the Specific Plan and encouraging the Specific Plan as a more self-sustaining community.

Public Services

As noted previously, the project is required to construct and coordinate for certain public services to be provided within the Specific Plan area. Most notably this includes schools to serve the future residents of the Specific Plan. Up to 5 schools are planned to be developed in 4 Planning Areas designated by the Specific Plan. The Specific Plan includes certain triggers as shown below for coordination with the Coachella Valley Unified School District who ultimately will make the decision on whether to and when to construct schools within the Specific Plan. See below triggers for school, fire, and medical services. Sheriff services are anticipated to be developed within Village 1 and is required to be operational prior to the first certificate of occupancy per the Specific Plan.

School Triggers

- Prior to tentative tract map approval of the 531st non-age-restricted residential unit, the project proponent will dedicate an elementary school site and coordinate with CVUSD regarding the needs of residents.
- Prior to the tentative tract map approval of the 2,597th non-age-restricted residential unit, the project proponent will dedicate an elementary school site and coordinate with CVUSD regarding the needs of residents.
- Prior to the tentative tract map approval of the 4,662nd non-age-restricted residential unit, the project proponent will dedicate an elementary school site which may be combined with a Middle School (K-8) site and coordinate with CVUSD regarding the needs of residents.
- Prior to the 5,420th non-age restricted dwelling unit, in which student generation equates to roughly half a Middle School ($5,420 \times 0.1107 = 600$), the project proponent will dedicate a middle school site which may be combined with the third elementary School (K-8) and coordinate with CVUSD regarding the needs of residents.
- Prior to the 5,448th non-age restricted dwelling unit, in which student generation equates to roughly 0.61 of a High School ($5,448 \times 0.2019 = 1,100$), the project proponent will dedicate a high school site and coordinate with CVUSD regarding the needs of residents.

Fire Service Triggers

- A temporary fire station staffed with one (1) 3-person paramedic fire engine will be provided concurrent with the delivery of combustibles. The precise size and location to be determined based on coordination with the Riverside County Fire Department (RCFD).
- A permanent fire station staffed with one (1) 3- person paramedic fire engine will be required concurrent with the 1,000th residential building permit. The precise size and location to be determined based on coordination with the Riverside County Fire Department (RCFD).
- A second squad, fire engine and/or fire sub-station may be required prior to build out. Prior to tentative tract map approval of the 4,000th residential unit and/or the issuance of building permits for 3,000,000 cumulative square feet of retail, commercial office and industrial space, whichever first occurs, the project proponent will coordinate with RCFD regarding the need for a second squad, fire engine and/or fire sub-station site based on the needs of residents.
- A third squad, fire engine and/or fire sub-station may be required prior to build out. Prior to tentative tract map approval of the 6,000th residential unit and/or the issuance of building permits for 6,000,000 cumulative square feet of retail, commercial office and industrial space, whichever first occurs, the project proponent will coordinate with RCFD regarding the need for a third squad, fire engine and/or fire sub-station site based on the needs of residents.
- Permanent fire hydrants shall be constructed prior to vertical construction.
- All Fire hydrants will meet the minimum flow requirements per the California Fire Code.
- The project proponents/developers shall also participate in the development Impact Fee program as adopted by the Riverside County Board of Supervisors to mitigate a portion of these impact on the Fire Departments. This will provide funding for capital improvements such as land/equipment purchases and fire station construction.

- Due to the remoteness of the project, Fire Operations shall be funded through a Community Service District (CSD) or other County taxing mechanism. The Fire Department reserves the right to negotiate developer agreements associated with the development of land and/ or construction of fire facilities to meet service demands through the regional integrated fire protection response system.

Medical Service Triggers

- Prior to the issuance of the 1,500th building permit within the Specific Plan, detailed plans for the outpatient medical facility within the Specific Plan area shall be approved by the Planning Department. All designs shall substantially conform to the design criteria as specified in the Village Refinement Plan for the respective Village. The development of medical facilities shall be subject to an agreement with a health care provider to construct and operate these facilities.
- Prior to the issuance of the 2,500th building permit within the Specific Plan an outpatient medical facility shall be constructed and operating.

Sustainability Measures

The Specific Plan has prepared its own Climate Action Plan (CAP) to be consistent with Assembly Bill 32 and Senate Bill 375 reduction goals as well as Riverside County's own CAP (included as recently amended) and build on it further to incorporate a variety of sustainability measures that cover construction and operation of the Specific Plan. These include elements in design to encourage pedestrian connections through diversity and proximity of land uses, walking and bike trails, as well as a Neighborhood Electric Vehicle (NEV) system all to minimize use of gasoline based vehicles for trips within the Specific Plan area. The NEV system would function through most of the Specific Plan roads having speeds of 35 miles per hour or less, which allows for the use of NEVs pursuant to state law. For roads having speeds greater than 35 miles per hour, an 8- or 10-foot-wide striped NEV/bicycle lane will be included to accommodate NEVs on all Specific Plan roads.

The Specific Plan also includes requirements for construction of Zero Emission Vehicle (ZEV) infrastructure that includes an electric vehicle charger within all residential garages, at least one charger per 20 employees for non-residential land uses that employee at least 100 employees, at least 1 charger within the commercial districts of the Specific Plan, and at least 1 charger within the Village 1 Community Center, and preferred parking for ZEV and Low Emission Vehicle (LEV) throughout the Specific Plan. Although not guaranteed, these measures are anticipated to achieve a 37% rate of electric vehicle ownership for project residents which greatly assists in reducing emissions from vehicles related to general air quality and greenhouse gases.

To serve the extra demand for electricity from use of electric vehicles as well as to generally increase electricity production from renewable sources, the project is designed to supply 60% of electricity needs of the entire project. This is compared to Riverside County's CAP, which as updated in 2018 requires larger single family residential projects to provide for 30 percent minimum. Renewable energy production from solar photovoltaic panels is anticipated to be provided in a variety of ways throughout the project, on rooftops, parking lots, and ground mounted facilities. Additionally, other renewable energy sources are being considered, including wastewater methane capture and fuel cell generation. These are also anticipated to be phased in through the below triggers included within the Specific Plan's CAP.

Renewable Energy Triggers

- At the time of the first 1,200 residential dwelling units (DUs) and/or 250,000 sq. ft. of non-residential floor area are built, the project shall include at least 20 percent of the power needs by onsite renewable energy sources.
- At the time that a total of 2,700 DUs and/or 500,000 sq. ft. of non-residential floor area are built, the project shall include at least 30 percent of the power needs by onsite renewable energy sources.
- At the time that a total of 4,500 DUs and/or 750,000 sq. ft. of non-residential floor area are built, the project shall include at least 40 percent of the power needs by onsite renewable energy sources.
- At the time that a total of 5,500 DUs and/or 1,000,000 sq. ft. of non-residential floor area are built, the project shall include at least 50 percent of the power needs by onsite renewable energy sources.
- At the time that a total of 7,000 DUs and/or 1,250,000 sq. ft. of non-residential floor area are built, the project shall include at least 55 percent of the power needs by onsite renewable energy sources.
- At Project buildout totaling approximately 8,490 DUs and 1,380,990 sq. feet of nonresidential floor area, the project shall include at least 60 percent of the power needs by onsite renewable energy sources.

Electricity Service

The proposed Specific Plan considers three general options for providing electricity service to future development within the Specific Plan to supplement the onsite renewable electricity generated by the project. These include offsite connections to the Imperial Irrigation District (IID) substation located at 52nd Avenue and Pierce Street in the City of Coachella, on-site electricity generation through on-site natural gas-powered electrical generator and/or fuel cell generation, or a connection to the Southern California Edison (SCE) 500 kV transmission line that traverses the site. The EIR analyzed the potential impacts of these options for electricity delivery in a programmatic fashion. Additional analysis will be necessary depending on the ultimate option selected to provide electricity service to the development pursuant to the Specific Plan.

Fiscal Impact Analysis

A fiscal impact analysis was prepared for the proposed Specific Plan to analyze its anticipated financial impact on the County. The analysis determined that the proposed project would result in a net surplus at buildout to the County estimated at \$6.6 million annually (including Measure A sales tax revenue). This analysis was reviewed by a third party to verify its accuracy. Although this review did note some corrections to clarify certain amounts stated in the analysis which results in a change to the surplus to approximately \$5.7 million annually, it determined that the overall analysis is sound. Included in the analysis is the creation of a new County Service Area (CSA) and/or Community Facilities District (CFD) for the project which would collect a tax of \$100 per residential unit to help offset anticipated deficits specifically for the Structural Fire Protection Fund. The fiscal impact analysis and the summary of its review are attached to this staff report.

Off-Site Improvements

Anticipated off-site improvements would include water infrastructure to bring water to the site from the MWD's Colorado River Aqueduct including a turnout and pipelines; access improvements to the I-10 Frontage Road freeway ramps; realignment of an existing AT&T fiber optic communication line through the property, requiring off-site work within the existing AT&T easement; and the potential electrical power supply/transmission options including improvements to the Imperial Irrigation District's Coachella substation located at 52nd Avenue and Pierce Street as noted previously.

Projected Market/Demographics

Based on marketing studies prepared for the project, the Specific Plan population is expected to consist of full and part time residents, and visitors. Full and part time residents are anticipated to be of all age ranges, including seniors (defined as those over age 55). The target demographics for the project are: approximately 1/3 full time families and individuals, 1/3 part-time families and individuals, and 1/3 couples or singles with at least one family member who is age 55 years or older.

Village 3 is planned as an age restricted community. In addition, approximately 950 units within the Paradise Valley project site will be "age targeted," which are units that are not officially age-restricted but will be designed with features desirable to seniors. The project is envisioned to include approximately 2,801 retired households.

The project will be designed to provide for a range of income levels. The Specific Plan commits to five percent of the total housing units (425 residential units,) to housing affordable for low to moderate income households, as compared to area median income households as defined by the California Health and Safety Code (Section 50052.5). Below is the required construction of affordable units for each phase and overall.

Affordable Unit Phasing

Number of Building Permits Issued	Number of Affordable Units in Each Phase	Cumulative Affordable Units Provided in Master Plan
No more than 2,500 Units	100 Units	100 Units
No more than 5,000 Units	150 Units	250 Units
No more than 7,500 Units	150 Units	400 Units
Buildout at 8,490 Units	25 Units	425 Units

SB18/AB52 Tribal Consultation

In compliance with Senate Bill 18 (SB18) concerning proposed General Plan Amendment No. 686, the County requested a list from the Native American Heritage Commission (NAHC) of Tribes whose historical extent includes the project area. Based on the list provided by NAHC, the County sent project notices on October 20, 2006 to 13 Native American Tribal representatives. No responses were received requesting consultation based on these notices.

In compliance with Assembly Bill 52 (AB52), the County mailed notices regarding this project to the Cahuilla Band of Indians, the Cabazon Band of Mission Indians, Torres-Martinez Desert Cahuilla Indians,

and the Agua Caliente Band of Cahuilla Indians on May 9, 2016. A response requesting additional information was received from Agua Caliente Band of Cahuilla Indians dated May 16, 2016. Upon receipt and review of the information requested, a subsequent letter dated June 7, 2017 was received from Agua Caliente Band of Cahuilla Indians noting all concerns being addressed and proper mitigation measures have been incorporated for tribal monitoring and noted conclusion of consultation. Although not included on the noticing for AB52 consultation, a letter from Twenty-nine Palms Band of Mission Indians dated November 29, 2016 was received noting it was not aware of any cultural resources within the project boundary and requesting additional information. A subsequent letter was received from Twenty-nine Palms Band of Mission Indians dated January 11, 2018 based on noticing on availability of the Draft EIR which notes the requested inclusion of tribal monitoring for the project. In addition to mitigation measures to have a Cultural Resources Management Plan and archaeological monitoring of ground disturbance, the EIR also includes mitigation (MM CUL-5) that requires coordination and monitoring from a Native American tribal representative for ground disturbance activities.

ENVIRONMENTAL REVIEW / ENVIRONMENTAL FINDINGS

An EIR has been prepared for this project in accordance with the California Environmental Quality Act (CEQA). The EIR represents the independent judgement of Riverside County. The Draft Environmental Impact Report was circulated in January of 2018. Below is a summary of the significant and unavoidable impacts identified in the circulated Draft EIR:

Aesthetics – Scenic Vista and Visual Character

The Specific Plan incorporates through its conceptual grading, landscape, and architectural design elements that will minimize the impacts of the project. However, since the project would develop an area that is primarily undeveloped and would convert the view from surrounding areas of open desert to urban development that fundamentally changes the views of the area, impacts to scenic vistas as viewed from I-10 and Box Canyon Road, Orocopia Mountains, and nearby trails and change in visual character would be significant and unavoidable. Impacts to views from Joshua Tree National Park were determined to be less than significant, primarily due to intervening topography blocking views.

Aesthetics – Light and Glare

The Specific Plan includes lighting guidelines that would minimize direct impacts from light and glare to less than significant levels. However, with the introduction of lighting in an area where lighting is currently extremely limited, the project would have incremental impacts to night time sky glow. Since there is no quantitative threshold for significance for skyglow and considering the projects location to Joshua Tree National Park, impacts were conservatively assumed to be potentially significant.

Air Quality - AQMP Consistency and Regional Emissions

The Specific Plan would have the potential to result in or cause National Ambient Air Quality Standards (NAAQS) or California Ambient Air Quality Standards (CAAQS) violations due to the Specific Plan's exceedance of regional construction and operational emission thresholds for VOC, NO_x PM₁₀, and PM_{2.5}. The Specific Plan includes a number of design features and all feasible mitigation measures that would reduce emissions; however, emissions remain potentially significant. Therefore, the project would have a significant and unavoidable cumulative effect on regional air pollution and impacts related to AQMP consistency, Non-Attainment Pollutants, and Cumulative Air Quality would remain significant and unavoidable.

Greenhouse Gas Emissions

The Specific Plan includes a number of design features and mitigation measures related to sustainability and other elements that are intended to reduce greenhouse gas emissions as detailed in the Specific Plan's Climate Action Plan. Although with these measures it is anticipated that the Specific Plan would meet applicable greenhouse gas reduction goals, since the projected rates of electric vehicle ownership and usage cannot be guaranteed at this time, the EIR conservatively determined that impacts to greenhouse gas emissions may be potentially significant.

Noise – Operational Off-site and Ambient

Project-related operational impacts would result in less than significant impacts to on-site and most off-site locations. However, the project's generation of vehicle traffic on I-10 has the potential to significantly impact two residences off-site where noise barriers or other noise attenuation features do not exist. Mitigation is included for implementing projects to analyze further and to work with the affected residences to install adequate noise barriers or other features. However, since this cannot be guaranteed at this time, the EIR conservatively determined that impacts to these residences are significant and unavoidable. Additionally, since the project is developing urban uses with associated noise production in what is primarily an undeveloped location with few noise sources, impacts to ambient noise levels on the project site and immediate vicinity is significant and unavoidable.

Public Services – Construction of Fire, Sheriff, School, Libraries, Medical, Parks and Recreation Facilities

Since the Specific Plan includes the construction of fire, sheriff, school, libraries, and medical facilities and the Specific Plan as a whole has potentially significant impacts, the impacts from these public services included within the Specific Plan (although a small portion of the overall proposed development) would also present cumulatively potentially significant impacts to the environment related to the other topics noted here. These potentially significant impacts are not related to whether adequate public services would be provided for the Specific Plan.

Transportation and Traffic - Conflict with Plan, Ordinance or Policy Establishing Standards for Circulation System and Conflict with an Applicable Congestion Management Plan

The Specific Plan would generate traffic that would exceed the significance thresholds based on level of service for 7 intersections, 1 freeway segment, and 1 freeway ramp merge/diverge zone based on existing conditions. Three of these intersections as well as the freeway segment and freeway ramp merge/diverge zone currently operate at an adverse level of service. Based on a projection of 2035 conditions, the Specific Plan would create significant impacts at 4 intersections, 8 freeway segments, and 7 freeway ramp merge/diverge zones beyond what is anticipated to be operating at an adverse level of service without the project in 2035. Based on a projection of 2040 conditions, the Specific Plan would create significant impacts at 7 intersections beyond what is anticipated to be operating at an adverse level of service without the project in 2040.

Mitigation measures are included to conduct further traffic analysis for implementing projects to determine more accurately impacts to traffic closer to development and determine what improvements may be necessary to address direct impacts. Additionally, the project will pay TUMF and DIF and provide payment of impacts to facilities not included in TUMF and DIF (including funding to cities

through the County) to address the Specific Plan's cumulative impacts. However, since these facilities cannot be assured to be constructed at time of project operation, impacts remain significant and unavoidable.

Utility and Service Systems – Construction of Water and Sewer Facilities

Similar to Public Services, since the Specific Plan includes the construction of water and sewer facilities and the Specific Plan as a whole has potential significant impacts, the impacts from these utilities included within the Specific Plan (although a small portion of the overall proposed development) would also present potential cumulatively significant impacts to the environment related to the other topics noted here. These potentially significant impacts are not related to whether adequate utility services would be provided for the Specific Plan.

Forty-seven comments were received during the 45-day public review period, and 2 comments were received following the close of the public review period. These comments were reviewed and detailed responses to each comment were prepared and included in the Final EIR, which was posted on November 1, 2018. Mailed notices to commenters sent on October 26, 2018 and noted Final EIR availability of November 1, 2018.

For the reasons set forth above and in the EIR prepared for this Project, the proposed project will potentially have a significant effect on the environment related Aesthetics, Air Quality, Greenhouse Gas Emissions, Noise, Public Service facilities, Transportation, and Utility facilities. Mitigation Measures from the EIR have been incorporated as conditions of approval on the project.

Due to the potentially significant impacts of the project, if the Board of Supervisors is to approve the project, it will be required to adopt Findings with a Statement of Overriding Considerations. The Statement of Overriding Considerations would clarify what benefits the project is providing that the Board of Supervisors could determine outweigh the potentially significant environmental impacts of the project. At this time these Findings and Statement of Overriding Considerations are not finalized. However, the benefits of the project may include, but not be limited to, providing additional housing opportunities, development of a community with high standards for energy efficiency and sustainability, provision of affordable housing, variety of choices for transportation.

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 is currently designated Open Space: Rural (OS:RUR) in the Eastern Coachella Valley Area Plan. While the proposed project would not be consistent with this existing General Plan Foundation Component or Land Use Designation, upon adoption of General Plan Amendment No. 686, which is part of the project, the project will be consistent with the Land Uses as proposed on the Specific Plan Land Use Plan, which consist of Open Space-Conservation Habitat (OS-CH), Open Space-Recreation (OS-R), Mixed Use (MU), Commercial Retail (CR), Medium Density Residential (MDR), Medium High Density Residential (MHDR), High Density Residential (HDR), Highest Density Residential (HHDR), and Public Facilities (PF) designations. The specific land use designations are being proposed to be consistent with the desired and anticipated land uses for those areas.

2. The project site currently has Zoning Classifications of Controlled Development Areas, ten-acre minimum (W-2-10), and Natural Assets (N-A), which are consistent with the current Riverside County General Plan, but are inconsistent with the project as proposed. However, upon approval and adoption of Change of Zone No. 6915, which is part of the project, the project site will have a zoning classification of Specific Plan and adopt a zoning ordinance that establishes the permitted and conditionally permitted uses and development standards for the Specific Plan Planning Areas. As a Specific Plan, the project as proposed will be consistent with the proposed Specific Plan zoning classification.

Entitlement Findings:

General Plan Amendment

For an Entitlement/Policy General Plan Amendment, the following findings are required to be made:

Pursuant to Ordinance No. 348, the first two (1 – 2) of the following findings are required and one additional finding is also required. The additional finding pursuant to Ordinance No. 348 is “Special circumstances or conditions have emerged that were unanticipated in preparing the General Plan.” The Entitlement/Policy General Plan Amendment findings are as follows:

1. The proposed changes do not involve a change in or conflict with:
 - a. The Riverside County Vision.

The General Plan Vision Statement, in its introductory discussion on Risk, provides, “We readily acknowledge that there is a certain degree of risk and uncertainty regarding future expectations, especially as they relate to land resources and how we manage them. At the same time, through the unique planning opportunities present here, we seek to make the risks known and avoid arbitrary and capricious decision making that aggravates the normal risks in human affairs.” The project as proposed is not without its risks and potential impacts to the environment, but these have been documented in the EIR and made available for the public and for decision makers on the project to consider.

Riverside County Vision: The Riverside County Vision, in its discussion on Population Growth, specifically states, “New growth patterns no longer reflect a pattern of random sprawl. Rather, they follow a framework of transportation and open space corridors, with concentrations of development that fit into that framework. In other words, important open space and transportation corridors define growth areas.” While the project is not currently located adjacent to similar type or intensity of development, the project is located on what is currently a major transportation corridor, Interstate-10, and therefore it intends to create a concentration of development that fits the framework of an existing transportation corridor.

Additionally, the project is providing for conservation areas which help serve to further secure lands as open space corridors. Further in its discussion on Population Growth, the Riverside County Vision states that the focus on growth is on quality development, not on halting growth. The project with its land use plan and other provisions will require the development of a well-designed, quality community. In addition, the project is designed to

support a variety of transportation choices including walking, hiking, biking, mass transit and the automobile. The project will also coordinate transportation with local and regional agencies where possible in order to maximize integration of the project with local transportation planning and implementation efforts.

On the topic of Our Communities and Their Neighborhoods, the Riverside County Vision states, "The planning process continues to refine acceptable densities as a means of accommodating additional growth so that the extensive permanent open space that now exists can be sustained." The project is an example of that with its relatively higher densities to accommodate for growth across all income groups via a variety of allowed densities while also preserving open space areas as reflected in the Specific Plan Land Use Plan. The project site utilizes the existing natural setting by incorporating a reduced development footprint that will avoid high value habitat and conserves approximately 3,100 acres of various habitats within the Specific Plan area and ultimately substantially more areas outside of the Specific Plan area based on CVMSHCP required ratios of conservation to development.

On the topic of Healthy Communities, the Riverside County Vision states, "Communities are developed so that they support and encourage residents to be more physically active; achieved by increasing the number of and access to active parks and trails, creating new passive open spaces, working with schools to open up school yards as parks, and promoting well balanced transportation networks with an equity between vehicle, public transit, bicycling and walking networks." The project, through its designation and distribution of active park areas, connecting trails and sidewalks, and dedication of natural open space specifically meets this provision of the Riverside County Vision. Specifically, the Specific Plan would provide 54.9 acres of planning areas specifically designated for parks by the land use plan and an additional 55 acres are planned to be located within other planning areas with smaller parks and trails.

Also within Healthy Communities, the Riverside County Vision states, "Throughout Riverside County there are hubs of complete, compact and transit-oriented communities, with a mix of housing, jobs, retail, and community facilities. These types of communities flourish because it brings housing, jobs and shopping opportunities close together to create cohesive and beautiful communities that provide for the daily needs of residents within easy walking distance of homes and workplaces." The project with its diverse land uses, both in its diversity of residential densities and the provision for retail and office uses is intended to develop such a community to meet the daily needs of residents. The mixed-use areas will be designed to discourage the use of cars and the network of bicycle lanes, trails, and paseos leads to destinations such as the library, schools, parks, open space, and bus stops.

On the topic of Conservation and Open Space Resource System, the Riverside County vision provides, "Conserved multi-purpose open space is viewed as a critical part of Riverside County's system of public facilities and services required to improve the existing quality of life and accommodate new development." The project with its large area to be designated as open space helps secure a great deal of open space, while allowing the remaining balance of the site to be developed. The Specific Plan includes approximately 3,100 acres of conserved open space within its boundaries and 109.5 acres of parks and trails.

On the introductory discussion of Employment, the General Plan Vision Statement provides, "We acknowledge gainful employment as one of the most basic individual needs and value a growing and diversified job base within which our residents may find a wide range of income opportunities in the agricultural, commercial, industrial, office, tourism, and institutional sectors of our economy." The proposed project includes a diverse amount of non-residential development intended to provide jobs locally for residents of the Specific Plan.

On the topic of Sustainability and Global Environmental Stewardship, the General Plan Vision Statement provides, "Measures that reduce carbon emissions and increase energy efficiency are now routinely included in all areas of growth within Riverside County – new development, retrofitting of existing structures, as well as new and ongoing operations." As is shown in the Climate Action Plan prepared for the Specific Plan and the EIR, the project is providing a number of certain design and operational measures to limit the project's contribution to greenhouse gas emissions to be consistent with state reduction goals and the County's own Climate Action Plan as it has been recently amended.

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

b. Any General Planning Principle Set forth in General Plan Appendix B:

General Plan Principle I.C provides for Maturing Communities for every community to mature in its own way, at its own pace and within its own context. This Principle highlights that communities are not fixed in their development patterns, but that over time may transition, in particular to more urban uses and intensities, while still respecting the existing communities where they meet by transitioning densities and providing buffers where appropriate. The area around the project site is largely undeveloped. The project seeks to develop the area while setting clear boundaries for development and buffers to open space areas.

General Plan Principles in Section VII provide for Economic Development, which aims to expand the current and future economic and employment base within the County to allow residents to both live and work within the County, and to become part of regional, national, and international markets and not just local markets.

The General Plan Amendment implements the Principle for Efficient Land Use which encourages compact development and increased densities, which the proposed Specific Plan includes through its varied and high residential densities and connection between residential and non-residential areas through roads, trails, and NEV network.

The General Plan Amendment implements the Principle for Environmentally Sensitive Design which aims to preserve significant environmental features where possible through the project's inclusion of large areas of conserved open space. Similarly, the General Plan

Amendment implements the Principle for Habitat Preservation which seeks preservation of natural systems through the project's inclusion of large areas or conserved open space.

The General Plan Amendment meets the General Plan Principle of encouraging a wide range of housing opportunities for residents in a wider range of economic circumstances by providing for 5% set aside of units affordable to low- and moderate-income households.

The General Plan Amendment implements the General Plan Principle for Community Open Space with the preservation of approximately 3,100 acres within the Specific Plan boundaries and additional area that will be required to be conserved as the Specific Plan is developed pursuant to the conservation ratio requirements of the CVMSHCP.

This is simply a sampling of the Principles that the proposed General Plan Amendment is consistent with and not an exhaustive list of all consistent Principles. There are no Principles that the General Plan Amendment inherently conflicts with. Therefore, the proposed General Plan Amendments would not conflict with the Riverside County General Planning Principles set forth in General Plan Appendix B.

- c. Any Foundation Component designation in the General Plan except as otherwise expressly allowed.

The proposed General Plan Amendment proposes to change Foundation Components. Findings to support a foundation component amendment are provided below. This will prevent any conflict with a Foundation Component designation in the General Plan.

- 2. The proposed amendment would either contribute to the achievement of the purposes of the General Plan or, at a minimum, would not be detrimental to them.

The purposes of the General Plan are to set direction for land use and development in strategic locations, provide for the development of the economic base, establish a framework of the transportation system, and the preservation of extremely valuable natural and cultural resources. The project is dedicating approximately 3,100 acres of area within the Specific Plan boundary for conservation and pursuant to requirements of the CVMSHCP will be required to dedicate additional area for conservation as the Specific Plan develops, thus assisting in achieving the conservation goals of the CVMSHCP. Additionally, although the project proposes to develop in an area that is largely undeveloped currently, the Specific Plan aims to make the proposed development as self-sufficient as possible to strategically plan for land uses within the Specific Plan area as well as provide for the necessary infrastructure to adequately serve future residents of the development.

The project site is located within the Eastern Coachella Valley Area Plan. Policy 2.3 of this Area Plan includes specific provisions that need to be made for development that is proposed within the Shavers Valley Area. These provisions are included below:

- a. *Planned community proposals may have urban characteristics with thematic elements (i.e., golf, equestrian opportunities, etc.), but also will have a rigid and permanent urban boundary.* The Specific Plan proposes a land use plan which sets clear parameters for areas to be developed within a core area of the overall Specific Plan area and creating a clear edge for development with transitions in land use,

landscaping, lighting, and other elements as may be appropriate to create a proper boundary between the developed and natural parts of the Specific Plan.

- b. *The plan must include a comprehensive water service program that addresses the long-term requirements of the project, conservation, and reliability.* The project was required to complete a WSA to determine whether adequate water supply exists to serve the proposed Specific Plan. The Specific Plan would be served directly from groundwater pumping from the Shavers Valley, which is estimated to contain 2,618,000 acre-feet of water. To assist in replenishment of the groundwater, the applicant has entered into a Water Supply Agreement with Rosedale-Rio Bravo Water District which the applicant has assigned to CVWD. Under this agreement the Rosedale-Rio Bravo Water District is required to deliver water to CVWD over a 30 year period a minimum of 9,500 acre feet of water per year and a maximum of 16,500 acre feet of water per year. The water will physically be delivered from the Rosedale-Rio Bravo Water District to the Metropolitan Water District via the California Aqueduct. This delivery will be taken by MWD and through exchange agreements with CVWD, MWD will deliver a like amount of water from the Colorado River Aqueduct to CVWD. CVWD will store the delivered water in the Whitewater River Subbasin until such time as the water is needed by the proposed Specific Plan to replenish water that is pumped from groundwater in the Shavers Valley. With this established agreement and plan for replenishment of local groundwater, the Specific Plan has created a comprehensive water service program that addresses the long-term requirements of the project, conservation, and reliability.
- c. *The proposed community must be located within a district that provides water and sewer services or a water and sewer district has agreed to annex and serve the project; and there is an agreement that such services will not be expanded beyond the limits of the proposed community.* The Specific Plan is located within the service boundaries of CVWD that would ultimately serve the project for water and sewer services upon completion of facilities through development of the Specific Plan. The proposed facilities are designed to serve just the Specific Plan as proposed. Storage and use of groundwater will be governed by a Groundwater management Plan that is required to be prepared with development of the Specific Plan that will establish an agreement on the scope of service for water and sewer services that would be limited to the boundaries of the Specific Plan.
- d. *The proposed community must provide for all relevant public facilities and services, including public protection, road maintenance, library services, education facilities, and waste disposal; and, it must be demonstrated that such service can be efficiently delivered within the proposed community.* Through the land use plan, zoning ordinance, and specific provisions on construction of certain public facilities and services as the project is developed, the proposed Specific Plan will provide for all relevant public facilities and services.

Public protection in the form of police protection will be provided from the Riverside County Sheriff, which the Specific Plan includes provisions for a Sheriff substation to be developed within Village 1 of the Specific Plan. Public protection in the form of fire protection will be provided by the Riverside County Fire Department which will be served through a series of fire stations to be developed based on specific triggers

included in the Specific Plan to be built at certain thresholds of residential development.

As shown in the fiscal impact analysis prepared for the project, the property taxes and other revenue generated for the project would go towards covering the ongoing cost of maintaining the roads. Additionally, the project would create and/or annex into a Lighting and Landscape Maintenance District (LLMD) to fund for ongoing maintenance of landscape areas along roadways and other facilities and would include street sweeping related to road maintenance. Revenue from gas tax would be utilized for larger, longer term maintenance of project roads.

A library is planned to be located within Village 1 and is required to be developed based on specific triggers included in the Specific Plan to be built at a certain threshold of residential development.

Schools are included within certain planning areas of the Specific Plan and are required to be coordinated with the Coachella Valley Unified School District (CVUSD) at certain residential building permit thresholds so that the developer of the Specific Plan and CVUSD ensure that adequate school facilities are planned for and built to serve the residents of the Specific Plan.

The Specific Plan area is located within the County of Riverside Franchise Area 13 of the Department of Environmental Health, which is serviced by CR&R Waste and Recycling Services.

Generally, as indicated in the fiscal impact analysis prepared for the project, through revenue generated by the project in the form of property taxes, sales tax, transient occupancy tax, and other forms as well as through creation of special taxing areas through County Service Areas, Community Facility Districts, and Lighting and Landscape Maintenance District, the project as a whole at buildout would be anticipated to result in a net surplus in revenue to the County to be able to efficiently provide for the public services necessary to serve the development that could occur under the proposed Specific Plan.

- e. *The proposed community must provide a full range of parks and if necessary, parks large enough to accommodate organized sports activities.* The land use plan proposed with the Specific Plan includes a number and variety of parks throughout the Specific Plan. Neighborhood parks and pocket parks are conceptually located in the Specific Plan so that all homes will be within walking and biking distance (generally within ¼- to ½-mile). Trails and linear park systems connect between the residential areas to the destination areas within the Specific Plan such as schools, parks, and commercial areas. Specifically designated parks in the land use plan range in size from 2.0 acres up to 12.1 acres, which are sized large enough to handle organized soccer, baseball, and football activities. Active sports fields are planned for the 7.0 acre park in Village 5, but could also be accommodated in other larger planned parks.
- f. *The proposed community must be consistent with, and advance the goals of, the Riverside County Housing Element and provide for a range of housing opportunities including low and moderate-income housing.* The range of residential densities

proposed by the Specific Plan are anticipated to serve a wide range of demographics and income levels. Additionally, the Specific Plan includes provisions for 5% of the total dwelling units (425 units assuming a buildout of 8,490 units) to be affordable to lower- and moderate-income households. As noted elsewhere in the findings, as well as included in Appendix J-1 of the Environmental Impact report, the proposed Specific Plan is consistent with the policies and advances the goals of the Riverside County Housing Element.

- g. *At least 50% of the proposed community must be devoted to open space and recreation.* The Specific Plan encompasses a total of approximately 5,000 acres with approximately 3,100 acres dedicated for natural open space. This alone, not including developed open areas like parks, meets the requirement for a minimum of 50% to be dedicated to open space and recreation.
- h. *The proposed community must be compatible with the achievement of the goals of the Coachella Valley Multiple Species Habitat Conservation Plan, as determined by the County of Riverside in consultation with the Coachella Valley Association of Governments, the California Department of Fish and Wildlife, and the United States Fish and Wildlife Service.* Consistency with the CVMSHCP is detailed in full in Section 4.4 of the Environmental Impact Report. Generally, related to dedication of open space as required by the CVMSHCP, the Specific Plan initially sets aside area within the Specific Plan boundaries to be dedicated as conservation area and establishes a process for identifying additionally area to be dedicated as development is proposed and would be reviewed under the Joint Project Review (JPR) process with the Coachella Valley Conservation Commission (CVCC). Additionally, the Specific Plan has been designed to avoid and minimize impacts to the most sensitive areas associated with wildlife corridors identified by the CVMSHCP that are within the boundaries of the Specific Plan.
- i. *The plan must be based on “new urbanism” principles, and include elements that facilitate internal transit programs and encourage pedestrian mobility.* The Specific Plan includes a variety of land use types and densities of residential within a relatively compact area with enhanced pedestrian connections that all encourage pedestrian mobility. The Specific Plan includes a plan to accommodate Neighborhood Electric Vehicles (NEVs) to facilitate internal transit that provides for a viable alternative to traditional automobiles. The Specific Plan also includes and promotes sustainable practices through construction and operation of implementing development that is also a principle of new urbanism.
- j. *The plan, to the extent feasible, must contain provisions for the use of innovative and state-of-the-art technology to reduce energy and resource consumption.* The Specific Plan includes a number of plans and provisions aimed to reduce energy and resource consumption, such as a network for NEVs, electrical vehicle chargers with all residential garages, chargers for non-residential land uses, and a projected production of 60% of the Specific Plan's electricity needs through on-site generation from solar, wastewater methane capture, fuel cell generation, and other methods that may be feasible.

3. There are new conditions or special circumstances that were unanticipated in preparing the General Plan.

The new conditions or circumstances that exist are the proposed Specific Plan fully meeting the provisions listed in ECVAP Policy 2.3 as detailed above, in particular provision b. related to a comprehensive water service program that addresses the long-term requirements of the project. The project prepared a Water Supply Assessment (WSA) for the Coachella Valley Water District (CVWD) dated July 14, 2017 and approved by CVWD on July 25, 2017. This recent action by CVWD and the details within the WSA provide a basis to determine that the project addresses the long-term water supply requirements consistent with ECVAP Policy 2.3. With this provision met, it provides justification to amend the General Plan land use designations as it is envisioned to potentially do by the General Plan.

The proposed project is a planned community in lands adjacent to Interstate 10 in the Shavers Valley area and complies with requirements a.-j. of ECVAP Policy 2.3, and, therefore, under ECVAP 2.3, the proposed project is not subject to the usual eight-year limit or other procedural requirements applicable to Foundation Component amendment. For a Foundation Component General Plan Amendment, the following findings allowing such an amendment are made as follows:

1. That new conditions or circumstances disclosed during the review process justify modifying the General Plan.

The new conditions or circumstances that exist are the proposed Specific Plan meeting the provisions listed in ECVAP Policy 2.3 as detailed above. With these provisions met, it provides justification to amend the General Plan land use designations. Additionally, a new condition may also be the opportunity that is presented by having 5,000 acres under the control of one entity that wants to pursue a comprehensive master plan to address not only the land uses, but the infrastructure and open space needs as well and which in doing so will assist the County in compliance with the MSHCP and furthering the objectives of the General Plan and implementation of ECVAP Policy 2.3. Without such an extensive ownership and ability to comprehensively plan for the area, which balances out the needs for open space conservation with areas with increased intensity as well as ability to provide for necessary infrastructure to serve this intensity, such land use designations would not be as practical applied on their own.

2. The modifications do not conflict with the overall Riverside County Vision.

This is detailed above in the Findings for the Entitlement/Policy component of the General Plan Amendment, which concludes that the amendment would not conflict with the overall Riverside County Vision.

3. The modifications would not create an internal inconsistency among the elements of the General Plan.

The General Plan Amendment changes the Foundation Component from Open Space to Community Development. Such change does not conflict with other Elements of the General Plan. As provided in EIR No. 471 and detailed in Environmental Impact Report Appendix J-1, the project would not create an internal inconsistency among the elements or any General Plan policies.

Specific Plan

1. The Specific Plan proposes a master plan that would allow for a maximum of 8,490 dwelling units and up to 1.38 million square feet of non-residential uses within an approximately 1,848-acre development footprint divided between 6 Villages within an overall 5,000-acre overall Specific Plan area.
2. Pursuant to Ordinance No. 348, the proposed Specific Plan includes the following:
 - a. *The distribution, location and extent of the uses of land, including open space, within the area covered by the plan.* These are shown on the land use plan included in the Specific Plan.
 - b. *The proposed distribution, location and extent and intensity of major components of public and private transportation, sewage, water, drainage, solid waste disposal, energy, and other essential facilities proposed to be located within the area covered by the plan.* These are shown through the land use plan, circulation plan, water master plan, wastewater plan, drainage master plan, infrastructure and public services which addresses solid waste disposal and energy service as well as the analysis included in the Environmental Impact Report for the Specific Plan.
 - c. *Standards and criteria by which development will proceed, and standards for the conservation, development, and utilization of natural resources, where applicable.* The Specific Plan includes general standards for development to comply with and the Specific Plan zoning ordinances includes specifics on the uses and development standards that will be allowed within the Specific Plan. The land use plan and other provisions of the Specific Plan and mitigation measures from the Environmental Impact Report further establish criteria and provisions that implementing development will be required to comply with for purposes of conservation and utilization of natural resources.
 - d. *A program of implementation measures including regulations, programs, public works projects, and financing measures necessary to carry out paragraphs (1), (2) and (3) of this subsection [items a, b and c].* The Specific Plan and conditions of approval for the Specific Plan includes a number of provisions to guide implementing development and infrastructure to serve the development as well as financing measures to support development and ongoing operation of development. The Environmental Impact Report also includes analysis and mitigation measures (which are incorporated as conditions of approval) as appropriate to include programs for implementing development to ensure it meets the provisions as noted in items a, b, and c above.
 - e. *A specific plan shall include a statement of the relationship of the specific plan to the General Plan.* The Specific Plan provides this statement in Section 1.11 of the Specific Plan.
3. Eastern Coachella Valley Area Plan Policy 2.3 notes anticipated “new towns and planned self-sustaining communities” to be developed in Riverside County and specifically identifies the potential for such development in the Shavers Valley where the proposed Specific Plan is located. The policy identifies certain provisions that need to be met for development to be proposed in this area to not be subject to the procedural requirements of a Foundation Component General Plan

Amendment. These provisions are detailed in the findings for the General Plan Amendment to support the proposed Specific Plan.

Change of Zone

1. The proposed change of zone to Specific Plan would allow generally for a variety of residential and non-residential uses as included in the Specific Plan land use plan. The Zoning Classification for the property is being changed to SP to be consistent with the proposed Specific Plan and the General Plan land use designations of Open Space-Conservation Habitat (OS-CH), Open Space-Recreation (OS-R), Mixed Use (MU), Commercial Retail (CR), Medium Density Residential (MDR), Medium High Density Residential (MHDR), High Density Residential (HDR), Highest Density Residential (HHDR), and Public Facilities (PF) designations, as reflected on the Land Use Plan for Specific Plan No. 339 .

Other Findings:

1. The project site is located within the Desert Tortoise and Linkage Conservation Area of the Coachella Valley Multiple Species Habitat Conservation Plan. This Specific Plan fulfills the plan requirements based on the Specific Plan not directly proposing development that would "result in disturbance to Habitat, natural communities, Biological Corridors, or Essential Ecological Process." Since the Specific Plan and the EIR are Program level that do not directly result in development that would disturb the environment, the JPR process is not required to be completed for the Specific Plan to be able to be approved. In lieu of obtaining a determination of consistency through JPR for the overall Specific Plan, the EIR and the Specific Plan have incorporated mitigation measures and processes for implementing projects to go through JPR to identify, acquire, and dedicate open space based on the requirements of the CVMSHCP and would be consistent with the CVMSHCP.
2. The project site is not located a city's Sphere of Influence.
3. The project site is not located within an Airport Influence Area ("AIA") boundary and is therefore not subject to the Airport Land Use Commission ("ALUC") review.
4. In compliance with Senate Bill 18 (SB18) concerning proposed General Plan Amendment No. 686, the County requested a list from the Native American Heritage Commission (NAHC) of Tribes whose historical extent includes the project area. Based on the list provided by NAHC, the County sent project notices on October 20, 2006 to 13 Native American Tribal representatives. No responses were received requesting consultation based on these notices.

In compliance with Assembly Bill 52 (AB52), the County mailed notices regarding this project to the Cahuilla Band of Indians, the Cabazon Band of Mission Indians, Torres-Martinez Desert Cahuilla Indians, and the Agua Caliente Band of Cahuilla Indians on May 9, 2016. A response requesting additional information was received from Agua Caliente Band of Cahuilla Indians dated May 16, 2016. Upon receipt and review of the information requested, a subsequent later dated June 7, 2017 was received from Agua Caliente Band of Cahuilla Indians noting all concerns being addressed and proper mitigation measures have been incorporated for tribal monitoring and noted conclusion of consultation. Although not included on the noticing for AB52 consultation, a letter from Twenty-nine Palms Band of Mission Indians dated November 29, 2016 was received noting it was not aware of any cultural resources within the project boundary and requesting additional information. A subsequent letter was received from Twenty-nine Palms Band of Mission Indians dated January 11, 2018 based on noticing

on availability of the Draft EIR which notes the requested inclusion of tribal monitoring for the project. In addition for requirements to have a Cultural Resources Management Plan and archaeological monitoring of ground disturbance, the Environmental Impact Report also includes mitigation (MM CUL-5) that requires coordination and monitoring from a Native American tribal representative for ground disturbance activities.

5. The project site is not located within the Mount Palomar Observatory Lighting Zone boundary.
6. The project site is not located within the Fee Assessment Area of the Stephen's Kangaroo Rat Habitat Conservation Plan ("SKRHCP").

Fire Findings:

1. This land division is located outside any area designated with fire hazard severity and not located within either a State Responsibility Area or a Local Responsibility Area and is not subject to the requirements of Government Code section 66474.02.

Conclusion:

1. For the reasons discussed above, as well as the information provided in the EIR, 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 and Desert Sun Newspaper. Additionally, public hearing notices were mailed to property owners within 2,400 feet of the project site and any other parties or individuals that specifically requested to be noticed regarding the project or that commented on the Draft EIR. As of the writing of this report, Planning Staff has received comments through the course of processing the project as well as comments received on the EIR Notice of Preparation and Draft EIR. The comments received through the course of processing are attached to the staff report. The comments received on the EIR Notice of Preparation and Draft EIR are included within the Final EIR documents.

RESOLUTION 2018-011
RECOMMENDING ADOPTION OF
GENERAL PLAN AMENDMENT NO. 686
AND SPECIFIC PLAN NO. 339

WHEREAS, pursuant to the provisions of Government Code Section(s) 65350/65450 et. seq., a public hearing was held before the Riverside County Planning Commission in Riverside, California on November 28, 2018 and December 5, 2018, to consider the above-referenced matter; and,

WHEREAS, all the procedures of the California Environmental Quality Act and the Riverside County Rules to Implement the Act have been met and the environmental document prepared or relied on is sufficiently detailed so that all the potentially significant effects of the project on the environment and measures necessary to avoid or substantially lessen such effects have been evaluated in accordance with the above-referenced Act and Procedures; and,

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

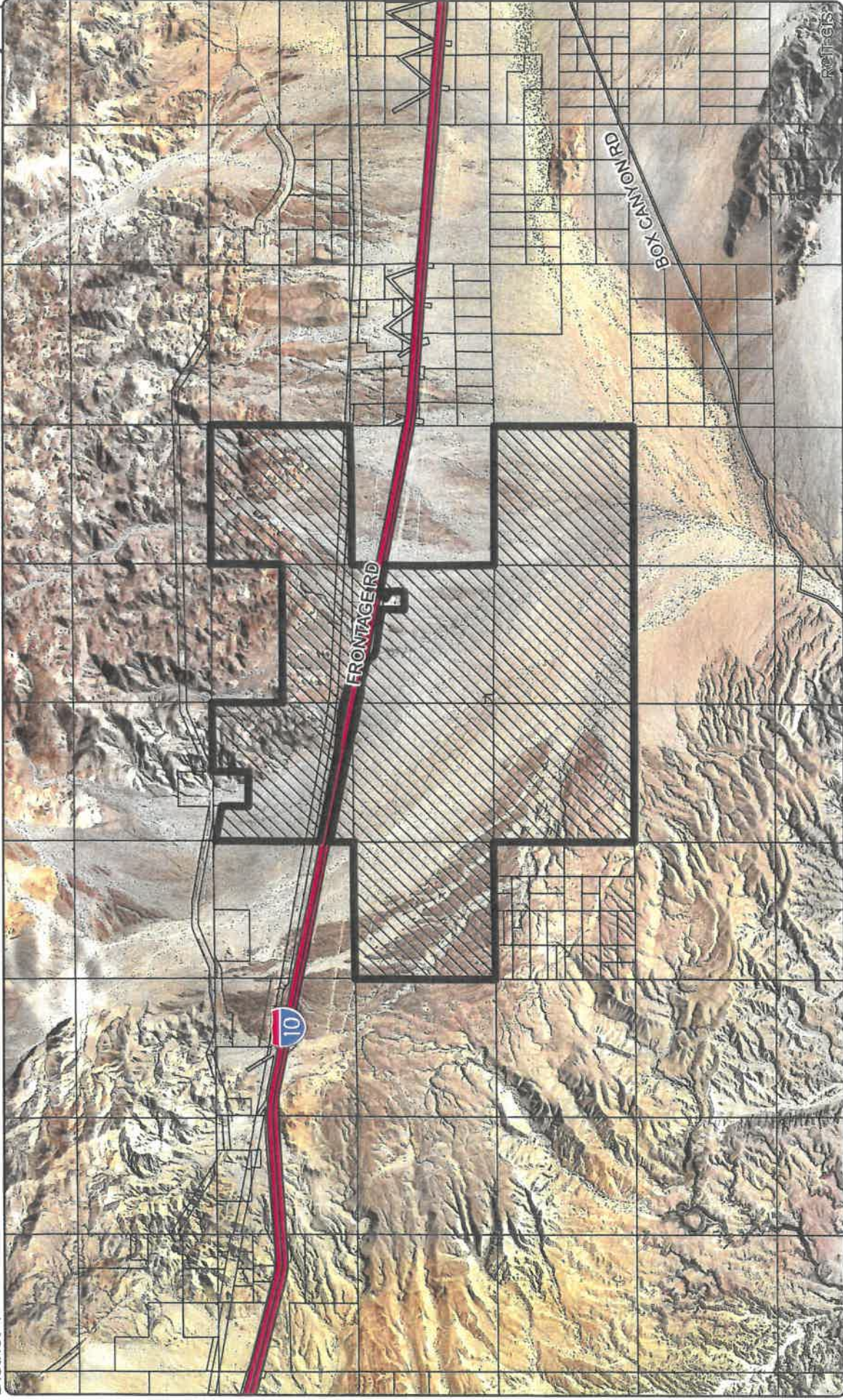
BE IT RESOLVED, FOUND, DETERMINED, AND ORDERED by the Planning Commission of the County of Riverside, in regular session assembled on November 28, 2018 and December 5, 2018, that it has reviewed and considered the environmental document prepared or relied on and recommends the following, based on the findings and conclusions in the staff report and incorporated herein by reference:

- ADOPTION** of a resolution certifying the environmental document, **ENVIRONMENTAL IMPACT REPORT NO. 506**;
- APPROVAL** of **SPECIFIC PLAN NO. 3339**; and
- APPROVAL** of **GENERAL PLAN AMENDMENT NO. 686**.

RIVERSIDE COUNTY PLANNING DEPARTMENT
CZ06915 GPA00686 SP00339
VICINITY/POLICY AREAS

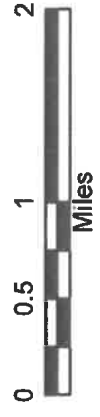
Supervisor: Perez
District 4

Date Drawn: 11/20/2018
Vicinity Map



Zoning Area: Chuckawalla

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2005, the County of Riverside adopted a new General Plan. 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, 1000 West Street, Riverside, California 92501, or call the Planning Department at (951) 940-2077 (Eastern County) or (951) 940-2078 (Western County).

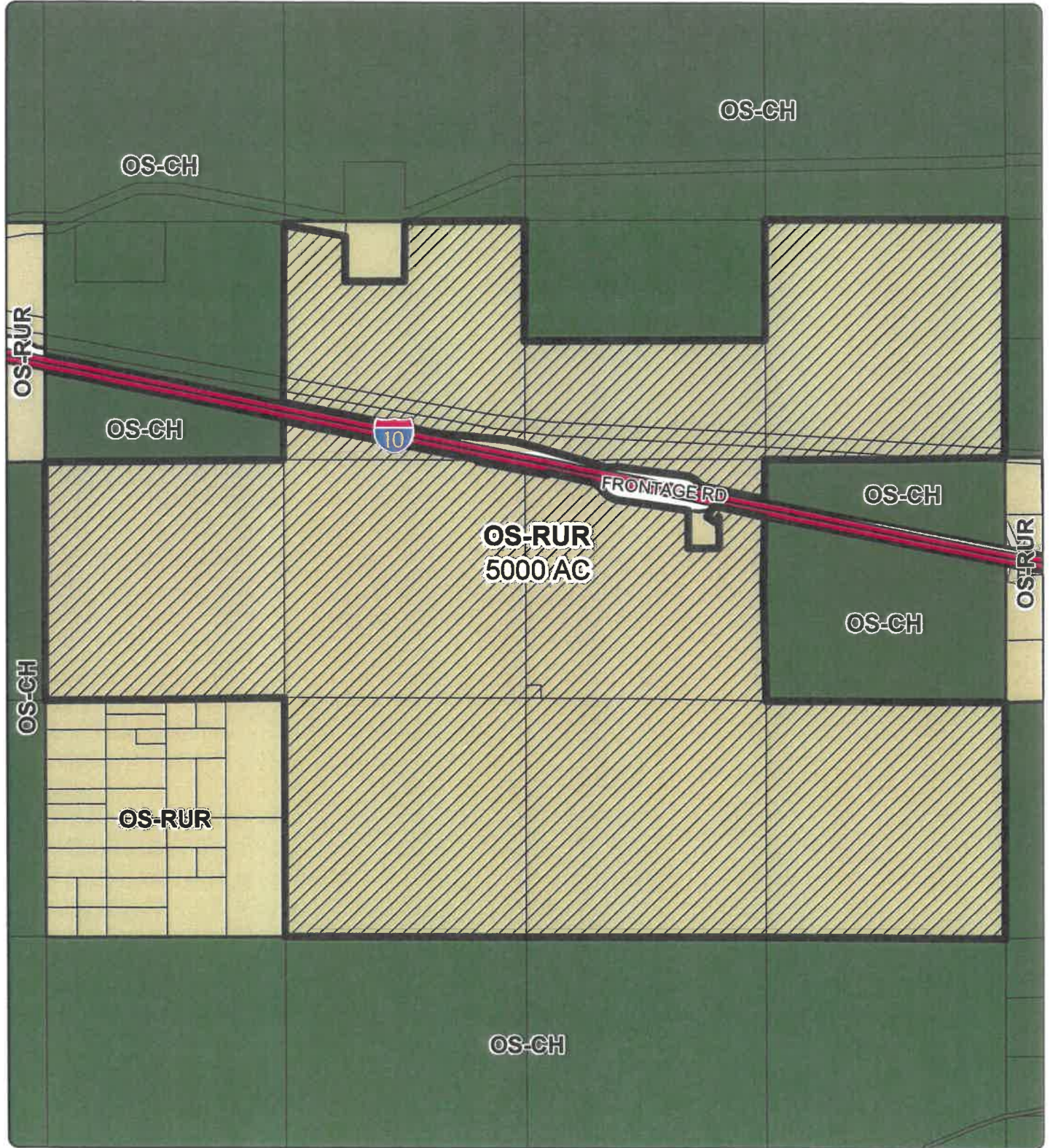
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ06915 GPA00686 SP00339

EXISTING GENERAL PLAN

Supervisor: Perez
District 4

Date Drawn: 11/20/2018
Exhibit 5



Zoning Area: Chuckawalla

Author: Vinnie Nguyen



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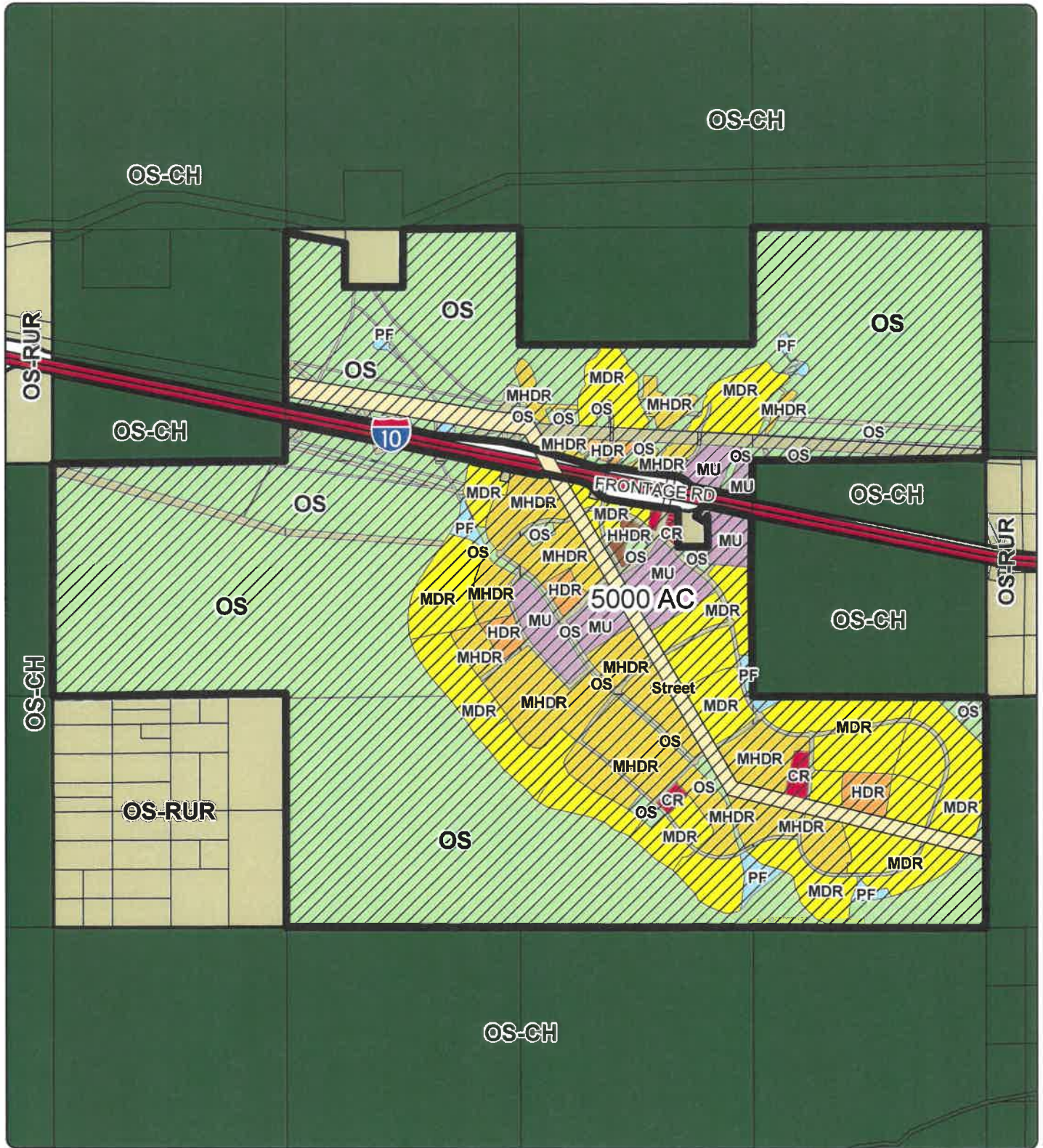
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ06915 GPA00686 SP00339

PROPOSED PLANNING AREA GENERAL PLAN

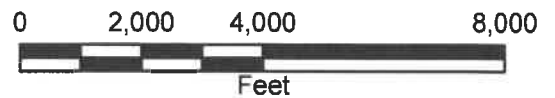
Supervisor: Perez
District 4

Date Drawn: 11/20/2018
Exhibit 6



Zoning Area: Chuckawalla

Author: Vinnie Nguyen



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

RIVERSIDE COUNTY PLANNING DEPARTMENT

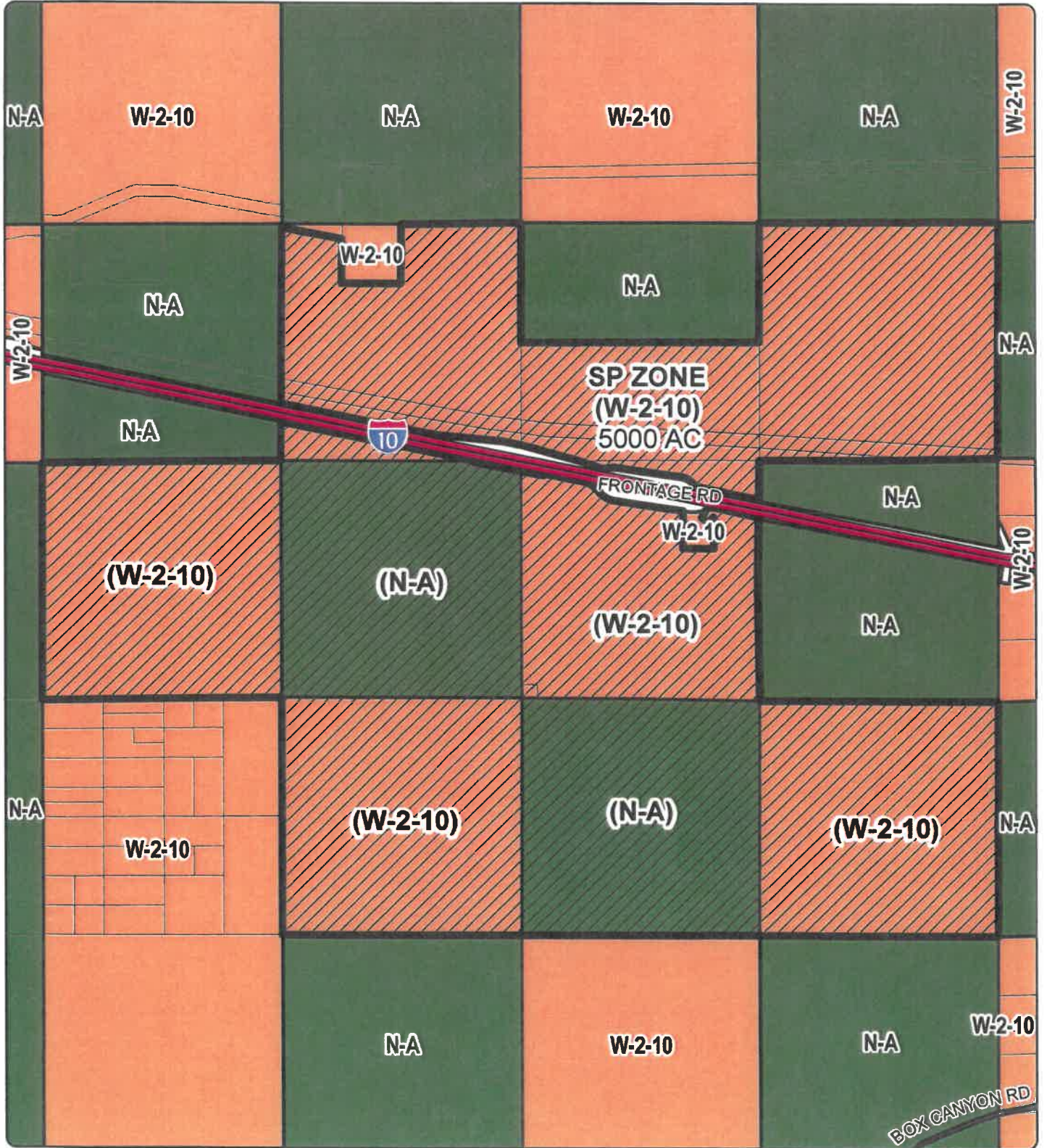
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PROPOSED ZONING

Supervisor: Perez
District 4

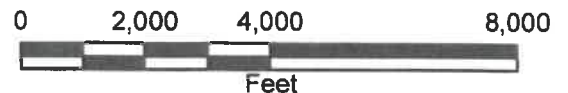
Date Drawn: 11/20/2018

Exhibit 3



Zoning Area: Chuckawalla

Author: Vinnie Nguyen



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

RIVERSIDE COUNTY PLANNING DEPARTMENT

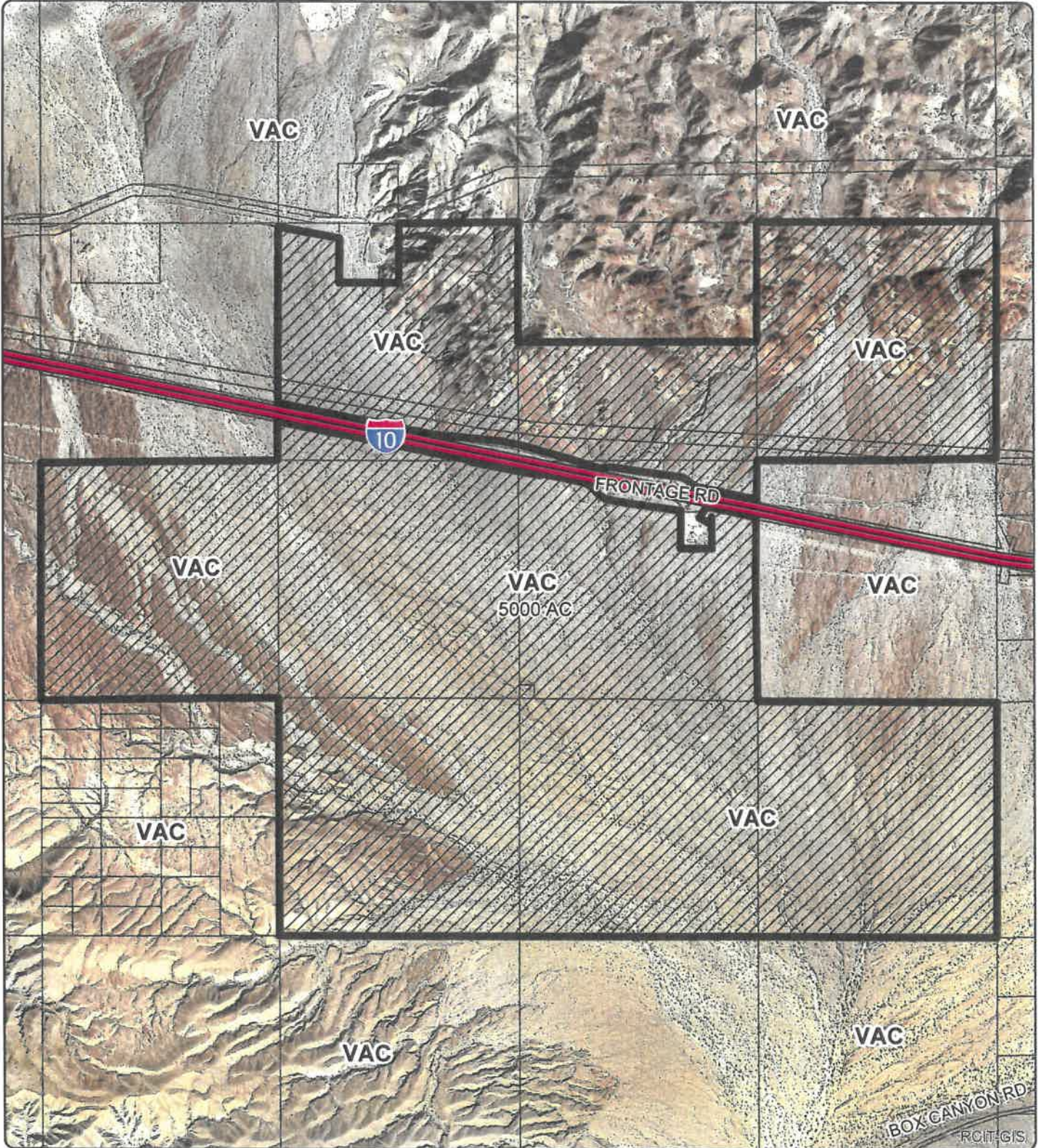
CZ06915 GPA00686 SP00339

Supervisor: Perez
District 4

Date Drawn: 11/20/2018

Exhibit 1

LAND USE



Zoning Area: Chuckawalla

Author: Vinnie Nguyen



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PARADISE VALLEY

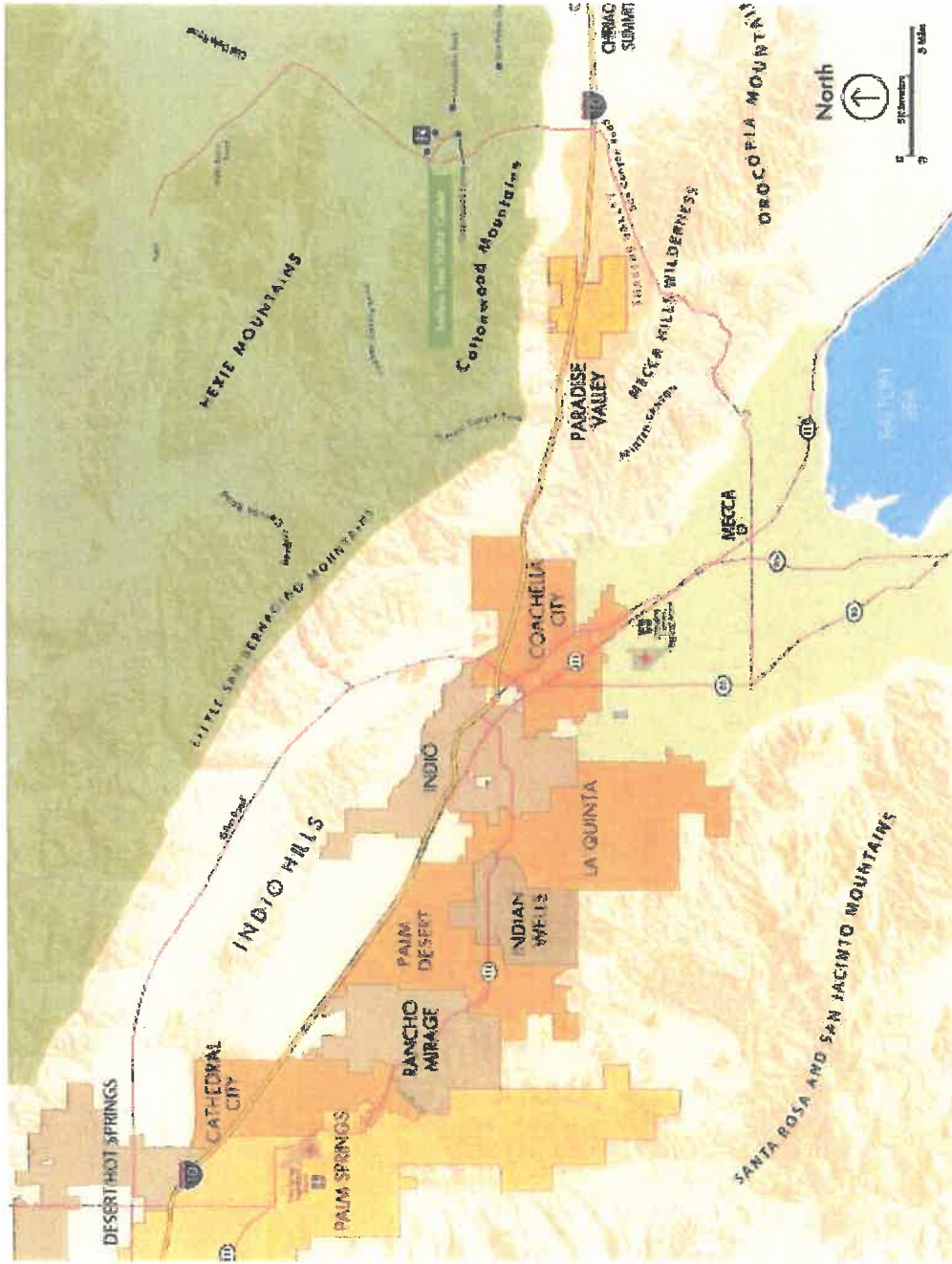


EXHIBIT 1-1 REGIONAL CONTEXT

PARADISE VALLEY

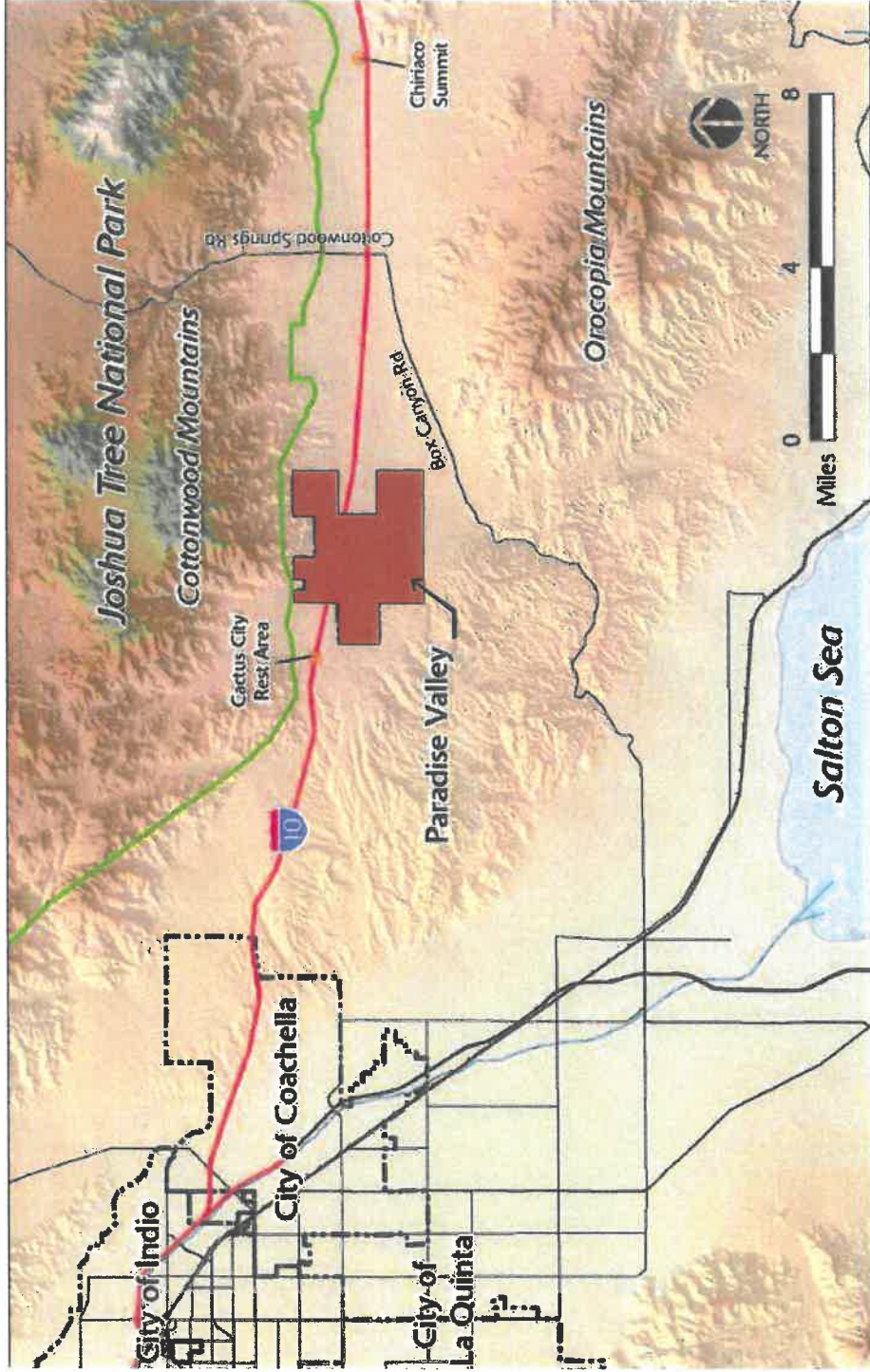


EXHIBIT 1-2 LOCAL CONTEXT

PARADISE VALLEY



EXHIBIT 1-3 SITE AERIAL

TABLE 2-1 PROJECT SUMMARY

LAND USE	GROSS ACRES	% OF DEV. FOOT-PRINT	GROSS DENSITY (DU/AC)	TARGET DWELLING UNITS (DU)	MAXIMUM NON-RESIDENTIAL SQUARE FOOTAGE (SF)
RESIDENTIAL					
MEDIUM DENSITY RESIDENTIAL - MDR 2-5 DU/AC	820.5	44.4%	3.7	3,010	
MEDIUM HIGH DENSITY RESIDENTIAL - MHDR 5-8 DU/AC	539.1	29.2%	6.3	3,399	
HIGH DENSITY RESIDENTIAL - HDR 8-14 DU/AC	58.7	3.2%	9.1	535	
VERY HIGH DENSITY RESIDENTIAL - VHDR 14-20 DU/AC	-	-	-	-	
HIGHEST DENSITY RESIDENTIAL - HHDR 20+ DU/AC	10.5	0.5%	20.00	211	
TOTAL RESIDENTIAL	1,428.8	77.3%	5.0	7,155	
MIXED USE					
MIXED USE - MU	177.0	9.6%	7.5	1,335	1,182,040
TOTAL MIXED USE	177.0	9.6%	7.5	1,335	1,182,040
NON-RESIDENTIAL					
COMMERCIAL RETAIL - CR	23.4	1.3%			198,950
OPEN SPACE - RECREATION - OS -R*	54.9	3.0%			
PUBLIC FACILITIES - PF**	44.8	2.4%			
BACKBONE ROADS***	118.9	6.4%			
TOTAL NON-RESIDENTIAL	242.0	13.1			198,950
DEVELOPMENT FOOTPRINT TOTAL					
DEVELOPMENT FOOTPRINT TOTAL	1,848	100%	4.6	8,490	1,380,990
OPEN SPACE - CONSERVATION HABITAT - OS - CH	3,100				
PROJECT TOTAL	4,948				

NOTES:

* ADDITIONAL PARKS TOTALING APPROXIMATELY 55 ACRES ARE CONCEPTUALLY LOCATED THROUGHOUT THE PLAN FOR A TOTAL PARK AREA OF 109.9 ACRES.

**PUBLIC FACILITIES AND INFRASTRUCTURE SUCH AS SCHOOLS, WATER WELLS AND ELECTRICAL SUBSTATIONS ARE CONCEPTUALLY LOCATED THROUGHOUT THE PLAN.

***LOCAL ROADS, "TOWN CENTER BOULEVARD" AND "MAIN STREET" ARE NOT CALCULATED IN THE BACKBONE ROAD AREA.

PARADISE VALLEY

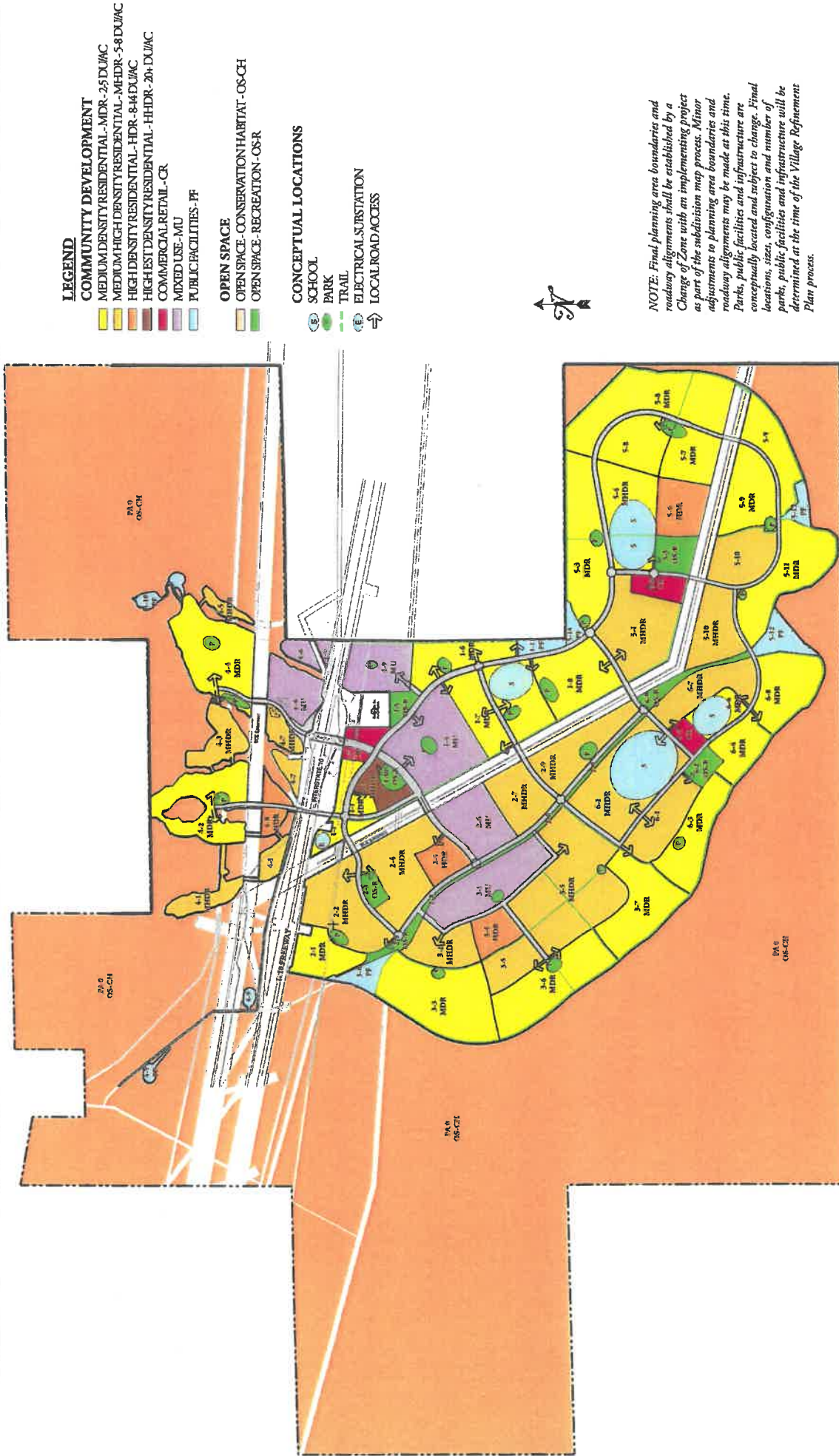
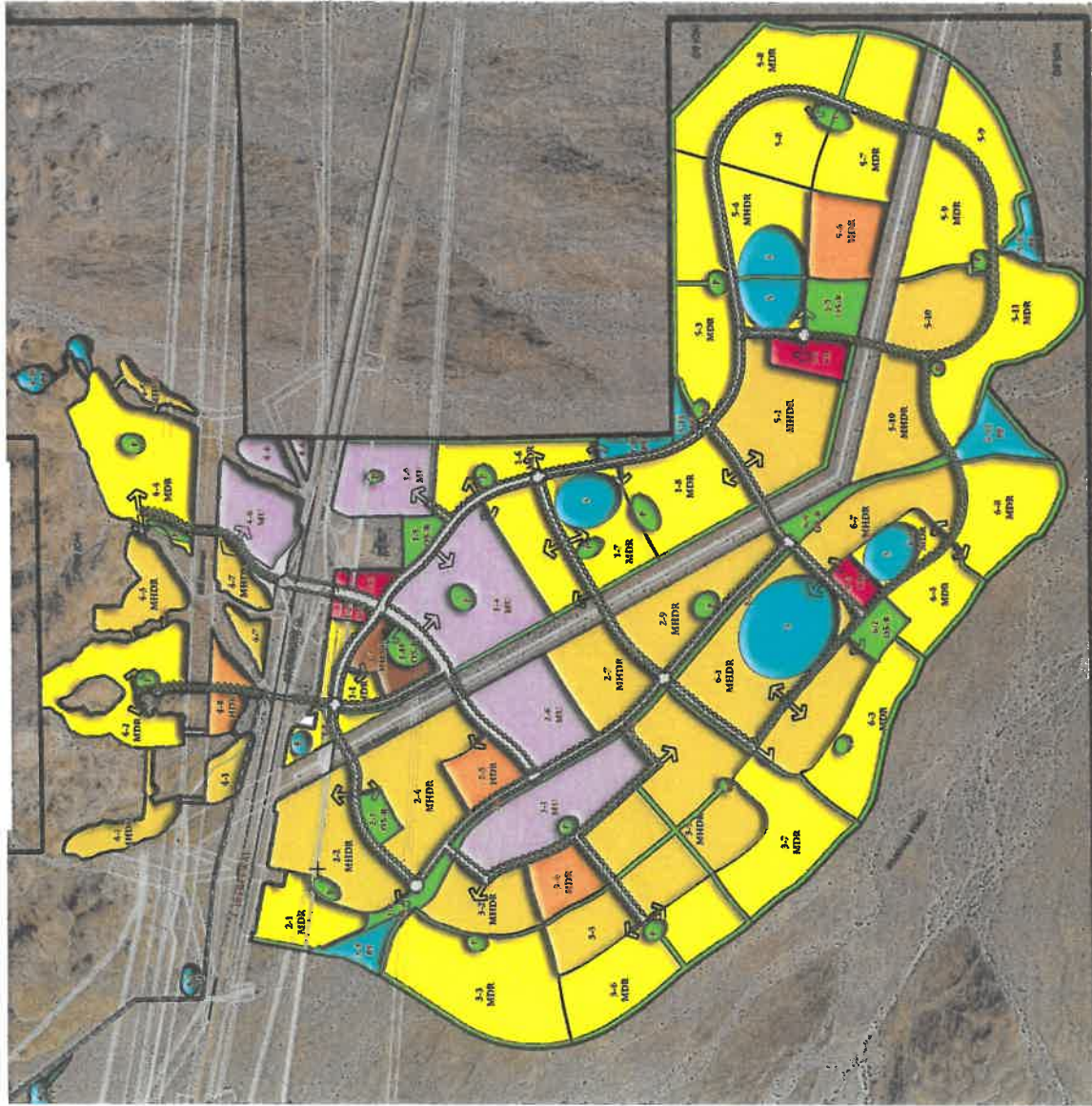


EXHIBIT 2-1 LAND USE PLAN - CONTIGUOUS SPECIFIC PLAN AREA

PARADISE VALLEY



LEGEND

- COMMUNITY DEVELOPMENT**
- MEDIUM DENSITY RESIDENTIAL - MDR - 25 DU/AC
 - MEDIUM HIGH DENSITY RESIDENTIAL - MHDR - 5-8 DU/AC
 - HIGH DENSITY RESIDENTIAL - HDR - 8-14 DU/AC
 - HIGHEST DENSITY RESIDENTIAL - FHDR - 20+ DU/AC
 - COMMERCIAL RETAIL - CR
 - MIXED USE - MU
 - PUBLIC FACILITIES - PF

- OPEN SPACE**
- OPEN SPACE - RECREATION - OS-R

CONCEPTUAL LOCATIONS

- SCHOOL
- PARK
- TRAIL
- ELECTRICAL SUBSTATION
- LOCAL ROAD ACCESS



NOTE: Final planning area boundaries and roadway alignments shall be established by a Change of Zone with an implementing project as part of the subdivision map process. Minor adjustments to planning area boundaries and roadway alignments may be made at this time. Parks, public facilities and infrastructure are conceptually located and subject to change. Final locations, sizes, configuration and number of parks, public facilities and infrastructure will be determined at the time of the Village Refinement Plan process.

EXHIBIT 2-2 LAND USE PLAN - DEVELOPMENT FOOTPRINT AREA

PARADISE VALLEY

2.3 Development Standards and Organization

2.3.1 Villages

The Paradise Valley Specific Plan is organized into six villages and a large natural open space conservation area. These villages will be differentiated by their distinct function in the community, lifestyle, location, physical setting, mix of uses and home types. These villages are structured around a highly integrated road and trails network linking Paradise Valley's various components to one another. A special project feature is an approximate 4.8 mile trail system located along the majority of the community perimeter, allowing both walking and exercise opportunities, as well as beautiful views to the outlying desert environs.

Set within each of these villages is a "core" intended to include a variety of uses and activities such as retail and service, health and wellness, education, cultural and civic uses, and may provide an array of functions and programs.

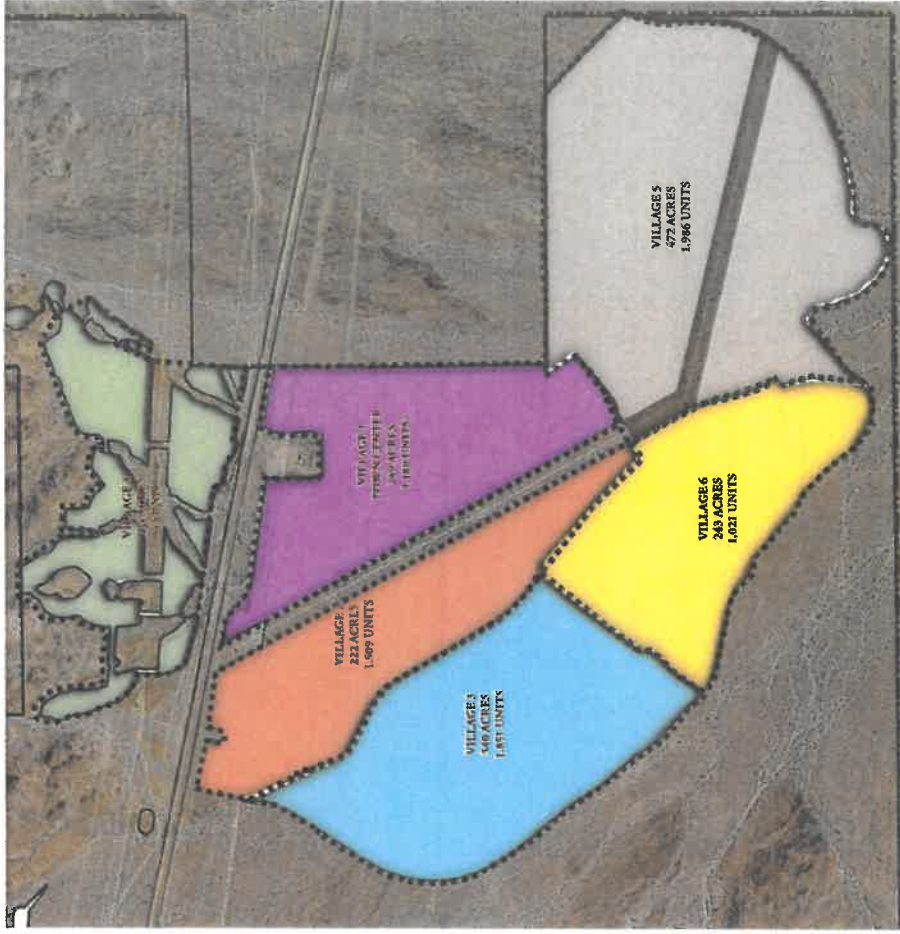
Each village will have its own identity, with unique signage and monumentation for neighborhood entries, parks, common areas and retail centers. At the same time, every village will be an integral part of the overall Paradise Valley community, with community monumentation, backbone road signage, landscape and lighting characterized by a cohesive theme. A set of complementary architectural styles has been identified to help set the tone for the entire community: Spanish, Heritage, Desert Contemporary, Prairie, Monterey and Italianate. Together, these architectural styles, with their classic and elegant detail, will provide architectural diversity and beauty. More information regarding architectural styles can be found in Section 8, Community Design Guidelines.

The Villages are as follows:

- Village 1 - Town Center
- Village 2 - The Resort Area
- Village 3 - The Age Qualified Community
- Village 4 - The Hillside Area
- Village 5 - The Family Village
- Village 6 - The Family and Pre-retiree Village

In an effort to maintain flexibility, much of the detailed design aspects for development will be defined at a later date as part of a Village Refinement Plan. Each Village within Paradise Valley will require a unique Village Refinement Plan containing detailed information regarding site layout and design, lighting, theming, monumentation and signage, infrastructure and other improvements. A Village Refinement Plan must be submitted to the Riverside County Transportation and Land Management Agency prior to the approval of any implementing plan. Please see the criteria set forth in Section 9, Implementation, Maintenance and Financing, for further information.

A description of each Village follows.



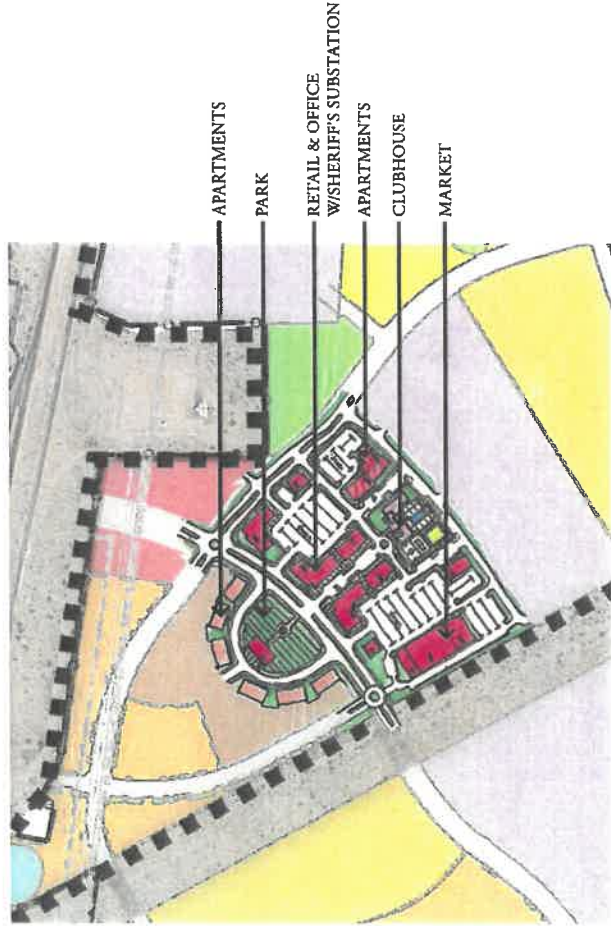
NOTE: The delineation of Villages is shown for illustrative purposes only. Final Village locations will be determined at the time of subdivision mapping.

EXHIBIT 2-3 VILLAGE ORGANIZATION

TABLE 2-2 VILLAGE 1 - TOWN CENTER - SUMMARY

Planning Area	Land Use	Gross Acreage	Target Dwelling Units	Maximum Dwelling Units	Gross Density	Maximum Square Footage
1-1	MDR	19.14	92	96	4.8	
1-6	MDR	26.86	114	134	4.2	
1-7	MDR	58.56	214	268	4.0	
1-8	MDR	37.34	136	187	3.6	
1-3	HHDR	10.55	211	422	20.0	
1-4	MU	51.85	413	413	8.0	315,500
1-9	MU	27.56				313,940
1-2	CR	7.50				78,800
1-5	OS-R	5.54				
1-10	OS-R	3.84				
1-11	PF	5.38				
TOTAL		249.13	1,180	1,520		708,240

Note: All acreages are approximate



Town Center Core Concept
For illustrative purposes only



KEY MAP

VILLAGE CORE AREA

CONCEPTUAL LOCATIONS

- SCHOOL
- PARK
- TRAIL
- ELECTRICAL SUBSTATION



EXHIBIT 2-4 VILLAGE 1 TOWN CENTER

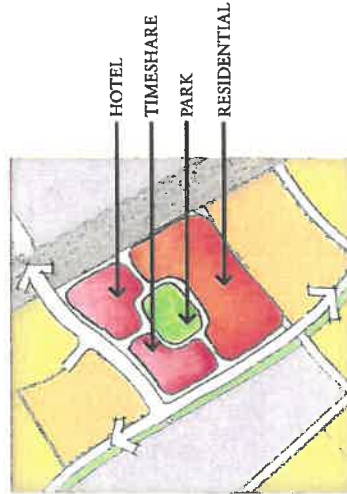
NOTE: Final planning area boundaries and roadway alignments shall be established by a Change of Zone with an implementing project as part of the subdivision map process. Minor adjustments to planning area boundaries and roadway alignments may be made at this time. Parks, public facilities and infrastructure are conceptually located and subject to change. Final locations, sizes, configuration and number of parks, public facilities and infrastructure will be determined at the time of the Village Refinement Plan process.

PARADISE VALLEY

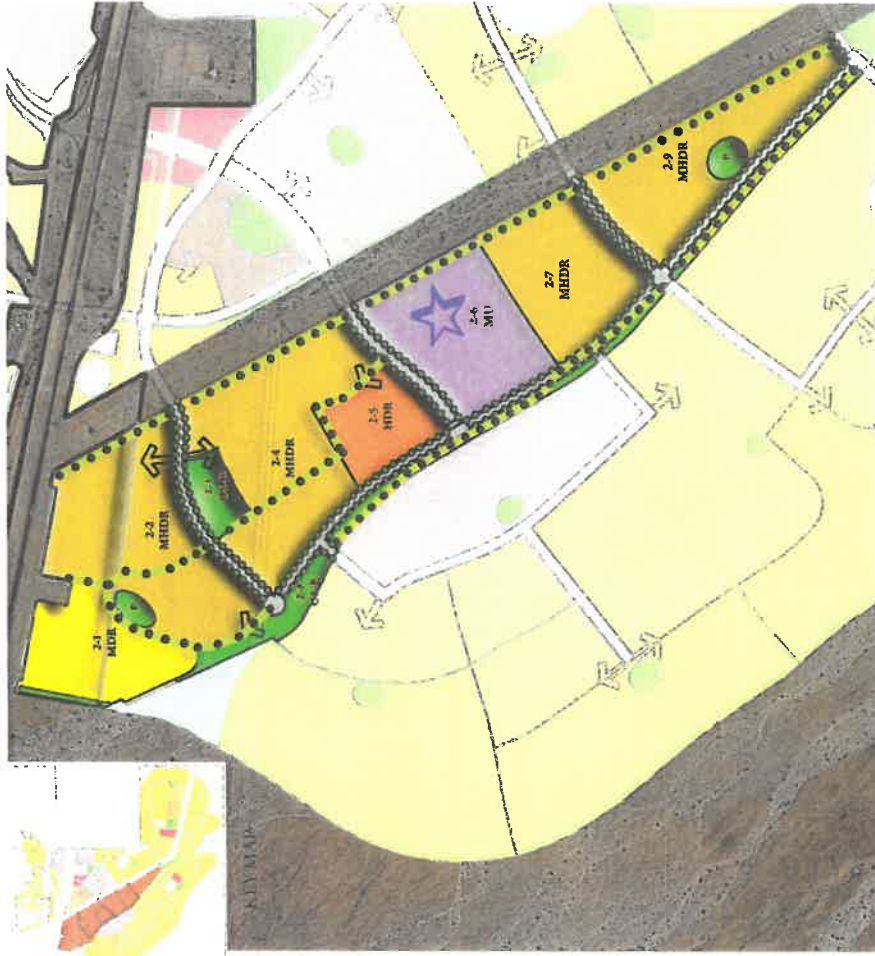
TABLE 2-3 Village 2 - SUMMARY

Planning Area	Land Use	Gross Acreage	Target Dwelling Units	Maximum Dwelling Units	Gross Density	Maximum Square Footage
2-1	MDR	20.56	77	103	3.7	
2-2	MHDR	42.54	281	340	6.6	
2-4	MHDR	42.26	247	338	5.8	
2-7	MHDR	24.92	190	199	7.6	
2-9	MHDR	31.34	172	251	5.5	
2-5	HDR	13.07	122	183	9.3	
2-6	MU	29.03	420	420	14.5	287,600
2-3	OS-R	5.23				
2-8	OS-R	13.48				
	TOTAL	222.43	1,509	1,834		287,600

Note: All acreages are approximate



Village 2 Core Concept
For illustrative purpose only



NOTE: Final planning area boundaries and roadway alignments shall be established by a Change of Zone with an implementing project as part of the subdivision map process. Minor adjustments to planning area boundaries and roadway alignments may be made at this time. Parks, public facilities and infrastructure are conceptually located and subject to change. Final locations, sizes, configuration and number of parks, public facilities and infrastructure will be determined at the time of the Village Refinement Plan process.




-  VILLAGE CORE AREA
-  PARK
-  TRAIL

EXHIBIT 2-6 VILLAGE 2

PARADISE VALLEY

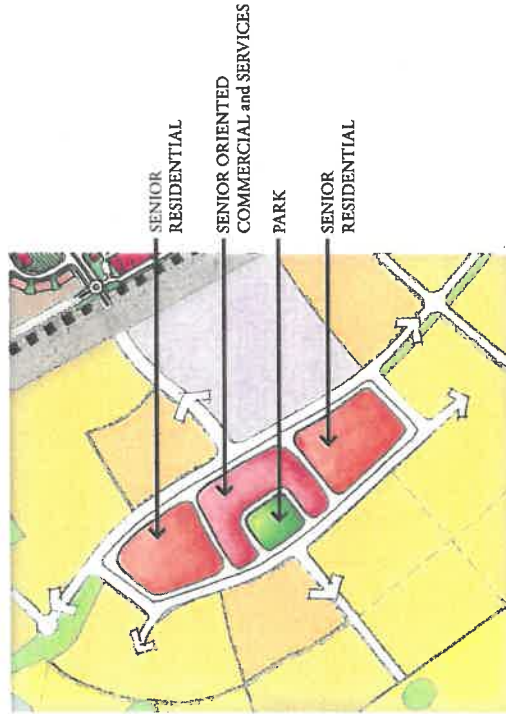


KEY MAP

TABLE 2-4 VILLAGE 3 SUMMARY

Planning Area	Land Use	Gross Acreage	Target Dwelling Units	Maximum Dwelling Units	Gross Density	Maximum Square Footage
3-3	MDR	63.46	233	317	3.7	
3-6	MDR	50.54	151	253	3.0	
3-7	MDR	42.47	153	212	3.6	
3-2	MHDR	22.57	147	181	6.5	
3-5	MHDR	99.85	695	799	6.4	
3-4	HDR	13.77	114	193	8.3	
3-1	MU	39.54	418	418	10.6	125,000
3-8	PF	8.29				
TOTAL		340.49	1,851	2,372		125,000

Note: All acreages are approximate



Village 3 Core Concept
For illustrative purposes only



NOTE: Final planning area boundaries and roadway alignments shall be established by a Change of Zone with an implementing project as part of the subdivision map process. Minor adjustments to planning area boundaries and roadway alignments may be made at this time. Parks, public facilities and infrastructure are conceptually located and subject to change. Final locations, sizes, configuration and number of parks, public facilities and infrastructure will be determined at the time of the Village Refinement Plan process.



VILLAGE CORE AREA

CONCEPTUAL LOCATIONS

PARK
TRAIL

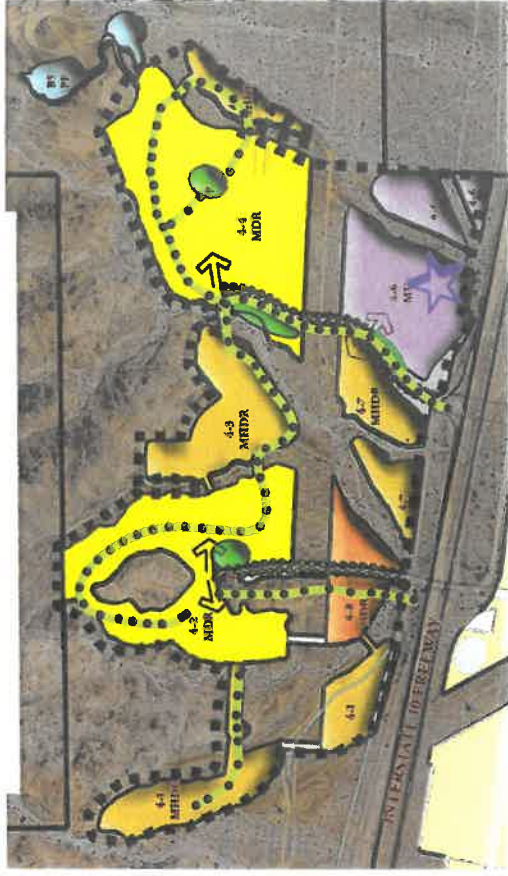
EXHIBIT 2-7 VILLAGE 3

PARADISE VALLEY

TABLE 2-5 VILLAGE 4 SUMMARY

Planning Area	Land Use	Gross Acreage	Target Dwelling Units	Maximum Dwelling Units	Gross Density	Maximum Square Footage
4-2	MDR	39.5	192	198	4.9	
4-4	MDR	49.04	172	245	3.5	
4-1	MHDR	21.30	153	170	7.2	
4-3	MHDR	17.75	116	142	6.5	
4-5	MHDR	5.35	38	43	7.1	
4-7	MHDR	13.57	96	109	7.1	
4-8	HDR	9.61	92	135	9.6	
4-6	MU	29.05	84	84	2.9	140,000
4-9	PF	4.02				
4-10	PF	5.22				
	TOTAL	194.41	943	1,125		140,000

Note: All acreages are approximate



Village 4 Core Concept
For illustrative purposes only



VILLAGE CORE AREA

CONCEPTUAL LOCATIONS

- PARK
- TRAIL

NOTE: Final planning area boundaries and roadway alignments shall be established by a Change of Zone with an implementing project as part of the subdivision map process. Minor adjustments to planning area boundaries and roadway alignments may be made at this time. Parks, public facilities and infrastructure are conceptually located and subject to change. Final locations, sizes, configuration and number of parks, public facilities and infrastructure will be determined at the time of the Village Refinement Plan process.

EXHIBIT 2-8 VILLAGE 4

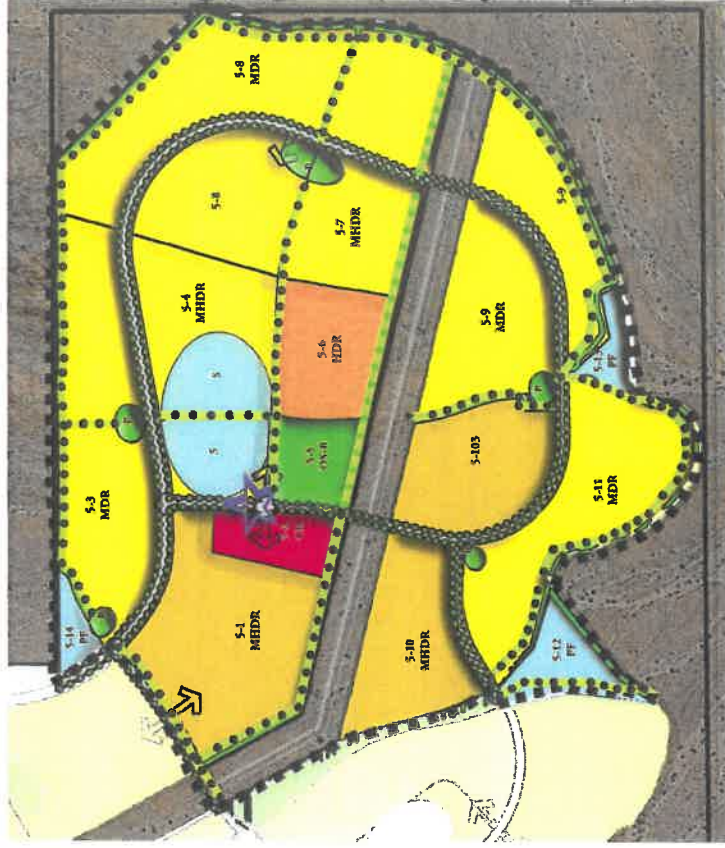
TABLE 2-6 VILLAGE 5 SUMMARY

Planning Area	Land Use	Gross Acreage	Target Dwelling Units	Maximum Dwelling Units	Gross Density	Maximum Square Footage
5-3	MDR	50.95	127	255	2.5	
5-4	MDR	43.68	172	218	3.9	
5-7	MDR	22.86	109	114	4.8	
5-8	MDR	91.58	381	458	4.2	
5-9	MDR	56.31	227	292	3.9	
5-11	MDR	45.89	156	229	3.4	
5-1	MHDR	45.88	325	367	7.1	
5-10	MHDR	53.93	282	431	5.2	
5-6	HDR	22.25	207	312	9.3	
5-2	CR	10.10				65,700
5-5	OS-R	12.08				
5-12	PF	12.24				
5-13	PF	5.61				
5-14	PF	4.01				
	TOTAL	472.3	1,986	2,676		65,700

Note: All acreages are approximate



Village 5 Core Concept
For illustrative purposes only



VILLAGE CORE AREA

CONCEPTUAL LOCATIONS

- SCHOOL
- PARK
- TRAIL



KEY MAP

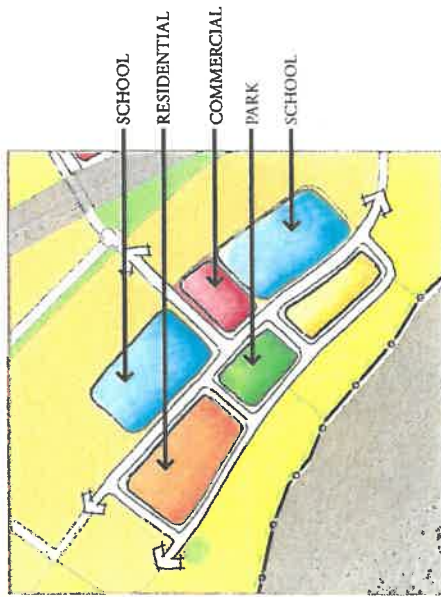
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EXHIBIT 2-9 VILLAGE 5

TABLE 2-7 VILLAGE 6 SUMMARY

Planning Area	Land Use	Gross Acreage	Target Dwelling Units	Maximum Dwelling Units	Gross Density	Maximum Square Footage
6-3	MDR	33.78	87	169	2.6	
6-4	MDR	21.38	66	107	3.1	
6-6	MDR	14.45	65	72	4.5	
6-8	MDR	35.17	86	176	2.4	
6-1	MHDR	88.87	530	444	6.0	
6-7	MHDR	28.94	187	145	6.5	
6-5	CR	5.78				54,450
6-2	OS-R	7.04				
6-9	OS-R	7.69				
	TOTAL	243.1	1,021	1,113		54,450

Note: All acreages are approximate



Village 6 Core Concept
For illustrative purposes only



VILLAGE CORE AREA

CONCEPTUAL LOCATIONS
 NOTE: Final planning area boundaries and roadway alignments shall be established by a Change of Zone with an implementing project as part of the subdivision map process. Minor adjustments to planning area boundaries and roadway alignments may be made at this time. Parks, public facilities and infrastructure are conceptually located and subject to change. Final locations, sizes, configuration and number of parks, public facilities and infrastructure will be determined at the time of the Village Refinement Plan process.

- ☆ VILLAGE CORE AREA
- Ⓢ SCHOOL
- ⓐ PARK
- TRAIL



KEY MAP

EXHIBIT 2-10 VILLAGE 6

PARADISE VALLEY

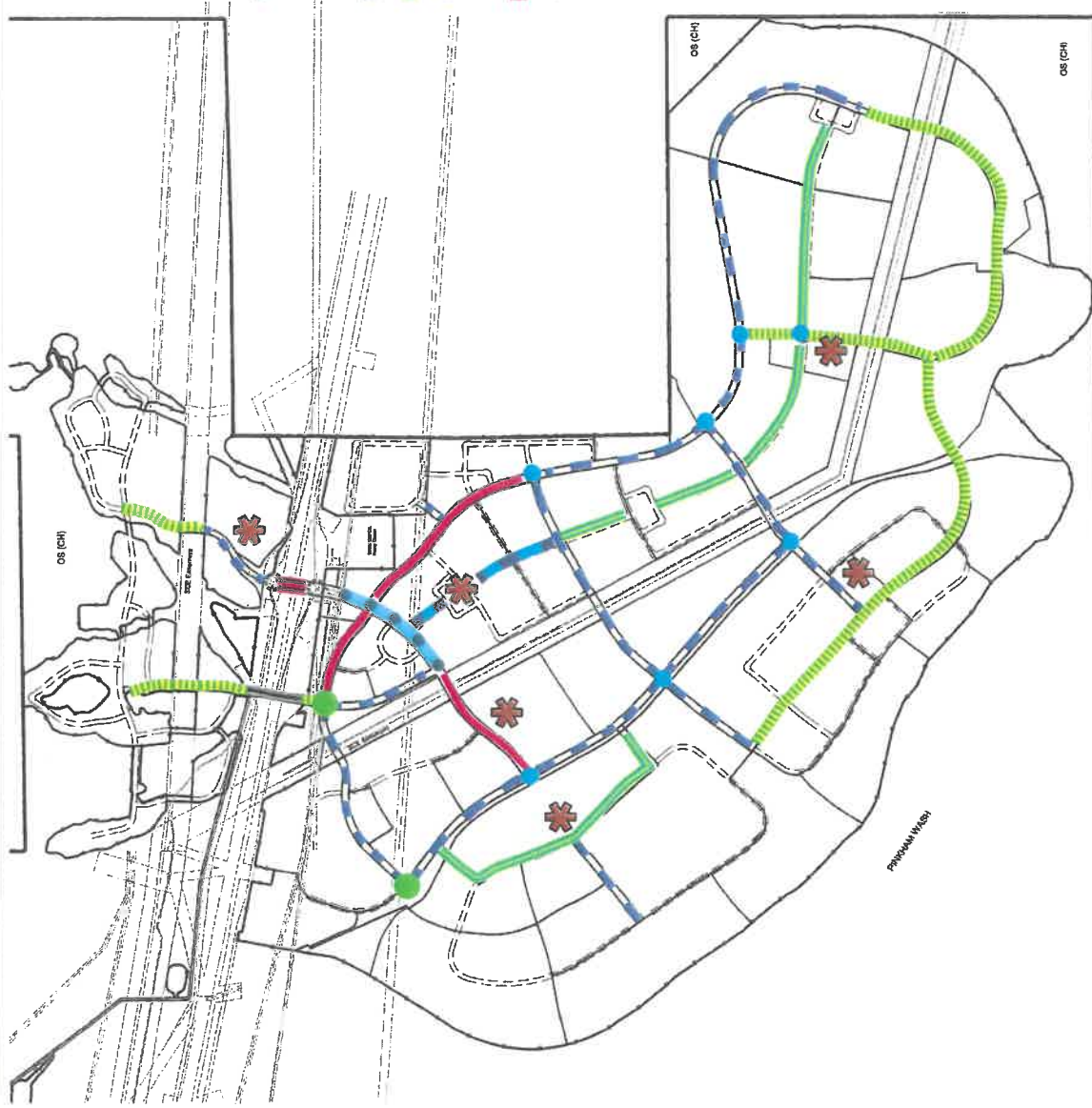
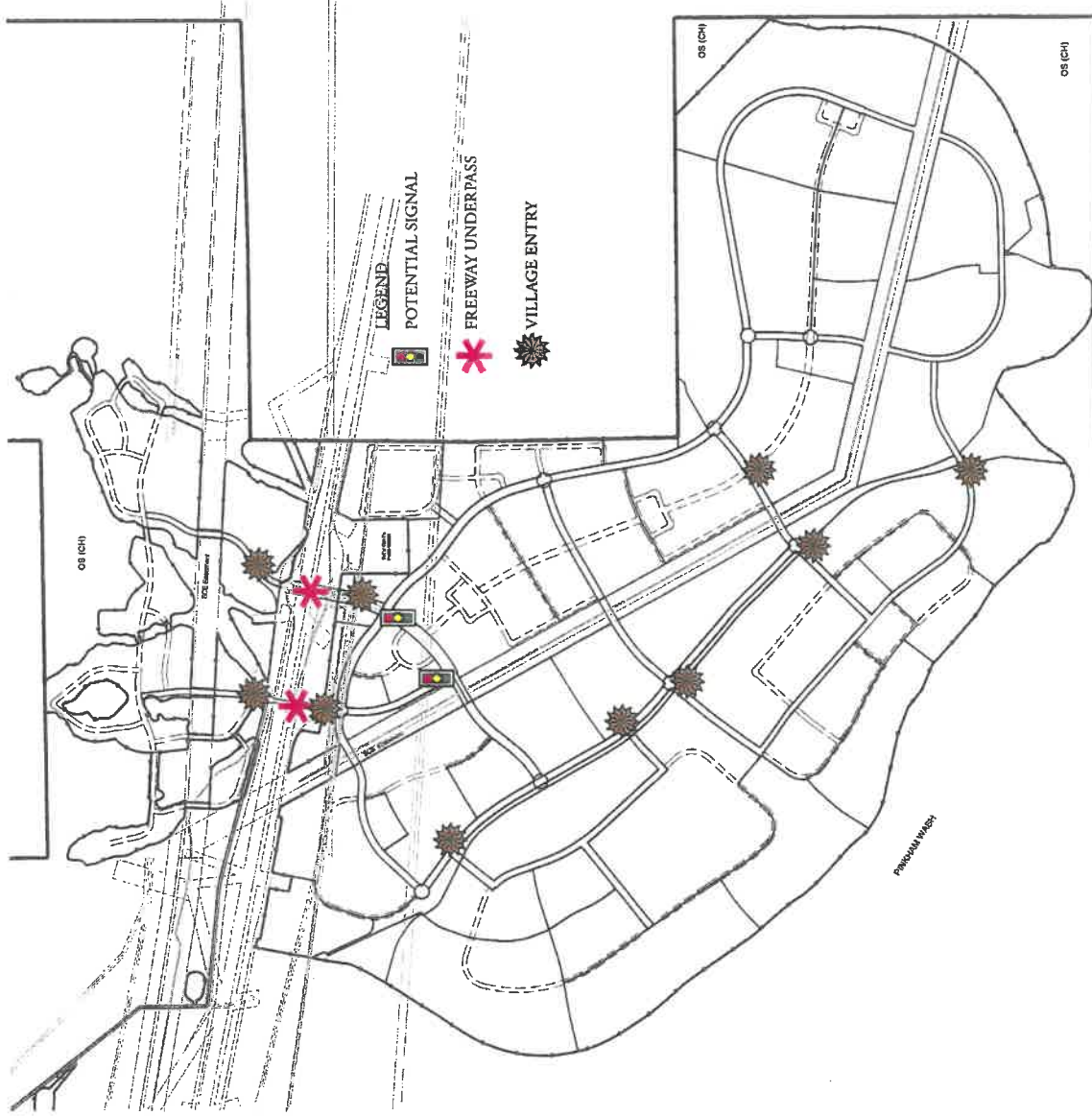


EXHIBIT 4-1 CIRCULATION PLAN

PARADISE VALLEY



NOTE: The circulation pattern and associated infrastructure shown are for illustrative purposes only. Final alignments and infrastructure will be determined at the time of subdivision mapping.

EXHIBIT 4-2 ENTRIES AND SIGNALIZATION

4.2.14 Interstate 10 Freeway Interchange

Access to the Paradise Valley Specific Plan site is provided by the existing Frontage Road on and off ramp located approximately 8 miles east of the City of Coachella and approximately three miles east of the Cactus City Rest Stop. The existing interchange allows traffic to exit the freeway traveling either east or west, pass under the freeway and re-enter in either direction. The existing underpass, also called the East Cactus City Bridge, allows traffic under Interstate 10 to access the east and west bound on ramps with approximately a minimum 15'2" clearance. See Existing Interchange Exhibit 4-16. Adjacent to the underpass roadway is an existing trapezoidal, open drainage channel traveling north-south, parallel to the existing 36' wide travel way. The channel provides drainage conveyance to upstream tributary areas within the Cottonwood Mountains as well as runoff trapped between the east and west bound lanes. A Sprint fiber optic cable aligned parallel with the freeway is located within the southerly Caltrans Frontage Road right-of-way. The south eastern end of the interchange provides access to the existing Southern California Gas Company compressor station as well as a Sprint fiber optic splice station, both south of the Frontage Road right-of-way.

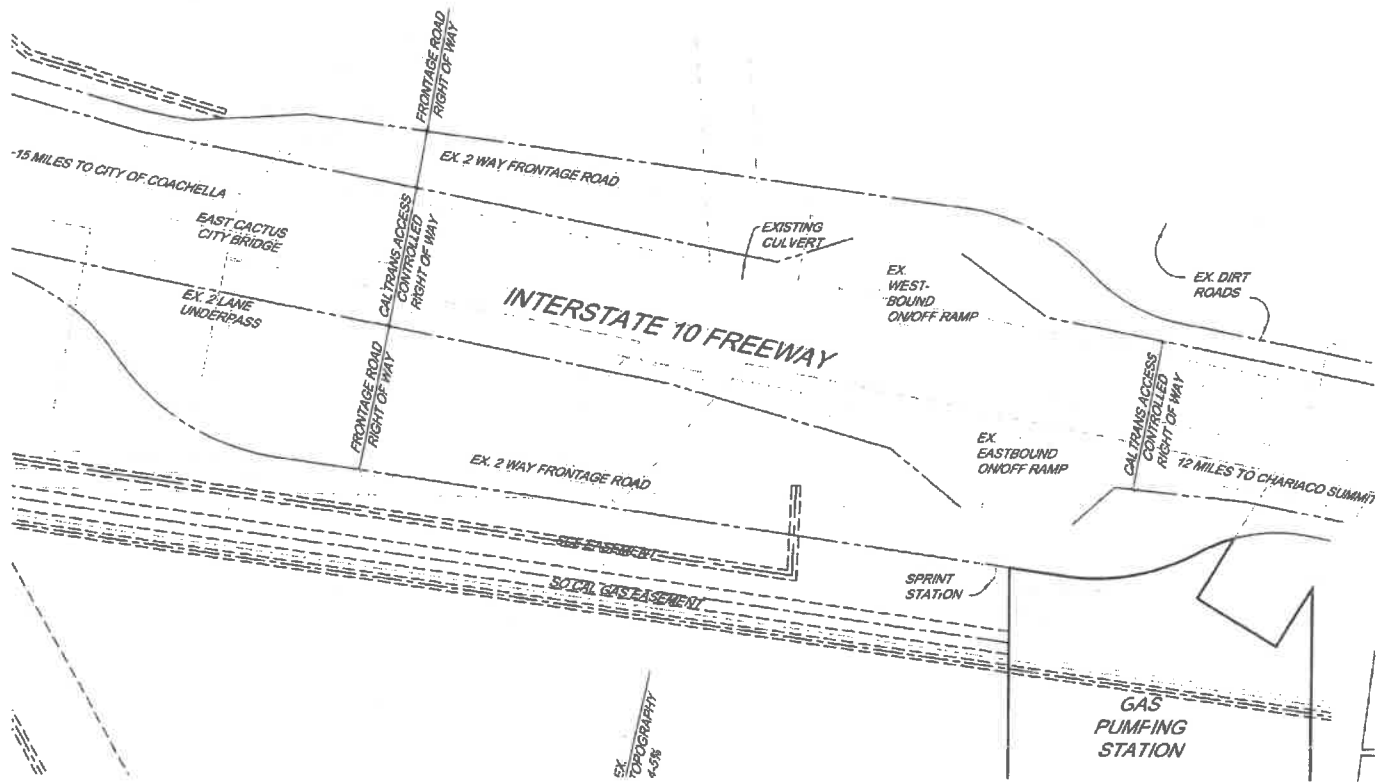
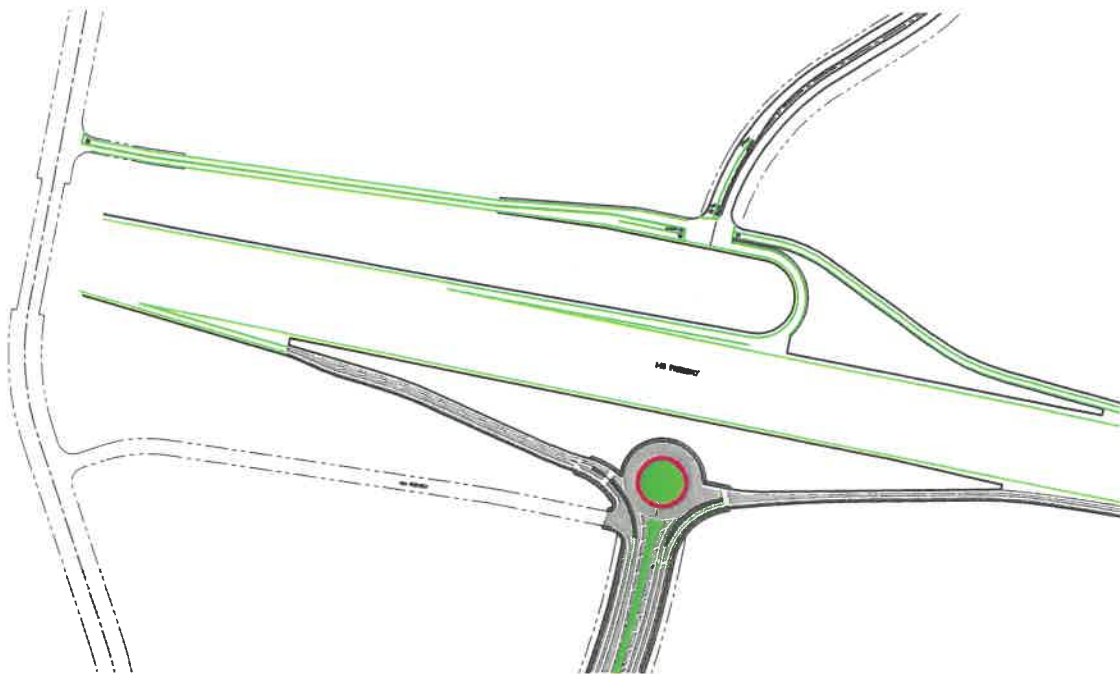


EXHIBIT 4-16 EXISTING INTERSTATE 10 INTERCHANGE

4.2.15 Interim Interstate 10 Interchange

The Frontage Road interchange will be phased with the project to meet the traffic demands of each development within the Paradise Valley Specific Plan. To the extent possible, the existing Frontage Road interchange will be utilized during the initial stages of the project. As the interchange is phased, there will be construction of new east and west bound on- and off-ramps to comply with current Caltrans, FHWA and AASHTO standards and regulations for the given traffic projections. See Interim Interchange Exhibit 4-17. The interim design proposes a west bound loop on-ramp and a standard diamond shape off-ramp. The northerly interchange intersection will service traffic from northern planning areas via the two-lane divided collector roadway. The existing Frontage Road will be utilized to direct traffic under the existing underpass to access the southern planning areas of the Paradise Valley Specific Plan and/or the eastbound on and off-ramps. The interim design also proposes a standard diamond shape eastbound on and off-ramps leading to a proposed ultimate roundabout traffic facility. The interim interchange facilities will be designed and constructed to allow a future underpass and two points of access to the northern and southern planning areas and villages.

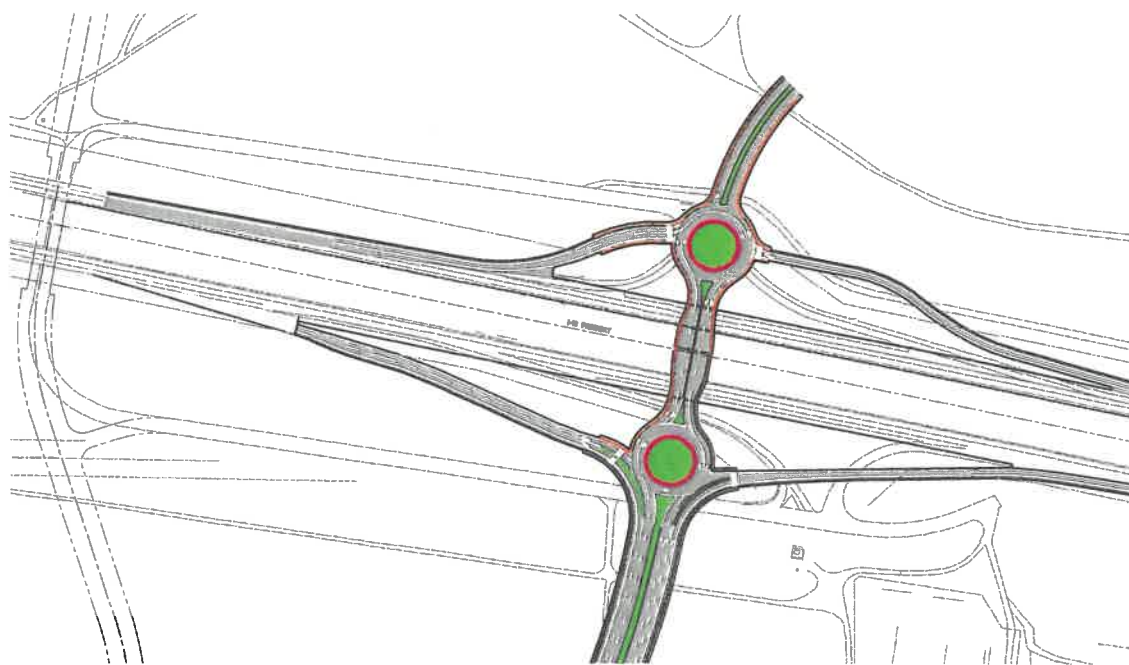


NOTE: The interim Interstate 10 Interchange and associated infrastructure shown is for illustrative purposes only. Final alignments, design and infrastructure will be determined at the time of subdivision mapping subject to planning, transportation, engineering and fire approval.

EXHIBIT 4-17 INTERIM INTERSTATE 10 INTERCHANGE

4.2.16 Ultimate Interstate 10 Interchange

The proposed ultimate interchange is conceptually designed as a diamond interchange with roundabouts directing traffic in and out of the community. The ultimate design also consists of a freeway underpass connecting the northern 2 lane divided collector to the southern 6 lane urban arterial roadway. The underpass will be designed in accordance with all state and federal standards and requirements. The ultimate design provides a two-lane eastbound off-ramp and a two-lane westbound on-ramp. The frontage roads on the north and south side of the freeway will be closed as traffic will be able to access the on and off-ramps via the new undercrossing as well as by the interior improved roadways. See Ultimate Interstate 10 Interchange Exhibit 4-18. The design and location of Monumentation, signage, walls, landscape and other community design features related to the Interstate 10 Freeway Interchange will be determined in the Village Refinement Plans.



NOTE: The ultimate Interstate 10 Interchange and associated infrastructure shown is for illustrative purposes only. Final alignments, design and infrastructure will be determined at the time of subdivision mapping subject to planning, transportation, engineering and fire approval.

EXHIBIT 4-18 ULTIMATE INTERSTATE 10 INTERCHANGE

4.2.17 Caltrans Frontage Road Right-of-Way

Caltrans has certain existing rights of way for frontage roads which traverse the project site on both the north and south sides of the I-10 freeway. Ingress and egress to and from the Project will require the construction of a freeway interchange, on and off ramps and access roads to and from the Project site, as more particularly described in the circulation section of this Specific Plan. The circulation plan for the Paradise Valley Project shall be designed and developed in such a manner as to preserve contiguity of the frontage road rights-of-way within the Project boundaries. Such contiguity may be provided by separated or at-grade intersections, the dedication of additional rights-of-way for continuation of potential frontage road segments within the interior public roadways of the Project, or in such other manner as shall be acceptable to CalTrans and the County.

Please see exhibit 4-19, Caltrans frontage road right-of-way, for a detail.

LEGEND



KEY MAP

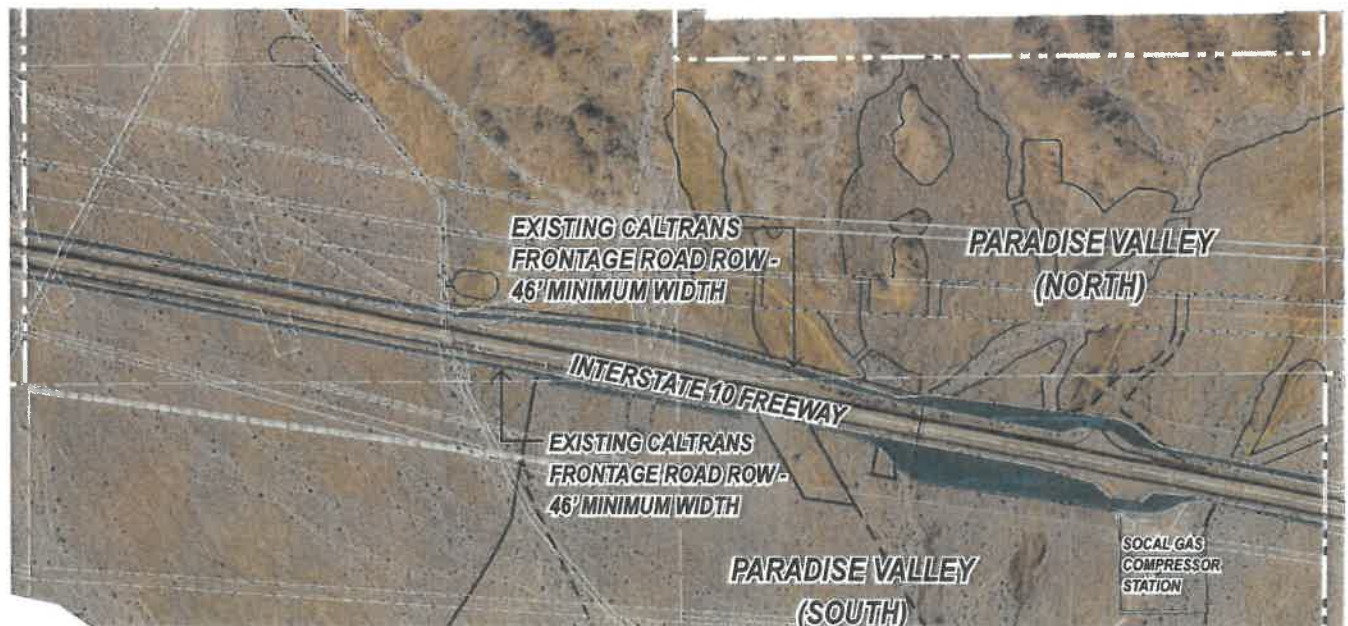
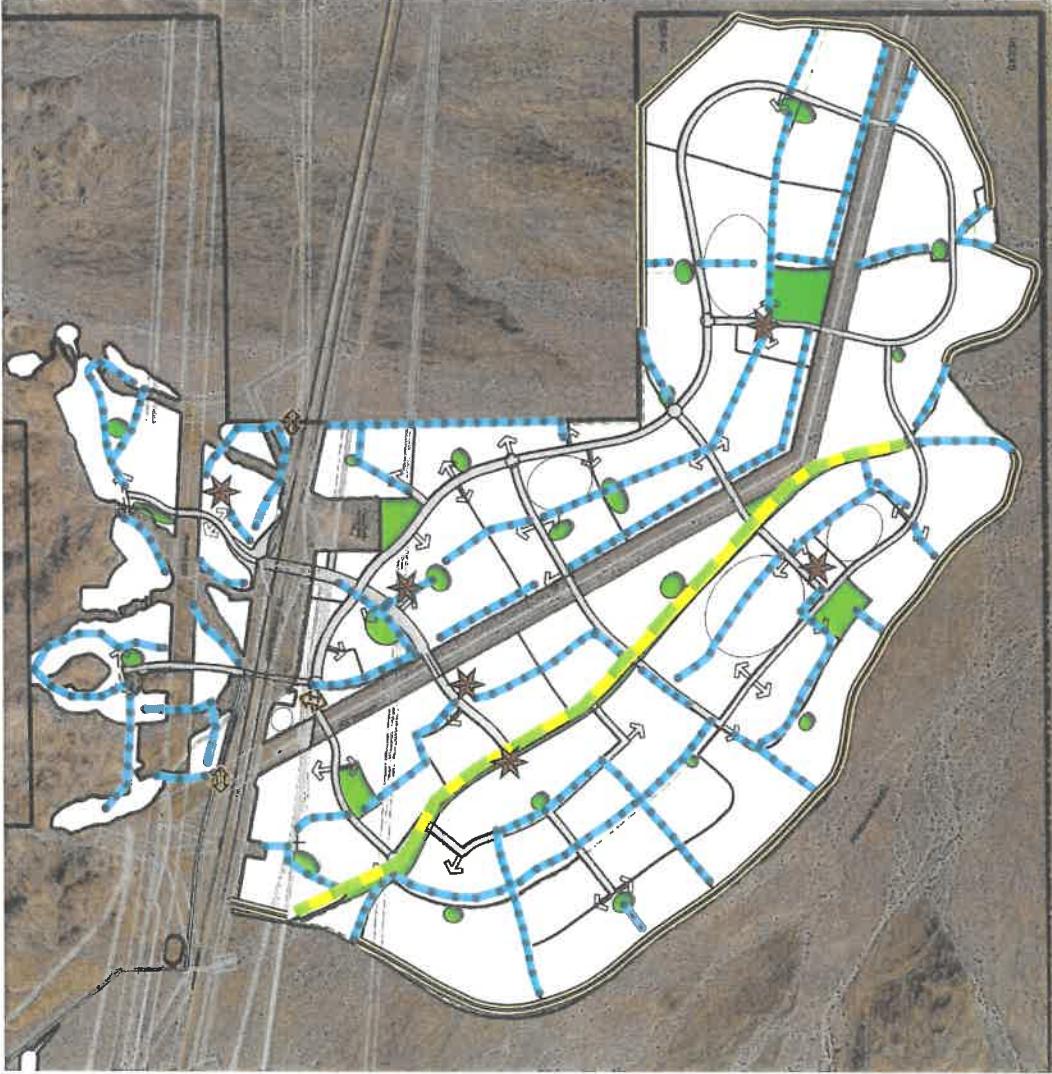


EXHIBIT 4-19 Caltrans frontage road right-of-way

PARADISE VALLEY

- LEGEND**
- PARADISE VALLEY LINEAR PARK
 - PERIMETER TRAIL
 - NEIGHBORHOOD TRAIL
 - VILLAGE CORE
 - CONNECTION TO PUBLIC TRAIL



NOTE: The park and trail locations shown are for illustrative purposes only. Final locations will be determined at the time of subdivision mapping.

EXHIBIT 4-20 TRAIL NETWORK

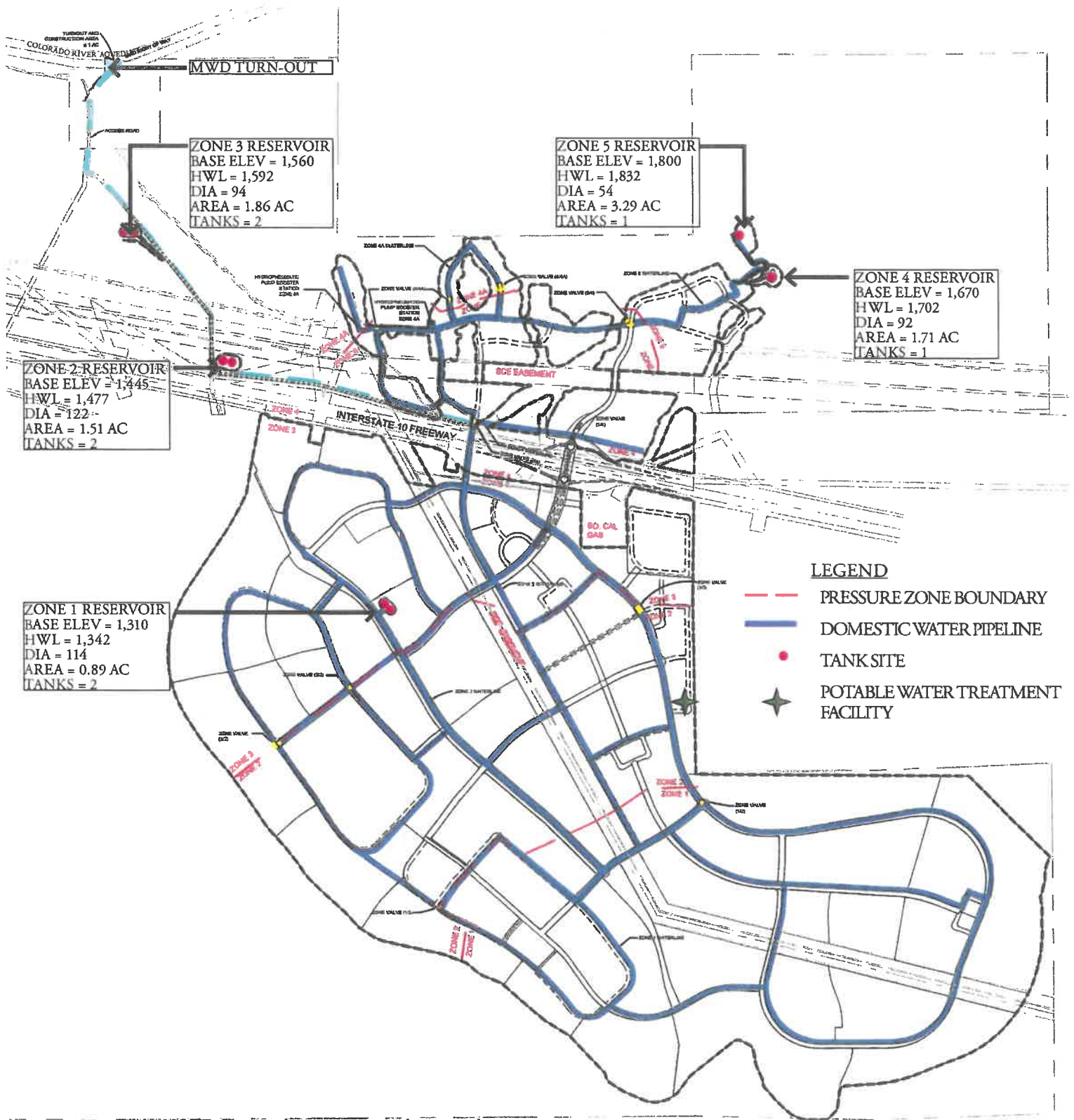
PARADISE VALLEY

- LEGEND
- NEV PATH
 - VILLAGE CORE



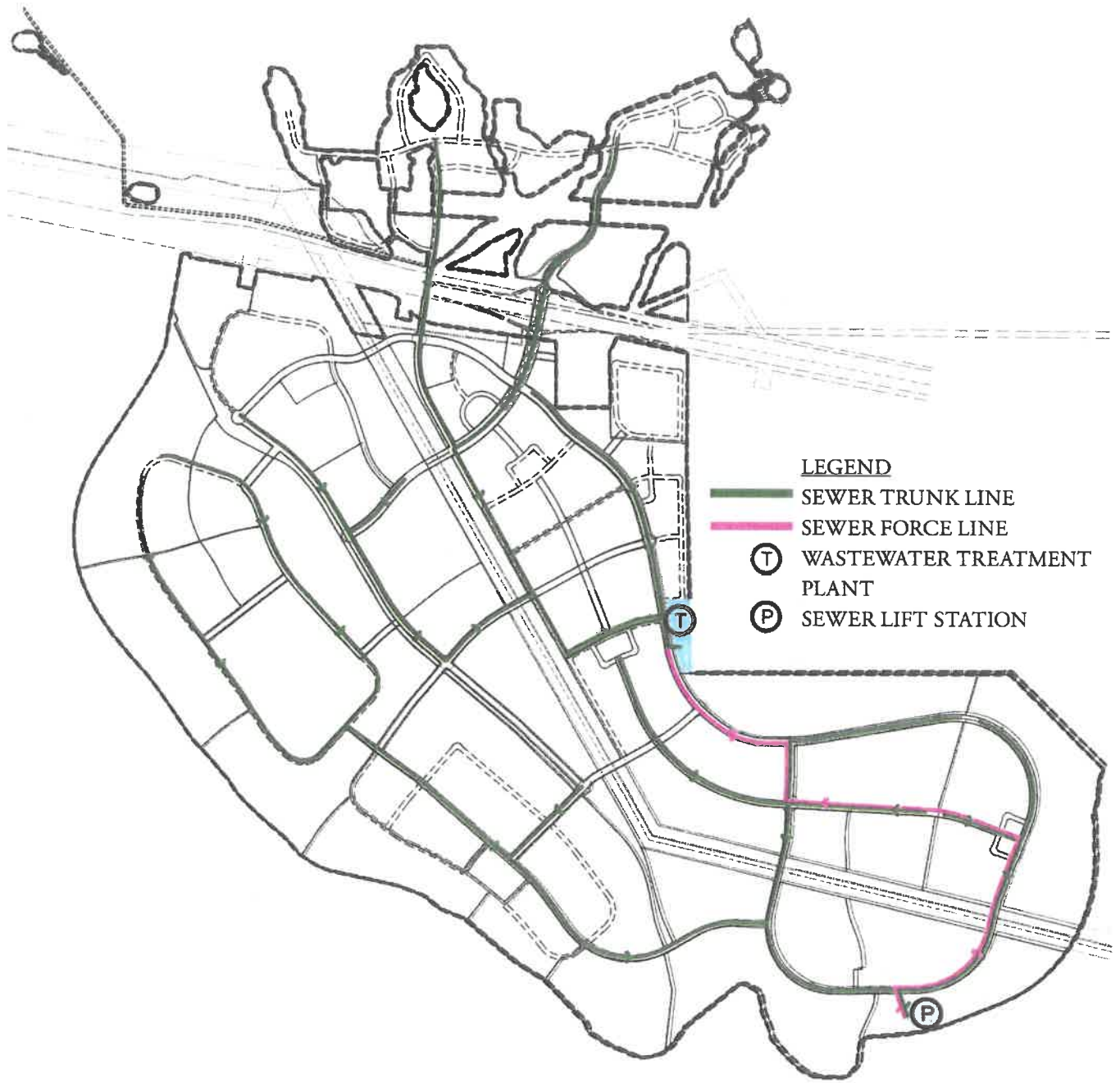
NOTE: The NEV path locations shown are for illustrative purposes only. Final locations will be determined at the time of subdivision mapping.

EXHIBIT 4-21 NEIGHBORHOOD ELECTRIC VEHICLE NETWORK



NOTE: The circulation pattern and associated infrastructure shown is for illustrative purposes only. Final alignments and infrastructure will be determined at the time of subdivision mapping.

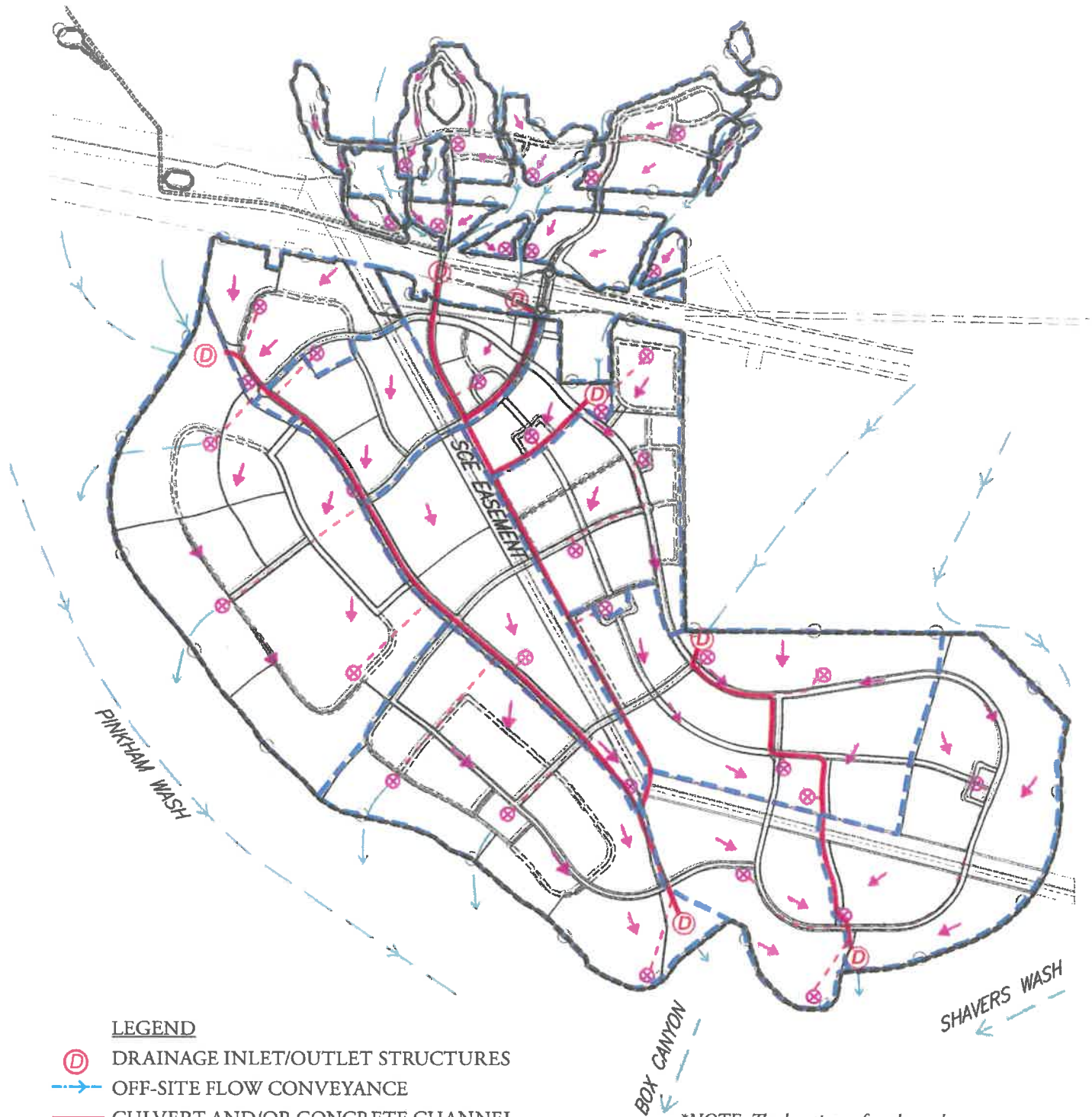
EXHIBIT 5-1 WATER MASTER PLAN









NOTE: The circulation pattern and associated infrastructure shown is for illustrative purposes only. Final alignments and infrastructure will be determined at the time of subdivision mapping.

EXHIBIT 5-2 WASTEWATER PLAN

PARADISE VALLEY



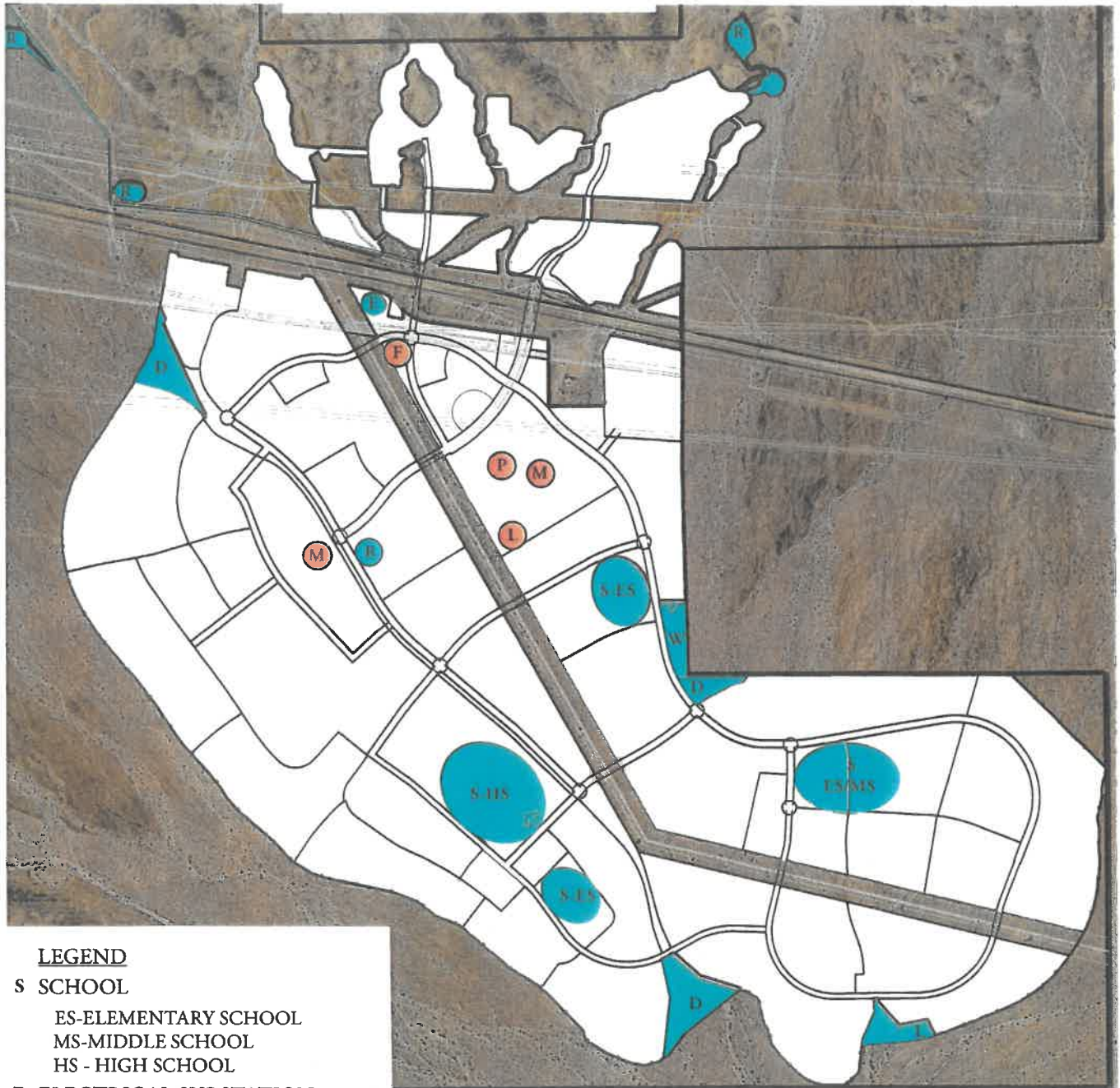
LEGEND

-  DRAINAGE INLET/OUTLET STRUCTURES
-  OFF-SITE FLOW CONVEYANCE
-  CULVERT AND/OR CONCRETE CHANNEL
-  ON-SITE STORM DRAIN CONVEYANCE
-  DETENTION/STORM WATER TREATMENT BASIN*
-  ON-SITE DIRECTION OF FLOW

**NOTE: The locations of parks and corresponding detention/treatment facilities are for illustrative purposes only. The circulation pattern and associated infrastructure shown is for illustrative purposes only. Final alignments and infrastructure will be determined at the time of subdivision mapping.*

EXHIBIT 5-3 DRAINAGE MASTER PLAN

PARADISE VALLEY



LEGEND

- S SCHOOL
 - ES-ELEMENTARY SCHOOL
 - MS-MIDDLE SCHOOL
 - HS - HIGH SCHOOL
- E ELECTRICAL SUBSTATION
- D DRAINAGE STRUCTURE
- W WASTEWATER TREATMENT FACILITY
- L SEWER LIFT STATION
- R RESERVOIR
-  POLICE/SHERIFF SUBSTATION
-  FIRE
-  LIBRARY
-  MEDICAL FACILITIES

NOTE: The circulation pattern and associated infrastructure shown is for illustrative purposes only. Final alignments and infrastructure will be determined at the time of subdivision mapping.

EXHIBIT 5-5 PUBLIC FACILITIES AND SERVICES PLAN

TABLE 6-2 OPEN SPACE - RECREATION SUMMARY

PLANNING AREA	OPEN SPACE TYPE	ACRES
VILLAGE 1 - TOWN CENTER		
1-5	NEIGHBORHOOD PARK	5.5
1-10	NEIGHBORHOOD PARK	3.8
	CONCEPTUALLY LOCATED PARKS	4.5
	CONCEPTUALLY LOCATED TRAILS	4.5
	TOTAL FOR VILLAGE 1	18.4
VILLAGE 2		
2-3	NEIGHBORHOOD PARK	5.2
2-8	LINEAR PARK	10.4
	CONCEPTUALLY LOCATED PARKS	2.5
	CONCEPTUALLY LOCATED TRAILS	2.5
	TOTAL FOR VILLAGE 2	20.6
VILLAGE 3		
	CONCEPTUALLY LOCATED PARKS	3.5
	CONCEPTUALLY LOCATED TRAILS	10.0
	TOTAL FOR VILLAGE 3	13.5
VILLAGE 4		
	CONCEPTUALLY LOCATED PARKS	4.0
	CONCEPTUALLY LOCATED TRAILS	2.0
	TOTAL FOR VILLAGE 4	6.0
VILLAGE 5		
5-5	NEIGHBORHOOD PARK	7.0
	CONCEPTUALLY LOCATED PARKS	2.7
	CONCEPTUALLY LOCATED TRAILS	9.0
	TOTAL FOR VILLAGE 5	18.7
VILLAGE 6		
6-2	NEIGHBORHOOD PARK	12.1
6-9	LINEAR PARK	10.5
	CONCEPTUALLY LOCATED PARKS	4.0
	CONCEPTUALLY LOCATED TRAILS	6.0
	TOTAL FOR VILLAGE 6	32.6
PROJECT TOTAL		109.9

Note: All areas are approximate. Numbers may not add precisely due to rounding.

PARADISE VALLEY



LEGEND



Natural Open Space (OS-CH)



Neighborhood "Anchor" Parks and Trails and (OS-R)



Conceptually located Park



Trails



Quarter mile walking radius from park or trail

NOTE: The park and trail locations shown are for illustrative purposes only. Final locations will be determined as part of a Village Refinement Plan.

Procopita Mountains

EXHIBIT 6-1 PARKS AND OPEN SPACE PLAN

TABLE 9-1 COMMUNITY FACILITIES: POTENTIAL CONSTRUCTION RESPONSIBILITY AND FUNDING SOURCES

FACILITY TYPE	POTENTIAL PARTY RESPONSIBLE FOR CONSTRUCTION	POTENTIAL FUNDING SOURCES
Backbone Roadways	<ul style="list-style-type: none"> • Developer 	<ul style="list-style-type: none"> • CFD • Development Impact Fees
Community Buildings	<ul style="list-style-type: none"> • Developer 	<ul style="list-style-type: none"> • CSA • Developer contributions
Drainage Facilities	<ul style="list-style-type: none"> • Developer • CVWD 	<ul style="list-style-type: none"> • CSA or CFD • Development Impact Fees • Sewer and Water Connection Charges • Infrastructure Financing District
Fire Station	<ul style="list-style-type: none"> • Developer 	<ul style="list-style-type: none"> • CSA • Developer contributions • Development Impact Fees
Irrigation and Fire Water Facilities	<ul style="list-style-type: none"> • Developer • CVWD 	<ul style="list-style-type: none"> • CSA or CFD • Development Impact Fees
Library	<ul style="list-style-type: none"> • Developer 	<ul style="list-style-type: none"> • CSA or CFD • Development Impact Fees • Developer contributions
Parks and Trails	<ul style="list-style-type: none"> • Developer 	<ul style="list-style-type: none"> • CSA or CFD • Development Impact Fees • Developer contributions
Potable Water and Water Wells	<ul style="list-style-type: none"> • Developer • CVWD 	<ul style="list-style-type: none"> • CFD • Development Impact Fees • Sewer and Water Connection Charges • Infrastructure Financing District
Sewer (including collection, treatment, and disposal facilities)	<ul style="list-style-type: none"> • CVWD 	<ul style="list-style-type: none"> • CSA or CFD • Development Impact Fees • Sewer and Water Connection Charges • Infrastructure Financing District
Sheriff Substation	<ul style="list-style-type: none"> • Developer 	<ul style="list-style-type: none"> • CSA • Developer contributions • Development Impact Fees
Schools	<ul style="list-style-type: none"> • Developer • CVUSD 	<ul style="list-style-type: none"> • CVUSD School Fees • Developer contributions
Power/Electrical Electrical Substations	<ul style="list-style-type: none"> • Developer • IID 	<ul style="list-style-type: none"> • Development Impact Fees • Developer contributions

TABLE 9-2 MAINTENANCE RESPONSIBILITY

FACILITY/PROGRAM TYPE	PROVIDER
Bus benches and shelters at transit stops	<ul style="list-style-type: none"> CSA, CFD, HOA and/or other equivalent mechanism
Community Signage, Walls and Fences	<ul style="list-style-type: none"> CSA, CFD, HOA and/or other equivalent mechanism
Drainage, Local	<ul style="list-style-type: none"> CSA, CFD, HOA or other equivalent mechanism
Drainage, Regional	<ul style="list-style-type: none"> Coachella Valley Water District
Electrical Facilities	<ul style="list-style-type: none"> Imperial Irrigation District
Fire Stations	<ul style="list-style-type: none"> CSA, CFD, or other equivalent mechanism
Library	<ul style="list-style-type: none"> Riverside County Library System
Natural Gas Facilities	<ul style="list-style-type: none"> Southern California Gas Company
Parks and Trails (including perimeter tortoise fences)	<ul style="list-style-type: none"> CSA, CFD, HOA or other equivalent mechanism
Public Art	<ul style="list-style-type: none"> CSA, CFD, HOA and/or other equivalent mechanism (maintenance of public art pieces following installation).
Public Schools (K–12)	<ul style="list-style-type: none"> Coachella Valley Unified School District
Public Street Lighting (facility maintenance; utility payments to IID)	<ul style="list-style-type: none"> CSA, CFD, HOA and/or other equivalent mechanism
Public Streets (including traffic signals and on-street bike and NEV lanes)	<ul style="list-style-type: none"> CSA, CFD, HOA and/or other equivalent mechanism
Private Streets (serving individual Planning Areas)	<ul style="list-style-type: none"> CSA, CFD, HOA and/or other equivalent mechanism
Recycled Water (including storage, transmission lines, and distribution lines up to and including service meters)	<ul style="list-style-type: none"> Coachella Valley Water District
Sewer (including collection, treatment, and disposal facilities)	<ul style="list-style-type: none"> Coachella Valley Water District
Sheriff Substation	<ul style="list-style-type: none"> CSA, CFD, or other equivalent mechanism
Shuttle services, transit node and bus benches/shelters	<ul style="list-style-type: none"> CSA, CFD, HOA and/or other equivalent mechanism
Streetscapes (edge of pavement to edge of right-of-way) and other common community areas.	<ul style="list-style-type: none"> CSA, CFD, HOA and/or other equivalent mechanism
Trash and recycling receptacles in Open Space Recreation Areas	<ul style="list-style-type: none"> CSA, CFD, HOA and/or other equivalent mechanism

FACILITY/PROGRAM TYPE	PROVIDER
Water facilities (including storage, transmission, and distribution, including service meters)	<ul style="list-style-type: none"> • Coachella Valley Water District
Weed Management Plan	<ul style="list-style-type: none"> • Master HOA
WQMP Trench and Detention Basins	<ul style="list-style-type: none"> • CSA, CFD, HOA and/or other equivalent mechanism

County Service Area

A potential mechanism for facilities funding and maintenance is a County Service Area (CSA). The PVSP project will either annex into an existing CSA, or form a new CSA to provide and fund services within the project area. The CSA may provide funding and/or maintenances such as sheriff protection, fire protection, local park maintenance services, ambulance services, streetlight energy services, landscape services and street sweeping. The Riverside County Board of Supervisors will be the CSA governing body, which is established by law to administer the operation of county service areas per Government Code 25210.0.

Community Facilities District (CFD)

A Mello-Roos Community Facilities District (CFD) may also be established to finance improvements and services at Paradise Valley. The services and improvements that Mello-Roos CFDs can finance include streets, sewer systems and other basic infrastructure, police protection, fire protection, ambulance services, schools, parks, libraries, museums and other cultural facilities. A CFD would be a formed under the Mello-Roos Community Facilities Act of 1982, California Government Code Section 53311-53368.3.

Community Services District

A Community Services District (CSD), or similar entity, may also be established to provide and fund services within PVSP. The CSD, if formed, will be administered by a locally elected board of directors and will employ professional management, staff and outside assistance as required to offer the necessary range of services to the PVSP community. The CSD will be a multi-service special district that will be formed under the Community Services District Law, California Government Code Section 61000 et seq.

9.5.3 Mitigation Monitoring

A summary of conditions of project approval will be prepared to mitigate or avoid significant effects on the environment. An approved Mitigation Monitoring Program will be established so that the Paradise Valley Specific Plan complies with all applicable environmental mitigation and permit requirements. The final approved Mitigation Monitoring program shall be established upon EIR certification.

9.6 Environmental Review

Environmental assessments shall be required for applications for development projects within the Paradise Valley Specific Plan to the extent required under the California Environmental Quality Act. Residential projects undertaken pursuant to and in conformity to the Paradise Valley Specific Plan

may be exempt from further environmental review if such projects meet the requirements of California Government Code Section 65457 and CEQA Guidelines Section 15182.

9.7 Affordable Housing

The Paradise Valley Specific Plan will provide five (5) percent of the total dwelling units as affordable to lower and moderate income households, or a total of 425 units, assuming the project is built out to the maximum of 8,490 units, as outlined in Table 2. Specifically:

Moderate Income Units: Housing units affordable to moderate income households will be provided primarily in the multi-family and small-lot single-family for-sale components of the Specific Plan. A total of 382 for-sale units will be made available at prices affordable to moderate income households.

Very Low Income Units: Housing units affordable to very low income households will be provided in the rental housing component of the Specific Plan. A total of 43 units of the rental housing component will be made available at rents affordable to very low income households.

Target Households

The Paradise Valley Affordable Housing Program targets the following income groups, consistent with the State Housing Element law:

- ✦ “Very low income households” means households defined in Section 50105 of the Health and Safety Code, as may be amended.
- ✦ “Lower income households” means households defined in Section 50079.5 of the Health and Safety Code, as may be amended.
- ✦ “Moderate income households” means persons and families defined in Section 50093 of the Health and Safety Code, as may be amended.

TABLE 9-3 AFFORDABLE HOUSING

Income Group	Income Definition	Affordable Housing Costs			
		Ownership Housing		Rental Housing	
		% Income Spent on Housing	Income Limit	% Income Spent on Housing	Income Limit
Very Low	0-50% AMI	30%	50% of AMI	30%	50% of AMI
Low	51-80% AMI	30%	70% of AMI	30%	60% of AMI
Moderate	81-120% AMI	35%	110% of AMI	30%	110% of AMI

AMI = Area Median Income

Source: Section 50052.5, Health and Safety Code

Pursuant to State law, income eligibility will be determined as a percentage of the Area Median Income for the metropolitan area (Riverside County), as published by the State Department of Housing and Community Development (Health & Safety Code Section 50093(c)).

Affordable Housing Costs

Affordable housing costs are based on standards established in Sections 50052.5 and 50053 of the Health and Safety Code (Table 9-3). Affordable housing costs include reasonable allowance for utilities and based on underwriting standards of mortgage financing.

Affordable Units

The proposed affordable units will be made available based on a percentage of the estimated residential units for the proposed product types as allocated within the development phases.

It is the intent of the master developer to avoid concentration of affordable housing in any one location or development phase of Paradise Valley. Specific locations, types, and occupancy will be included in the Affordable Housing Implementation Program (AHIP) to be submitted to the County with the first increment of development and updated with subsequent development increments.

Phasing of Affordable Units

TABLE 9-4 PHASING OF AFFORDABLE UNITS

Number of Building Permits Issued	Number of Affordable Units in Each Phase	Cumulative Affordable Units Provided in Master Plan
No more than 2,500 Units	100 Units	100 Units
No more than 5,000 Units	150 Units	250 Units
No more than 7,500 Units	150 Units	400 Units
Buildout at 8,490 Units	25 Units	425 Units

The different phases of the Specific Plan do not represent the exact sequence of developing the various subareas. It is the intent of the master developer to provide the affordable units concurrent with the overall development of the Specific Plan. To the extent feasible, the number of affordable units to be provided will adhere to the following schedule:

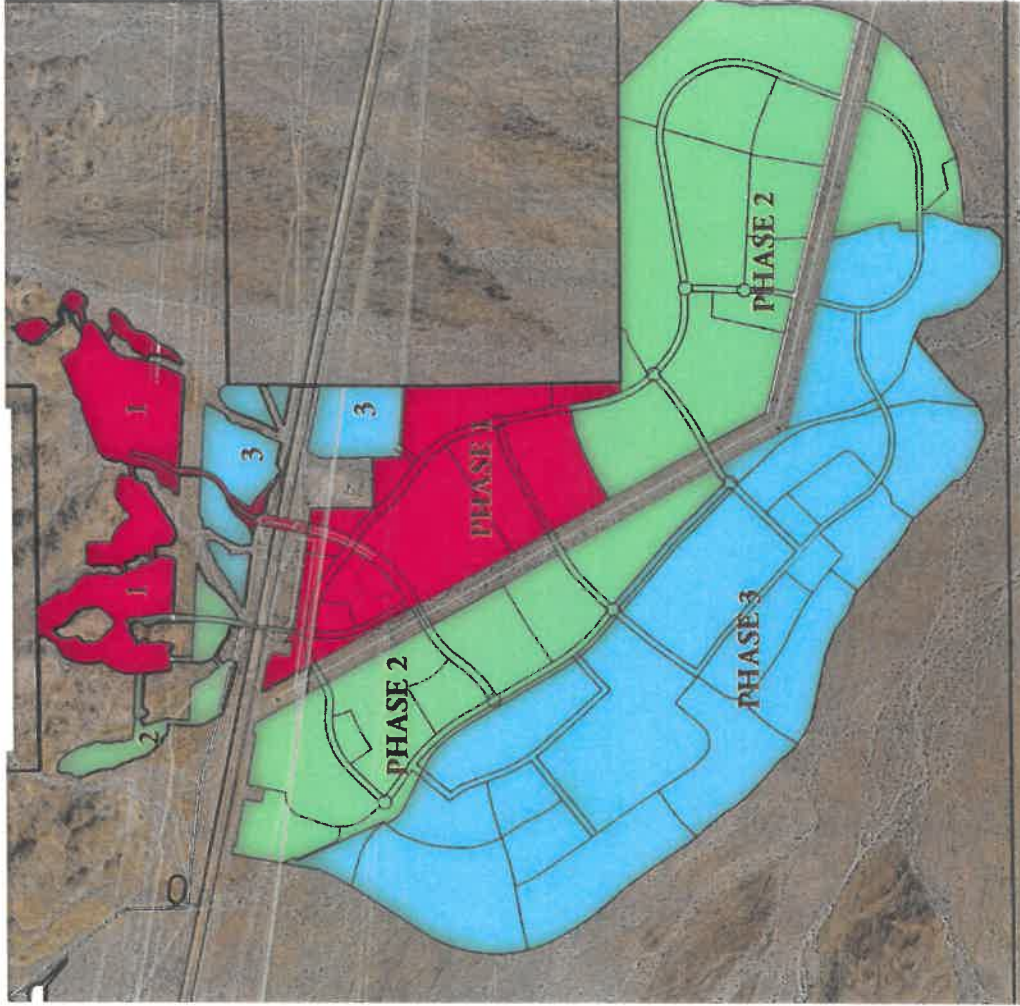
Alternatives to Providing Affordable Units

The affordable housing requirements may be satisfied with alternative mechanisms. These may include:

- ✦ Units off site
- ✦ Land donation to the County or a County-approved affordable housing development for the construction of affordable units
- ✦ Payment of in-lieu fees under a County approved in-lie fee program

The master developer will specify the method of satisfying the affordable housing requirements in the AHIP.

PARADISE VALLEY



- LEGEND**
- PHASE 1
 - PHASE 2
 - PHASE 3

Note: All phases are market-driven, can be implemented over time and are subject to change. One or more phases, or portion thereof, may be developed concurrently. The phasing shown is intended for illustrative purposes only.

EXHIBIT 9-1 PHASING PLAN

Memorandum

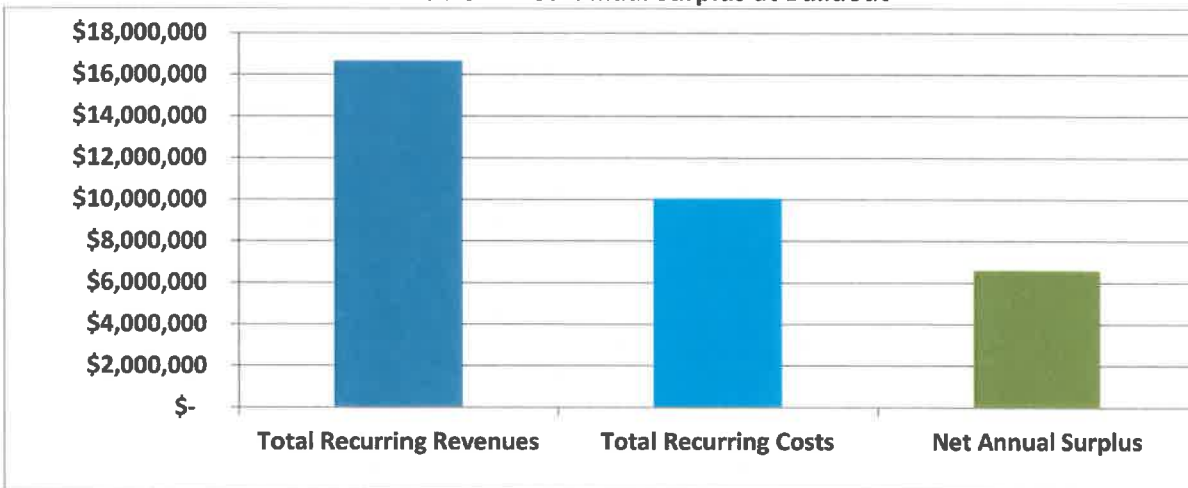
To: Specific Plan No. 00339 (Paradise Valley) File
 From: DPGF
 Date: February 15, 2017 Discussion Draft
 Subject: February 2017 FIA

Introduction and Conclusions

The February 2017 FIA was prepared in accordance with the general methodologies outlined in the County FIA Guidelines to Preparing Fiscal Impact Reports (“County FIA Guidelines”), dated January 1995. The February 2017 FIA examines the financial impact the Project will have on the County’s general fund (“General Fund”), fire fund (“Fire Fund”), library fund (“Library Fund”), and transportation fund (“Transportation Fund”). The Project will generate additional income for the General Fund primarily through increased property taxes, sales taxes, and transient occupancy taxes, while increasing the need for County services such as police, fire, and health and sanitation.

Based on the assumptions and calculations detailed in the attached February 2017 FIA, the Project is expected to yield a new net annual surplus at buildout of approximately \$6.6 million (see Exhibit A, Table 1).

Table 1: Net Annual Surplus at Buildout



The Draft FIA is based on the following key assumptions:

- Per the County FIA Guidelines, the methodology used to determine the allocable revenue and cost impacts to County Funds as a result of the Project’s development is a combination of case study methods and multiplier methods
- County Budget: Riverside County 2015-16 Recommended Budget
- Fire Phasing Analysis is based on draft fire conditions
- General Fund revenues are assumed to be transferred at various times to the Fire Fund and Transportation Fund

The FIA is organized as follows:

- Exhibit A – Fiscal Impact Analysis at buildout
- Exhibit B – Fire and Transportation Funds Phasing Analysis
- Exhibit C – Phasing Analysis



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February 15, 2017**

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Exhibit A - Fiscal Impact Analysis
Table 1 - Riverside County Fiscal Impact Analysis Summary
Paradise Valley
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I. Fiscal Impact to General Fund	Table Ref.	Per Unit	Buildout	Percent of Total
A. Financing Sources				
Property Tax	4	\$ 582	\$ 4,937,557	43.1%
Property Tax In-Lieu of Sales-Tax	4	-	-	0.0%
Documentary Transfer Tax	4	63	533,863	4.7%
Property Tax In-Lieu of MVLV	5	367	3,112,791	27.2%
On-Site Retail Sales and Use Tax	5	128	1,085,275	9.5%
Off-Site Retail Sales and Use Tax	5	-	-	0.0%
Transient Occupancy Tax	5	159	1,352,644	11.8%
Interest Earnings	5	9	74,091	0.6%
Other Discretionary Revenue	6	42	355,711	3.1%
Total Financing Sources		\$ 1,349	\$ 11,451,931	100.0%
B. Financing Requirements				
General Financing Requirements	8	\$ 64	\$ 547,469	9.6%
Public Protection				
Judicial	8	27	226,507	4.0%
Police Protection	9	285	2,416,270	42.5%
Detention and Correction	8	61	519,304	9.1%
Fire Protection (Transfers to the Fire Fund)	10	72	609,039	10.7%
Protection/Inspection	8	0	2,731	0.0%
Other Protection	8	20	170,625	3.0%
Transfers to the Transportation Fund	12	59	503,275	8.8%
Public Ways & Facilities	8	-	-	0.0%
Health and Sanitation	8	77	652,211	11.5%
Public Assistance	8	4	36,769	0.6%
Education	8	0	4,183	0.1%
Recreation & Cultural Services	8	0	500	0.0%
Debt Service	8	-	-	0.0%
Total Financing Requirements		\$ 670	\$ 5,688,883	100.0%
Net Annual Surplus / (Deficit)		\$ 679	\$ 5,763,048	
II. Fiscal Impact to Fire Fund				
A. Financing Sources (a)	10	\$ 412	\$ 3,500,000	
B. Financing Requirements	10	412	3,500,000	
Net Annual Surplus / (Deficit)		\$ -	\$ -	
III. Fiscal Impact to Library Fund				
A. Financing Sources	11	\$ 59	\$ 502,177	
B. Financing Requirements	11	18	156,935	
Net Annual Surplus / (Deficit)		\$ 41	\$ 345,242	
IV. Fiscal Impact to Transportation Fund				
A. Financing Sources	12	\$ 85	\$ 721,834	
B. Financing Requirements	12	85	721,834	
Net Annual Surplus / (Deficit)		\$ -	\$ -	
V. Net Fiscal Impact of Project				
A. Financing Sources		\$ 1,905	\$ 16,175,942	
B. Financing Requirements		1,186	10,067,652	
Net Annual Surplus / (Deficit)		\$ 719	\$ 6,108,291	
VI. Net Fiscal Impact of Project with Measure A Sales Tax				
A. Financing Sources		\$ 1,963	\$ 16,667,017	
B. Financing Requirements		1,186	10,067,652	
Net Annual Surplus / (Deficit)		\$ 777	\$ 6,599,366	

Footnotes:

(a) Assumes additional financing sources generated from CSA/CFD.

Exhibit A - Fiscal Impact Analysis

Table 2 - Riverside County Post-ERAF Share of the Basic Tax Calculation

**Paradise Valley
February 15, 2017**

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Agency (b)	Tax Rate Area (a)		Weighted Average (c)
	058-002	058-011	
General	14.0181%	14.3133%	14.0253%
County Free Library	1.4305%	1.4606%	1.4312%
County Structure Fire Protection	5.8484%	5.9716%	5.8514%
Supervisory Road District 4	1.0005%	1.0216%	1.0010%
Coachella Valley Unified School	46.4394%	47.4176%	46.4634%
Desert Community College	7.4951%	7.6530%	7.4990%
Riv. Co. Office Of Education	4.0777%	4.1636%	4.0798%
Riv Co Reg Park & Open Space	0.3460%	0.3533%	0.3462%
Coachella Valley Public Cemetery	0.2289%	0.2338%	0.2290%
Cv Mosq & Vector Control	0.9734%	0.9939%	0.9739%
Coachella Valley Rec & Park	1.1785%	0.0000%	1.1496%
Coachella Valley Resource Conserv	0.0349%	0.0357%	0.0350%
Educational Revenue Augmentation Fund	16.9285%	16.3820%	16.9151%
Total	1.0000%	1.0000%	1.0000%
Acres (d)	1,460.92	36.70	1,497.62
% of Total	97.55%	2.45%	100.00%

Footnotes:

Source: FY 2014-15 Property Tax Share per Riverside County Auditor-Controller's Office, Property Tax Division.

(a) In addition to other ad valorem charges imposed by various local agencies, land owners in California are required to pay annual property taxes of 1% on the assessed value of their property pursuant to Proposition 13. Each County in California is divided into tax rate areas ("TRA"). After the basic 1% property tax is collected by the county, the tax is allocated to various local agencies based on each agency's share of the basic tax within the property's applicable TRA. This exhibit shows the share of the basic tax applicable to both of the TRAs applicable to the Project.

(b) Shares of the basic tax that are received by the County for each tax rate area are highlighted in bold print.

(c) For purposes of the analysis, the weighted average tax rates were calculated based on the acreage of the TRAs within the Project.

(d) Acres based on total acreage of parcels that include a portion of the development planned for Phase I. Parcel acreage was not adjusted to remove parcel area that overlaps with undeveloped areas and subsequent phases of development.

Exhibit A - Fiscal Impact Analysis
 Table 3 - Riverside County Land Use and Absorption Assumptions
 Paradise Valley
 February 15, 2017

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Description	PA	Base		Measure	Sq. Ft.	Total											Persons per Household	Res/idents/ Employees
		Price	Value			Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	Year 21	Household			
(a)	(a)	(a)	(a)	(a)	(a)	(a)											(b)	
RESIDENTIAL LAND USE																		
Village 1 (Town Center)																		
TOVNS	1-1	\$	349,066	per Unit	92												1.85	170
Stacked flats HHDR	1-3		271,999	per Unit	211												1.85	391
Stacked flats	1-4		305,999	per Unit	413												1.85	765
55'X100'	1-6		504,332	per Unit	114												1.85	211
50'X70'	1-7		356,432	per Unit	88												1.85	163
45'X80'	1-7		362,666	per Unit	67												1.85	124
45'X80'	1-7		362,666	per Unit	59												1.85	109
55'X100'	1-8		504,332	per Unit	66												1.85	122
60'X100'	1-8		509,999	per Unit	70												1.85	130
Village 2 (Town Center West)																		
60'X100'	2-1		509,999	per Unit	77												1.85	143
50'X100'	2-2		473,732	per Unit	92												1.85	170
45x80	2-2		362,666	per Unit	100												1.85	185
50'X100	2-2		473,732	per Unit	89												1.85	165
50'X100	2-4		473,732	per Unit	118												1.85	219
Duplex	2-4		344,532	per Unit	129												1.85	239
40'X62'	2-5		314,499	per Unit	122												1.85	226
Stacked flats	2-6		226,686	per Unit	420												1.85	778
Triplex-adult	2-7		301,466	per Unit	60												1.85	111
Triplex-adult	2-7		301,466	per Unit	130												1.85	241
45X100	2-9		387,599	per Unit	172												1.85	319
Village 3 (Casa Active Adult)																		
MIXED USE HHDR	3-1		271,999	per Unit	418												1.85	774
DUPLEX	3-2		275,399	per Unit	46												1.85	85
DUPLEX	3-2		275,399	per Unit	101												1.85	187
65x110	3-3		456,165	per Unit	86												1.85	159
75x100	3-3		515,665	per Unit	74												1.85	137
65x110	3-3		456,165	per Unit	73												1.85	135
DUPLEX	3-4		275,399	per Unit	114												1.85	211
50x90	3-5		362,666	per Unit	90												1.85	167
50X70	3-5		396,666	per Unit	97												1.85	180
DUPLEX	3-5		275,399	per Unit	146												1.85	270
40X90	3-5		335,466	per Unit	92												1.85	170
50x90	3-5		362,666	per Unit	94												1.85	174
40x90	3-5		335,466	per Unit	116												1.85	215
75x100	3-6		515,665	per Unit	100												1.85	185
85x115	3-6		632,398	per Unit	51												1.85	94
85x115	3-7		632,398	per Unit	51												1.85	94
75x100	3-7		515,665	per Unit	102												1.85	189
Village 4 (North Village)																		
Duplex-Adult	4-1		344,532	per Unit	97												1.85	180
Duplex-Adult	4-1		344,532	per Unit	56												1.85	104
40X90	4-2		356,999	per Unit	74												1.85	137
50X100	4-2		473,732	per Unit	116												1.85	215
Duplex-Family	4-3		335,466	per Unit	66												1.85	122
Duplex	4-3		453,332	per Unit	51												1.85	94
Standard Lot (60' X 100')	4-4		509,999	per Unit	107												1.85	198
Standard Lot (70' X 100')	4-4		569,048	per Unit	66												1.85	122
Duplex-Family	4-5		335,466	per Unit	38												1.85	70
Triplex-Adult	4-6		301,466	per Unit	84												1.85	156
45x80	4-7		362,666	per Unit	40												1.85	74
45x80	4-7		362,666	per Unit	56												1.85	104
Duplex-Family	4-8		335,466	per Unit	51												1.85	94
Duplex-Family	4-8		335,466	per Unit	41												1.85	76

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Description	PA	Base		Measure	Sq. Ft.	Total Units/	Year											Assessed Value	Persons per Household	Residents/ Employees
		Price	Value				13	14	15	16	17	18	19	20	21					
Village 5 (East Village)																				
Duplex Family	5-1	335,466	per Unit	191													1.85	354		
40 x 100	5-1	362,666	per Unit	134	34												1.85	248		
70X100	5-3	589,048	per Unit	81													1.85	150		
85X115	5-3	632,398	per Unit	46													1.85	85		
45X100	5-4	387,999	per Unit	172	22												1.85	319		
50X70	5-6	366,432	per Unit	207													1.85	383		
50X90	5-7	447,665	per Unit	109													1.85	202		
55X100	5-8	504,332	per Unit	121													1.85	224		
60X100	5-8	509,999	per Unit	162													1.85	300		
55X100	5-8	515,665	per Unit	98													1.85	182		
55X100	5-9	504,332	per Unit	139	50												1.85	257		
70X100	5-9	589,048	per Unit	88													1.85	163		
50X100	5-10	473,732	per Unit	140	40												1.85	259		
55X100	5-10	515,665	per Unit	56													1.85	104		
40X90	5-10	368,332	per Unit	86													1.85	159		
70X100	5-11	611,998	per Unit	156	36												1.85	289		
Village 6 (South Village)																				
50X70	6-1	358,432	per Unit	156	56												1.85	289		
50X90	6-1	447,665	per Unit	62													1.85	115		
40X90	6-1	358,999	per Unit	90													1.85	167		
40X90	6-1	368,332	per Unit	55	25												1.85	102		
50X90	6-1	447,665	per Unit	97	58												1.85	180		
40X90	6-1	358,999	per Unit	70	30												1.85	130		
75X100	6-3	611,998	per Unit	87	27												1.85	161		
75X100	6-4	515,665	per Unit	30	30												1.85	56		
65X110	6-4	456,165	per Unit	36													1.85	67		
65X110	6-5	456,165	per Unit	65	25												1.85	120		
duplex-family	6-6	335,466	per Unit	143	43												1.85	265		
50X100	6-7	473,732	per Unit	44	44												1.85	81		
85X115	6-8	632,398	per Unit	86	26												1.85	159		
TOTAL RESIDENTIAL		\$ 395,121	Value per Sq. Ft.	8,490	546												1.85	15,724		

Description	PA	Price	Measure	Sq. Ft.	Total Units/	Year											Assessed Value	Persons per Household	Residents/ Employees
						13	14	15	16	17	18	19	20	21					
NON-RESIDENTIAL LAND USE																			
Office		\$ 296	per Sq. Ft.	450,323	34,640												1.85	2,573	
Retail		\$ 231	per Sq. Ft.	441,687	33,976												1.85	883	
Light Industrial		\$ 193	per Sq. Ft.	106,380	13,298												1.85	177	
Subtotal Office/Retail				998,390	81,914													3,634	
Hotel - Business (Limited Service)	(e)	\$ 95,000	per room	100													0.35	35	
Hotel - Resort	(e)	\$ 200,000	per room	300													1	300	
Schools			per Sq. Ft.															497	
Other	(d)		per Sq. Ft.															428	
Subtotal Hotel/School/Other				400														1,260	
TOTAL NON-RESIDENTIAL				998,390	81,914													4,894	

Category	Value	Sq. Ft./room per Employee
LAND USE OVERVIEW		
Residents	15,724	
Employees:		
Office/Retail/Light Industrial	3,634	
Occupancy Rate	95%	(d)
Subtotal	3,452	
Hotel/School/Other	1,260	
Total Employees	4,712	(d)
Equivalent Residents (Residents & 50% Employees)	18,080	

Footnotes:

(a) Per information provided by Glorious Land Company, LLC and its consultants.

(b) PPP per The Natelson Dale Group's demographic analysis. TNDG analysis indicates 31 weighted average of seasonal and full time units.

(c) Per The Natelson Dale Group, Analysis of Onsite Employment Potentials, dated April 19 activities not tied to permanent commercial/institutional locations. Calculations per The N activities not tied to permanent commercial/institutional locations. Calculations per The N (e) Per DFFG database of fiscal impact studies.

(f) For purposes of this analysis, we have not assumed an assessed value for employment schools are exempt from the payment of property taxes.

Exhibit A - Fiscal Impact Analysis

Table 4 - Riverside County Property Tax and Documentary Transfer Tax Calculations

Paradise Valley

February 15, 2017

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<u>I. Property Tax</u>	<u>Table Ref.</u>	
Residential Property Tax		
Total Residential Assessed Value Adjusted for Deflation Factor of 0.41% (See Exhibit C) (a)		\$ 3,181,779,482
Basic Rate		1.000%
Basic Tax Paid		\$ 31,817,795
County General Fund Share of Basic Tax	2	14.0253%
Total Residential Property Tax		\$ 4,462,540
Non-Residential Property Tax		
Secured Property Tax		
Total Non-Residential Assessed Value Adjusted for Deflation Factor of 0.41% (See Exhibit C) (a)		\$ 307,896,313
Basic Rate		1.000%
Basic Tax Paid		\$ 3,078,963
County General Fund Share of Basic Tax	2	14.02530%
Total Secured Property Tax		\$ 431,834
Unsecured Property Tax		
Non-Residential Unsecured Property Tax as a % of Secured		10%
Total Unsecured Property Tax		\$ 43,183
Total Non-Residential Property Tax		\$ 475,017
Total County General Fund Share of the Basic Tax		\$ 4,937,557
<u>II. Property Tax In-Lieu of Sales-Tax</u>		
Add On-Site Sales Tax Redirected to Property Tax (b)	5	\$ -
Add Off-Site Sales Tax Redirected to Property Tax (b)	5	\$ -
Total Property Tax In-Lieu of Sales Tax		\$ -
<u>III. Documentary Transfer Tax</u>		
Residential Documentary Transfer Tax		
Residential Turnover Rate (c)		14%
Total Residential Assessed Value Adjusted for Deflation Factor of 0.41% (See Exhibit C) (a)		\$ 3,181,779,482
Value of Annual Turnover		\$ 454,539,926
Transfer Tax Rate (d)		0.1100%
Total Residential Documentary Transfer Tax		\$ 499,994
Non-Residential Documentary Transfer Tax		
Non-Residential Turnover Rate (c)		10%
Total Non-Residential Assessed Value Adjusted for Deflation Factor of 0.41% (See Exhibit C) (a)		\$ 307,896,313
Value of Annual Turnover		\$ 30,789,631
Transfer Tax Rate (d)		0.1100%
Total Non-Residential Documentary Transfer Tax		\$ 33,869
Total Documentary Transfer Tax		\$ 533,863

Footnotes:

- (a) This analysis assumes an annual assessed value deflation factor of 0.41% (Calculated by subtracting the 2% limit on annual increases in assessed value imposed by Proposition 13 from the historical average U.S. inflation rate from 1993 through 2014 of 2.41%, per InflationData.com).
- (b) Project is assumed to be developed after termination of the triple flip on January 1, 2016.
- (c) Assumes residential property is sold approximately every 7 years and non-residential property is sold approximately every 10 years.
- (d) The County may levy a transfer tax at the rate of \$0.55 for each \$500 of assessed value. A City within the County that levies this tax can levy a transfer tax at a rate of \$0.55 per \$1,000. If both the County and City levy the transfer tax, a credit shall be allowed against the amount imposed by the County in the amount of tax that is imposed by the City per California Revenue and Taxation Code 11911.

I. On-Site Sales and Use Tax		Table Ref.	Sq. Ft.	Taxable Sales per Sq. Ft.	% of Sq. Ft./ Acres Generating Taxable Sales	Total Taxable Sales
Taxable Sales						
Office		3	450,323	-	(c) 0%	-
Retail		3	441,687	(b) 200	100%	88,337,400
Light Industrial		3	106,380	-	0%	-
Schools		3	-	-	0%	-
Other		3	-	-	0%	-
Non-Residential Direct Taxable Sales			998,390			88,337,400
		Available Rooms	Revenue per Room	Adjustment % Factor	Adjusted Revenue per Room	Total Taxable Sales
		[1]			[2]	[1] x [2]
Hotel - Business (Limited Service) (p)						
Other Operated Departments Revenue (l)		100	383	74.95%	287	28,705
Rentals and Other Income (l)		100	118	74.95%	88	8,844
Subtotal			\$ 501		\$ 375	37,549
Hotel - Resort						
Food and Beverage Revenue (o)		300	\$ 39,095	60.02%	\$ 23,464	7,039,256
Other Operated Departments Revenue (o)		300	12,410	60.02%	7,448	2,234,485
Rentals and Other Income		300	3,145	60.02%	1,888	566,273
Subtotal			\$ 54,650		\$ 32,800	9,840,014
Total Direct Taxable Sales						\$ 98,214,964
Project On-Site Sales and Use Tax to County						
Sales Tax (@ 1.00% of Taxable Sales)						1.00% \$ 982,150
Use Tax (@ 10.5% of Sales Tax)						10.50% 103,126
Total On-Site Sales and Use Tax						\$ 1,085,275
Less 0.25% Reclassified to Property Taxes (g)						0.00% -
Net On-Site Sales and Use Tax						\$ 1,085,275
II. Off-Site Sales and Use Tax from Residential						
Total Residential AV Adj. for Deflation Factor of 0.41% (See Table 4 and Exhibit C)						\$ 3,161,779,482
Household Income (@ 25% of Assessed Valuation) (d)						25.0% 795,444,870
Retail Taxable Sales (@ 32% of Household Income) (e)						32.0% 254,542,359
Projected Off-Site Taxable Sales (@ 0% of Retail Taxable Sales) (f)						0.0% -
Sales Tax (@ 1.00% of Taxable Sales)						1.00% \$ -
Use Tax (@ 10.5% of Sales Tax)						10.50% -
Total Off-Site Sales and Use Tax						\$ -
Less 0.25% Reclassified to Property Taxes (g)						0.00% -
Net Off-Site Sales and Use Tax						\$ -
III. Transient Occupancy Tax ("TOT")						
	Available Rooms	Annual Rooms Available	Average Occupancy Rate	Average Room Rate	Hotel Rental Revenue	
(n) (n)						
Hotel - Business						
Hotel - Business Rental Revenue Subject to TOT						
	100	36,500	58.0%	\$ 87	1,831,840	
Transient Occupancy Tax Rate (m)						10.0%
						\$ 183,184
Hotel - Resort						
Hotel - Resort Revenue Subject to TOT						
	300	109,500	60.0%	\$ 178	11,694,600	
Transient Occupancy Tax Rate (m)						10.0%
						\$ 1,169,460
Total/ Weighted Average						
	400	146,000	59.5%	\$ 155		
Total Transient Occupancy Tax Revenue						\$ 1,352,644

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IV. Interest Earnings

	Table Ref.	
County Share of Residential and Non-Residential Property Tax	4	\$ 4,937,557
Documentary Transfer Tax	4	533,863
Net Off-Site Sales and Use Tax		-
Net On-Site Sales and Use Tax		1,085,275
Total Revenue Generating Interest Earnings		\$ 6,556,695
Interest Earnings @ 1.13% (h)		\$ 74,091

V. Motor Vehicle License Fee ("MVLV")

A. Nominal Dollars	FY 2004-05	FY2015-16	Change
Property Tax Vehicle License Fees (VLF)	\$ (i) 128,200,332	\$ (j) 220,920,864	[1] \$ 92,720,532.00
Assessed Valuation	(i) 138,771,615,256	(k) 242,716,731,251	[2] 103,945,115,995
VLF Increase per Assessed Valuation (AV) Increase			= [1]/[2] 0.000892
VLF Increase per \$1,000,000 increase in AV			[3] \$ 892
B. Property Tax In-Lieu of Vehicle License Fee			
Total Residential Assessed Value Adjusted for Deflation Factor of 0.45% (See Exhibit C)			[4] \$ 3,181,779,482
Total Non-Residential Assessed Value Adjusted for Deflation Factor of 0.45% (See Exhibit C)			307,896,313
Total Assessed Valuation (Table 3)			\$ 3,489,675,795
Assessed Valuation / 1,000,000			[5]=[4]/1,000,000 3,490
VLF Increase per \$1,000,000 Increase in AV			= [3] 892
Property Tax In-Lieu of Vehicle License Fee			= [3]*[5] \$ 3,112,791

Footnotes:

- (a) Not used.
- (b) Source: DPFG estimate based on peer review comments on other Riverside County FIAs.
- (c) Analysis assumes that 0% of light industrial and office space and 100% of retail space will provide products and services that generate sales tax revenue.
- (d) Per County of Riverside Guide to Preparing Fiscal Impact Reports dated January 1995.
- (e) Per U. S. Bureau of Labor Statistics Consumer Expenditure Survey, 2008 which indicates that retail taxable purchases represent approximately 32% of total household income for the average U.S. household.
- (f) To be conservative and avoid potential double-counting of sales tax revenue, this analysis assumes that there will be no additional sales tax generated by project residents for the County of Riverside through taxable purchases made outside of the project area, but within Riverside County.
- (g) Project is assumed to be developed after termination of the triple flip on January 1, 2016.
- (h) Investment earnings, as specified in the Guide to Preparing Fiscal Impact Reports, are estimated using the historic average interest rate of the 90-day Treasury Bill. The analysis assumes a rate of 1.13%, the 10-year historic average interest rate from 2006 through 2015 of the 90-day Treasury Bill. In 1994, the Guide to Preparing Fiscal Impact Reports calculated a historic average interest rate of 6.98%.
- (i) Per the Division of Accounting and Reporting at the California State Controller's Office.
- (j) Per page 354 from the County of Riverside FY 2015-16 Recommended Budget.
- (k) Per the County of Riverside Assessor County Clerk Recorder, Assessed Value Report FY 2015-16 (<http://www.asrclrec.com/QuickLinks/AnnualReports.aspx>).
- (l) Revenue per available room for limited service hotels in the Mountain and Pacific region per the 2014 USA Edition of Trends in the Hotel Industry prepared by PKF Hospitality Research. Amounts have been adjusted based on information from the Smith Travel Research ("STR") report.
- (m) Per the County of Riverside Tax Collector, Transient Occupancy Tax form.
- (n) Average occupancy rate and average room rate per Smith Travel Research ("STR") report.
- (o) Revenue per available room for resort hotels in the Mountain and Pacific region per the 2014 USA Edition of Trends in the Hotel Industry prepared by PKF Hospitality Research. Amounts have been adjusted based on information from the Smith Travel Research ("STR") report.
- (p) Per STR website, limited-service hotels have rooms-only operations, (i.e. without food and beverage service) or offer a bedroom and bathroom for the night, but very few other services and amenities. These hotels are often in the budget or economy group and do not report food and beverage revenue.
- (q) Per STR website, full-service hotels are generally mid-price, upscale or luxury hotels with a restaurant, lounge facilities and meeting space, and offer minimum service levels, often including bell service and room service. These hotels report food and beverage revenue.

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Exhibit A - Fiscal Impact Analysis
Table 6 - Riverside County Other General Fund Discretionary Revenue Calculations
Paradise Valley
February 15, 2017

Description	Page Ref.	FY 15/16 Budget (a)	County			Measurement (b)	Project Equivalent Units (c)	Financing Requirements
			Equivalent Units (b)	Factor				
		[1]	[2]	[1]/[2]=[3]		[4]	[3]X[4]	
General Fund Discretionary Revenue								
Property Tax								
Prop Tax Current Secured	33	\$ 209,093,408			See Table 4			
Prop Tax Current Unsecured	33	8,325,622			See Table 4			
Prop Tax Prior Unsecured	33	750,000			See Table 4			
Prop Tax Current Supplemental	33	4,027,600	-	-	not used	-	-	
Prop Tax Prior Supplemental	33	2,383,499	-	-	not used	-	-	
Contractual Revenue	42	94,007,376	-	-	not used	-	-	
Total Property Tax		\$ 318,587,505		\$ -			\$ -	
Sales & Use Taxes	33	\$ 31,470,867			See Table 5			
Property Transfer Tax	33	\$ 14,375,400			See Table 4			
Franchises	33	\$ 4,145,413	412,123	\$ 10.06	per service population, unincorporated only	18,080	\$ 181,864	
Fines and Penalties								
Fee-POC Transaction	34	\$ 260,000	2,788,991	\$ 0.09	per service population, entire county	18,080	\$ 1,686	
Fine-Traffic Motor Vehicle MC	34	1,191,306	412,123	2.89	per service population, unincorporated only	18,080	52,264	
Health-Safety Fees	34	4,000	-	-	not used	-	-	
Administration Costs	34	-	-	-	not used	-	-	
Fine-Traffic School	34	1,681,793	412,123	4.08	per service population, unincorporated only	18,080	73,782	
AB233 Realignment	34	16,101,645	-	-	not used	-	-	
Other Court Fines Non Dept	34	312,088	2,788,991	0.11	per service population, entire county	18,080	2,023	
Criminal-Co. 25%	34	61,464	2,788,991	0.02	per service population, entire county	18,080	398	
Penalties & Int On Del Taxes	34	3,100,000	2,788,991	1.11	per service population, entire county	18,080	20,097	
Total Fines and Penalties		\$ 22,712,296		\$ 8.31			\$ 150,250	
Teeter Overflow	34	\$ 25,000,000	-	\$ -	not used	-	\$ -	
Interest								
Interest-Invested Funds	34	\$ 3,108,494			See Table 5			
Interest-Other	34	-			See Table 5			
Total Interest		\$ 3,108,494		\$ -			\$ -	
CA-Motor Vehicle In-Lieu Tax	35	\$ 220,920,864			See Table 5			
Miscellaneous Federal and State								
CA-Homeowners Tax Relief	36	\$ 2,606,205	-	\$ -	not used	-	\$ -	
CA-Suppl Homeowners Tax Relief	36	42,000	-	-	not used	-	-	
CA-Mandate Reimbursement	36	94,002	-	-	not used	-	-	
Federal In Lieu Taxes	37	3,000,000	2,308,441	1.30	per capita, entire county	15,724	20,435	
Oth Gov-EVTDA/Cabazon Funding		-	-	-	not used	-	-	
In Lieu-Tax from So Cal Fair	42	32,600	-	-	not used	-	-	
Total Federal and State		\$ 5,774,807		\$ 1.30			\$ 20,435	
Tobacco Tax Settlement	43	\$ 10,000,000	-	\$ -	not used	-	\$ -	
Miscellaneous Revenue								
Transient Occupancy	33	\$ 2,265,620	-	\$ -	not used	-	\$ -	
Non Commn Aircraft	33	244,055	-	-	not used	-	-	
Racehorse Tax	33	10,000	-	-	not used	-	-	
Small Claims Fee		-	-	-	not used	-	-	
Court Fees & Costs	38	416,800	2,788,991	0.15	per service population, entire county	18,080	2,702	
Superior Court Fees	38	69,368	2,788,991	0.02	per service population, entire county	18,080	450	
Unclaimed Money	42	-	-	-	not used	-	-	
Judgments	43	-	-	-	not used	-	-	
Cash Over-Short	42	53,105	-	-	not used	-	-	
EI Sobrante Land Fill	42	1,700,000	-	-	not used	-	-	
Sale Of Real Estate		-	-	-	not used	-	-	
Rebates & Refunds	42	1,500	2,788,991	0.00	per service population, entire county	18,080	10	
Total Miscellaneous Revenue		\$ 4,760,448		\$ 0.17			\$ 3,161	
Total General Fund Discretionary Revenue		\$ 660,856,094		\$ 19.84			\$ 355,711	

Footnotes:

- (a) Based on County of Riverside Fiscal Year 2015-16 Recommended Budget.
- (b) Based on (1) 2,308,441 total Riverside County residents and 368,823 residents in the unincorporated sections of Riverside County per the California Department of Finance, January 1, 2015, (2) 961,100 total Riverside County employees and 86,600 employees in the unincorporated sections of Riverside County per the California Employment Development Department, October 2015, and (3) for service population calculation, employment was reduced by 50% to account for the estimated less frequent use of county public services by employees than residents.
- (c) See Table 2 - Land Use Assumptions.

Exhibit A - Fiscal Impact Analysis
Table 7 - Riverside County General Fund Financing Requirements Budget, Net of Revenue Sources
 Paradise Valley
 February 15, 2017

Fund	Total	Intergovernmental	Charges for Services	Licenses and Permits	Fines, Forfeitures & Penalties	Other	Retained Earnings Contribution	General Fund Contribution	Marginal Increase	Net General Fund Contribution
General Financing Requirements										
10000	\$ 7,644,982	\$ -	\$ 842,609	\$ 3,368,908	\$ -	\$ -	\$ -	\$ 3,433,465	50%	\$ 1,716,733
97									50%	
10000	4,821,397		2,110,370			911,910		1,799,117	50%	899,559
97									50%	
10000	1,439,000					1,439,000			NA	
98									NA	
22430	228,215					228,215			NA	
98									NA	
22850	50					50			NA	
98									NA	
30360	50					50			NA	
99									NA	
30370	227,656					227,656			NA	
99									NA	
22300	26,547,752					28,247,188			NA	
99									100%	
31540	62,237,151							62,237,151	100%	62,237,151
100									100%	
10000	9,174,166		2,500		7,270,532			1,901,134	100%	1,901,134
100									100%	
10000	2,400,749		50,000					2,350,749	100%	2,350,749
101									100%	
10000	10,760,659		56,643		2,805,398	1,754		7,893,864	100%	7,893,864
102									50%	
22840	1,357,404		352,872		657,000		347,532		50%	
10000									50%	
10000	790,000		740,000			50,000			NA	
104									NA	
22050	\$ 127,399,575	\$ -	\$ 4,154,994	\$ 3,368,908	\$ 10,735,930	\$ 31,818,930	\$ (2,294,667)	\$ 79,615,480		\$ 76,999,189
Total Legislative and Administrative										
Finance										
104	\$ 26,905,893	\$ -	\$ 12,886,028	\$ -	\$ -	\$ 1,936,150	\$ -	\$ 12,065,714	50%	\$ 6,043,857
97									50%	
10000	1,081,861		385,000					696,861	50%	348,431
10000	7,114,216		4,976,720					2,137,496	50%	1,068,748
105									NA	
10000	11,278,219		3,661,293			1,829,157	5,787,769		NA	
106									50%	
10000	1,664,568							1,664,568	50%	832,284
10000	802,628		802,628						50%	
10000	(13,776,847)		8,896,447					(22,673,294)	50%	(11,336,647)
106									50%	
10000	14,462,122		10,142,190		3,444,388	3,800		871,744	50%	435,872
107									50%	
10000	2,581,434		1,331,052			34,305		1,215,077	50%	608,039
113									50%	
10000	\$ 52,117,094	\$ -	\$ 43,081,358	\$ -	\$ 3,444,388	\$ 3,803,412	\$ 5,787,769	\$ (3,999,834)		\$ (1,999,917)
Counsel										
103	\$ 1,500,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,500,000	25%	\$ 375,000
107									50%	
10000	5,208,052	35,000	3,052,000					2,119,052	50%	1,059,526
10000	\$ 6,706,052	\$ 35,000	\$ 3,052,000	\$ -	\$ -	\$ -	\$ -	\$ 3,613,052		\$ 1,434,526
Personnel										
104	\$ 10,144,231	\$ -	\$ 7,783,304	\$ -	\$ -	\$ 2,360,927	\$ -	\$ -	50%	\$ -
22000									NA	
10000	\$ 10,144,231	\$ -	\$ 7,783,304	\$ -	\$ -	\$ 2,360,927	\$ -	\$ -		\$ -
Elections										
107	\$ 9,595,525	\$ 105,000	\$ 1,114,150	\$ -	\$ -	\$ 40,000	\$ -	\$ 8,339,375	50%	\$ 4,169,688
10000	\$ 9,595,525	\$ 105,000	\$ 1,114,150	\$ -	\$ -	\$ 40,000	\$ -	\$ 8,339,375	50%	\$ 4,169,688
Property Management										
111	\$ 4,532,582	\$ -	\$ 4,532,582	\$ -	\$ -	\$ -	\$ -	\$ -	50%	\$ -
10000									50%	
10000	6,078,702		6,078,702						50%	
10000	2,049,517		149,061		127,088	1,773,448			50%	
112									50%	
10000	15,860,247		7,929,427		237,742			7,693,078	50%	3,846,539
30100									NA	
10000	\$ 28,521,148	\$ -	\$ 18,589,792	\$ -	\$ 127,088	\$ 2,011,190	\$ -	\$ 7,693,078		\$ 3,846,539

**Exhibit A - Fiscal Impact Analysis
Table 7 - Riverside County General Fund Financing Requirements Budget, Net of Revenue Sources
Paradise Valley
February 15, 2017**

Description	Fund	Total	Intergovernmental	Charges for Services	Licenses and Permits	Fines, Forfeitures & Penalties	Other	Retained Earnings Contribution	General Fund Contribution	Marginal Increase	Net General Fund Contribution
Plant Acquisition											
Accumulative Capital Outlay	30000	\$ 1,495,550	\$ -	\$ -	\$ -	\$ -	\$ 1,495,550	\$ -	\$ -	NA	\$ -
Capital Improvement Program	30700	10,317,874	-	-	-	-	3,835,000	6,482,874	-	NA	-
Tobacco Securitization	30120	3,815,200	-	-	-	-	380,000	3,435,200	-	NA	-
EDA: Blythe Const & Land	22350	-	-	-	-	-	-	-	-	NA	-
EDA: Thermal Const & Land	22350	-	-	-	-	-	-	-	-	NA	-
EDA: Hemet-Ryan Constr & Land	22350	-	-	-	-	-	-	-	-	NA	-
EDA: French Val Constr & Land	22350	-	-	-	-	-	-	-	-	NA	-
EDA: Capital Projects	30100	148,327,933	-	147,720,430	-	-	607,503	1,165,502	-	NA	-
Fire: Const & Land Acq	30300	1,165,502	-	-	-	-	-	1,165,502	-	NA	-
Total Plant Acquisition		\$ 165,122,059	\$ -	\$ 147,720,430	\$ -	\$ -	\$ 6,318,053	\$ 1,165,502	\$ -		\$ -
Promotion											
EDA: Administration	21100	\$ 4,590,034	\$ -	\$ 4,579,734	\$ -	\$ -	\$ 10,300	\$ -	\$ -	NA	\$ -
EDA: Mitigation Fund	32710	10,000	-	5,000	-	-	5,000	-	-	NA	-
EDA: Admin Subfunds	21100	818,387	-	123,387	-	-	695,000	-	-	NA	-
EDA: Economic Development Progr	21100	5,180,124	-	398,423	-	-	4,781,701	-	-	NA	-
EDA: Fair National Date Festival	22200	4,178,628	-	2,500	-	-	4,177,128	-	-	NA	-
Total Promotion		\$ 14,776,173	\$ -	\$ 5,106,044	\$ -	\$ -	\$ 9,669,129	\$ -	\$ -		\$ -
Other General											
Contribution to Other Funds	10000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	100%	\$ -
Court Sub-Funds	10000	-	-	-	-	-	-	-	-	100%	-
Successor Agency to the RDA	25000	-	-	-	-	-	-	-	-	NA	-
Successor Agency to the RDA	32700	-	-	-	-	-	-	-	-	NA	-
Successor Agency to the RDA	37100	-	-	-	-	-	-	-	-	NA	-
Successor Agency to the RDA	37200	-	-	-	-	-	-	-	-	NA	-
Mitigation Project Ops	30500	645,100	-	200,000	-	-	1,500	443,600	-	NA	-
Developer's Impact Fee Ops	30500	28,006,000	-	4,110,600	-	-	275,000	23,620,400	-	NA	-
Surveyor	20280	4,852,402	-	199,343	-	-	189,343	-	-	NA	-
Geographical Information Syst	22570	1,892,601	-	1,728,601	-	-	164,000	-	-	NA	-
EO Subfund Budgets	10000	\$ 35,496,103	\$ -	\$ 10,792,260	\$ -	\$ -	\$ 639,843	\$ 24,064,000	\$ -	100%	\$ -
Total Other General		\$ 449,882,960	\$ 140,000	\$ 241,497,332	\$ 3,365,908	\$ 14,307,407	\$ 56,661,464	\$ 38,640,678	\$ 95,267,151		\$ 84,450,025
Total General Financing Requirements											
Judicial											
Contribution to Trial Court	10000	\$ 29,482,850	\$ -	\$ -	\$ -	\$ -	\$ 10	\$ -	\$ 29,482,840	25%	\$ 7,370,710
Confidential Court Orders	10000	560,014	-	-	-	-	-	-	560,014	25%	140,004
Court Facilities	10000	4,895,120	-	-	-	-	-	-	4,895,120	25%	1,223,780
Grand Jury Admin	10000	567,471	-	-	-	-	-	-	567,471	25%	141,968
Court Transcripts	10000	-	-	-	-	-	-	-	-	25%	-
District Attorney: Criminal	129	97,427,602	34,399,896	2,551,500	-	108,300	380,000	-	59,996,816	25%	14,996,704
District Attorney: Forensics	130	600,000	-	600,000	-	-	-	-	-	25%	-
Child Support Services	10000	35,267,754	35,267,154	-	-	-	7,500	-	-	25%	-
Alternates Public Defender	10000	11,005,500	-	105,000	-	-	-	-	10,900,500	25%	2,725,125
Indigent Defense	10000	-	-	-	-	-	-	-	-	25%	-
Capital Defender	131	35,434,540	1,859,959	207,326	-	-	-	-	33,367,255	25%	8,341,814
Public Defender	10000	-	-	-	-	-	-	-	-	25%	-
Total Judicial		\$ 215,240,851	\$ 71,520,099	\$ 2,863,826	\$ -	\$ 709,300	\$ 387,610	\$ -	\$ 139,750,016		\$ 34,940,004

Exhibit A - Fiscal Impact Analysis
Table 7 - Riverside County General Fund Financing Requirements Budget, Net of Revenue Sources
Paradise Valley
February 15, 2017

Description	Fund	Total	Intergovernmental	Charges for Services	Licenses and Permits	Fines, Forfeitures & Penalties	Other	Retained Earnings Contribution	General Fund Contribution	Marginal Increase	Net General Fund Contribution
Police Protection											
Sheriff: Administration	10000	\$ 12,140,591	\$ 7,000	\$ 1,820,249	\$ 84,000	\$ -	\$ -	\$ -	\$ 10,229,342	50%	\$ 5,114,671
Sheriff: Support	10000	45,443,386	15,838,924	17,841,041	4,700	24	24	-	11,758,697	100%	11,758,697
Sheriff: Patrol	10000	317,472,233	58,414,775	172,881,937	36,273	15,500	88,700	-	88,255,048	100%	88,255,048
Sheriff: Court Services	10000	26,967,709	16,895,104	4,378,040	-	-	118	-	5,704,447	100%	5,704,447
Sheriff: CAC Security	10000	655,544	-	-	-	-	-	-	655,544	100%	655,544
Sheriff: Training Center	10000	12,741,938	1,112,104	775,841	-	-	1,247,164	-	9,606,829	100%	9,606,829
Sheriff: Cal-ID	22250	5,216,502	-	4,848,912	-	-	367,590	-	-	NA	-
Sheriff: Cal-DNA	138	351,257	-	350,757	-	-	500	-	-	NA	-
Sheriff: Cal-Photo	22250	230,533	-	230,533	-	-	-	-	-	NA	-
Total Police Protection		\$ 421,219,693	\$ 90,257,907	\$ 202,907,310	\$ 124,973	\$ 15,500	\$ 1,704,096	\$ -	\$ 126,209,907	NA	\$ 121,095,236
Detention and Correction											
Sheriff: Corrections	10000	\$ 214,488,243	\$ 81,955,055	\$ 2,646,599	\$ -	\$ 3,945,480	\$ 3,199,040	\$ -	\$ 122,742,069	50%	\$ 61,371,035
Probation: Admin & Support	10000	12,556,093	3,337,373	-	-	-	-	-	9,218,720	50%	4,609,360
Probation: Juvenile Hall	10000	44,324,374	26,128,472	300,000	-	-	-	-	17,897,902	50%	8,948,951
Probation	10000	69,431,951	57,172,924	1,906,811	-	-	-	-	10,352,116	50%	5,176,058
Total Detention and Correction		\$ 340,800,561	\$ 169,591,824	\$ 4,853,410	\$ -	\$ 3,945,480	\$ 3,199,040	\$ -	\$ 180,210,807	50%	\$ 80,105,404
Fire Protection											
Fire Protection: Forest	10000	\$ 125,781,235	\$ 16,631,297	\$ 55,931,981	\$ -	\$ -	\$ 594,958	\$ -	\$ 52,633,100	0%	\$ -
Fire: Non-Forest	21000	53,562,952	487,895	-	-	-	53,075,067	-	-	NA	-
Fire Protection: Contrails	10000	83,694,608	-	83,694,608	-	-	-	-	-	100%	-
Total Fire Protection		\$ 253,038,796	\$ 17,119,192	\$ 139,626,589	\$ -	\$ -	\$ 53,669,925	\$ -	\$ 52,633,100	100%	\$ -
Protection/Inspection											
Agricultural Commissioner	10000	\$ 5,746,722	\$ 2,157,000	\$ 2,680,100	\$ 34,000	\$ 35,000	\$ -	\$ -	\$ 842,622	50%	\$ 421,311
Building & Safety	10000	6,605,423	-	3,937,370	2,810,037	-	4,600	-	223,416	0%	-
Total Protection/Inspection		\$ 12,352,145	\$ 2,157,000	\$ 6,247,470	\$ 2,844,037	\$ 35,000	\$ 4,600	\$ -	\$ 1,066,038	50%	\$ 421,311
Other Protection											
Nat. Pollut. Discrg Elm. Sys.	10000	\$ 1,000,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,000,000	100%	\$ 1,000,000
HR:Rideshare	22000	603,900	-	571,000	32,800	-	-	-	-	50%	-
County Clerk-Recorder	10000	20,031,512	-	15,999,000	-	-	1,001	-	4,031,511	50%	2,015,756
Sheriff: Public Administrator	10000	1,641,228	-	582,400	-	-	9,864	-	1,048,964	50%	524,482
Range Improvement	140	16,948	-	-	-	-	-	16,948	-	NA	-
Environmental Programs	20200	950,196	-	-	-	-	962,776	-	-	NA	-
TLMA: Planning	140	8,470,174	500,000	3,808,498	-	-	10,500	(12,580)	4,151,176	0%	-
Planning: Airport LUC	22650	-	-	-	-	-	-	-	-	0%	-
TLMA: Crossing Guard	20000	-	-	-	-	-	-	-	-	NA	-
Sheriff: Coroner	10000	8,761,784	3,738,178	646,204	-	47,835	-	-	4,329,567	100%	4,329,567
Code Enforcement	10000	13,333,777	945,000	2,189,438	37,590	491,750	310,730	-	9,359,269	100%	9,359,269
Mental Health: Public Guardian	142	4,577,991	3,522,261	457,224	-	3	-	-	698,483	100%	698,483
AB2766 Air Quality	22300	486,000	486,000	-	-	-	500	(500)	-	NA	-
PS-EC 800MHz Radio Project	143	-	-	-	-	-	-	-	-	NA	-
Animal Services	33500	18,373,890	-	8,837,596	924,000	-	220,000	-	8,392,294	100%	8,392,294
Total Other Protection		\$ 78,347,500	\$ 9,191,459	\$ 33,091,360	\$ 994,390	\$ 491,750	\$ 1,563,209	\$ 3,868	\$ 33,011,264	100%	\$ 26,319,851
Total Public Protection		\$ 1,331,001,346	\$ 359,837,471	\$ 389,589,965	\$ 3,963,400	\$ 5,197,030	\$ 60,518,480	\$ 3,868	\$ 512,981,132		\$ 262,881,805

Exhibit A - Fiscal Impact Analysis
Table 7 - Riverside County General Fund Financing Requirements Budget, Net of Revenue Sources
Paradise Valley
February 15, 2017

Budget (a) Page Ref.	Description	Fund	Total	Intergovernmental	Charges for Services	Licenses and Permits	Fines, Forfeitures & Penalties	Other	Retained Earnings Contribution	General Fund Contribution	Marginal Increase	Net General Fund Contribution
Public Ways & Facilities												
Public Ways												
149	Multi-Spec Habitat Plan	22450	\$ 4,200,000	\$ -	\$ 4,200,000	\$ -	\$ -	\$ 12,000	\$ (12,000)	\$ -	NA	\$ -
	EDA: Airport	22100	-	-	-	-	-	-	-	-	NA	-
	GIS	20200	-	-	-	-	-	-	-	-	NA	-
152	TLMA: Administration	20200	11,405,318	-	11,004,543	-	-	775	400,000	-	NA	-
153	TLMA: Consolidated Counter Environmental Programs	20200	4,924,327	-	1,438,535	50	-	984,742	2,500,000	-	NA	-
153	TLMA: Transportation	20000	42,659,579	32,656,534	9,328,312	205,118	21,000	448,615	-	-	NA	-
154	TLMA: Landscape Maint Dist Facility Management: Parking	20300	1,389,671	-	497,682	-	-	588,693	303,296	-	NA	-
154	TLMA: Sub Road Dist No 4	10000	1,139,482	7,778	-	-	-	656,331	475,373	-	100%	-
154	TLMA: Transp Const Project	20000	143,661,460	61,345,522	49,737,218	-	-	32,578,720	2,161,005	-	NA	\$ -
155	TLMA: RBBD: Menifee	31600	2,163,000	-	-	-	-	1,984	705,067	-	NA	-
155	TLMA: RBBD - Southwest	31610	1,120,635	-	-	-	-	415,568	-	-	NA	-
156	TLMA: Signal Milligaton	31630	2,000	-	2,000	-	-	-	-	-	NA	-
156	TLMA: RBBD: Mira Loma	31640	11,750,710	-	-	-	-	12,403	11,738,307	-	NA	-
156	TLMA: DAVDF	31650	3,067,956	-	-	-	-	3,067,974	(18)	-	NA	-
157	TLMA: Dev Agreements	31680	601,000	-	-	-	-	450	600,550	-	NA	-
157	TLMA: Signal DIF	31690	3,235,477	-	-	-	-	3,235,489	(22)	-	NA	-
157	TLMA: RBBD - Scott Road	31683	810,000	-	-	-	-	972	809,028	-	NA	-
157	TLMA: Trans Equip (Garage)	31683	1,538,025	-	508,350	9,547	-	213,085	805,642	-	NA	-
	Total Public Ways		\$ 233,668,640	\$ 94,009,854	\$ 76,717,640	\$ 215,115	\$ 21,000	\$ 42,217,822	\$ 20,487,229	\$ -		\$ -
Transportation Terminals												
149	EDA: Blythe Constr Land	22350	\$ 995,000	\$ 945,250	\$ 100	\$ -	\$ -	\$ 49,650	\$ -	\$ -	NA	\$ -
149	EDA: Thermal Constr Land	22350	209,379	188,910	100	-	-	10,369	-	-	NA	-
150	EDA: Hemet-Ryan Constr Land	22350	621,532	590,456	100	-	-	30,976	-	-	NA	-
150	Const Land - Chiricaco	22350	500,000	499,500	-	-	-	500	-	-	NA	-
151	Const Land - Desert Center	22350	2,091,164	500	-	-	-	8,500	194,064	-	NA	-
151	EDA: French Val Constr Land	22350	2,091,375	1,988,806	100	-	-	104,469	-	-	NA	-
152	EDA: County Airport	22100	2,878,510	50,000	142,494	500	-	2,551,284	234,232	-	NA	-
158	TLMA: Airport Land Use Comm	22650	732,402	197,444	207,446	-	-	283,031	64,481	-	NA	-
	Total Transportation Terminals		\$ 8,331,362	\$ 4,468,866	\$ 350,340	\$ 500	\$ -	\$ 3,018,879	\$ 492,777	\$ -		\$ -
	Total Public Ways and Facilities		\$ 242,000,002	\$ 98,478,700	\$ 77,087,980	\$ 215,615	\$ 21,000	\$ 45,236,701	\$ 20,980,006	\$ -		\$ -

Exhibit A - Fiscal Impact Analysis
 Table 7 - Riverside County General Fund Financing Requirements Budget, Net of Revenue Sources
 Paradise Valley
 February 15, 2017

Description	Fund	Total	Intergovernmental	Charges for Services	Licenses and Permits	Fines, Forfeitures & Penalties	Other	Retained Earnings Contribution	General Fund Contribution	Marginal Increase	Net General Fund Contribution
Health and Sanitation											
Health											
Mental Health: Treatment Prog	10000	\$ 280,384,323	\$	\$ 4,161,108	\$	\$	\$ 3,421,704	\$	\$ 3,993,251	100%	\$ 3,993,251
Cont to Health/Mental Health	165	43,878,775							43,878,775	100%	43,878,775
Mental Health: Detention Prog	10000	10,697,023		3			3		5,325,831	100%	5,325,831
Mental Health: Administration	167	14,366,966		73,235			406,003			50%	
Mental Health: Substance Abuse	10000	27,050,196		24,379,440			1,725,993		205,093	100%	205,093
Public Health	167	57,907,951		35,382,929			2,598,003		6,854,396	100%	6,854,396
Public Health: Hosp. Prep. Program	10000	2,590,971		2,590,971						NA	
Public Health: Hosp. Prep. Program Alloc.	21760	684,230								NA	
CHA: Environmental Health	10000	26,736,797		15,471,377			656,610			100%	
Public Health Ambulatory Care	10000									100%	
RCRMC: Detention Health	10000									100%	
Total Health		\$ 484,318,334	\$ 351,895,015	\$ 33,517,212	\$ 8,544,050	\$ 3,082,384	\$ 7,082,927	\$	\$ 60,257,346	100%	\$ 60,257,346
Hospital Care											
Ambulatory Care	10000	\$ 41,919,274	\$ 2,022,497	\$ 39,637,849	\$	\$	\$ 258,928	\$	\$	100%	\$
Ambulatory Care EPW/ HER Project	21790	4,534,357					4,534,357			100%	
RCRMC: Detention Health	171	26,888,022							26,888,022	100%	26,888,022
RCRMC: Med Indigent Services	171	7,789,810		76,482					2,224,058	100%	2,224,058
Total Hospital Care		\$ 81,125,463	\$ 7,505,767	\$ 39,714,331	\$	\$	\$ 4,783,285	\$	\$ 29,112,080	100%	\$ 29,112,080
California Children's Services											
CHA: CA Children's Services	10000	\$ 21,086,397	\$ 14,706,032	\$	\$	\$	\$	\$	\$ 6,380,365	100%	\$ 6,380,365
Total California Children's Services		\$ 21,086,397	\$ 14,706,032	\$	\$	\$	\$	\$	\$ 6,380,365	100%	\$ 6,380,365
Sanitation											
Waster: Area 8 Assessment	23000	\$ 800,000	\$	\$ 800,000	\$	\$	\$ 50	\$ (50)	\$	NA	\$
Total Sanitation		\$ 800,000	\$	\$ 800,000	\$	\$	\$ 50	\$ (50)	\$	NA	\$
Total Health and Sanitation											
		\$ 567,330,194	\$ 374,046,814	\$ 74,031,543	\$ 8,544,050	\$ 3,082,384	\$ 11,875,662	\$ (50)	\$ 95,749,791		\$ 95,749,791
Public Assistance											
Administration											
DPSS: Administration	10000	\$ 557,651,457	\$ 545,347,658	\$ 1,944,369	\$	\$	\$ 1,235,125	\$	\$ 11,124,305	10%	\$ 1,112,431
Total Administration		\$ 557,651,457	\$ 545,347,658	\$ 1,944,369	\$	\$	\$ 1,235,125	\$	\$ 11,124,305	10%	\$ 1,112,431
Aid Programs											
DPSS: Mentally Ailing Serv	10000	\$ 66,182,443	\$ 56,660,432	\$	\$	\$	\$	\$	\$ 9,522,011	10%	\$ 9,522,011
DPSS: Categorical Aid	181	367,564,396	345,480,958				8,300,265		13,783,163	10%	1,378,316
DPSS: Other Aid	10000	2,347,379	40,000		231,000	99,000			1,977,379	10%	197,738
DPSS: Homeless Housing Relief	182	6,259,443	8,254,443							NA	
Total Aid Programs	21000	\$ 444,346,651	\$ 410,435,833	\$	\$ 231,000	\$ 99,000	\$ 8,300,265	\$	\$ 25,282,555		\$ 25,282,555
Care of Court Wards											
Probation: Court Placement	10000	\$ 600,489	\$	\$	\$	\$	\$	\$	\$ 600,489	100%	\$ 600,489
Total Care of Court Wards		\$ 600,489	\$	\$	\$	\$	\$	\$	\$ 600,489	100%	\$ 600,489
Veteran's Services											
Veteran's Services											
Veteran's Services	10000	\$ 1,473,758	\$ 192,000	\$ 125,000	\$	\$	\$	\$	\$ 1,156,758	100%	\$ 1,156,758
Total Veteran's Services		\$ 1,473,758	\$ 192,000	\$ 125,000	\$	\$	\$	\$	\$ 1,156,758	100%	\$ 1,156,758

Exhibit A - Fiscal Impact Analysis
 Table 7 - Riverside County General Fund Financing Requirements Budget, Net of Revenue Sources
 Paradise Valley
 February 15, 2017

Description	Fund	Total	Intergovernmental	Charges for Services	Licenses and Permits	Fines, Forfeitures & Penalties	Other	Retained Earnings Contribution	General Fund Contribution	Marginal Increase	Net General Fund Contribution
FY 2015-16											
Budget (a)											
Other Assistance											
EDA: Community Dev - HUD	21350	\$ 8,815,893	\$ 8,735,296	\$ -	\$ -	\$ -	\$ 80,597	\$ -	\$ -	NA	\$ -
Neighborhood Stabilization NSP	21550	3,751,637	2,136,101	-	-	-	1,615,536	-	-	NA	-
EDA: Work Force Development	21550	26,694,691	25,300,910	525,980	-	-	1,067,791	-	-	NA	-
HUD	21250	-	-	-	-	-	-	-	-	NA	-
Home Program Fund	21250	3,504,872	2,856,738	-	-	-	648,134	-	-	NA	-
DPSS: Homeless	21300	3,635,980	561,437	-	-	-	2,896,401	268,142	-	NA	-
Cap of Riv. County	21050	2,805,205	2,750,000	55,205	-	-	-	-	-	NA	-
Cap of Riv. County: Local Initiative	21050	7,056,240	6,921,240	35,000	-	-	-	100,000	-	NA	-
Cap of Riv. County: Other Programs	21050	537,718	70,000	-	-	-	467,718	-	-	NA	-
Office on Aging Title III	184	12,533,489	9,769,218	1,052,085	-	-	1,712,186	-	-	NA	-
Office on Aging Title III	184	69,535,725	59,100,940	1,668,280	-	-	8,488,363	268,142	-	NA	-
Total Other Assistance		\$ 1,073,610,080	\$ 1,013,076,431	\$ 3,737,649	\$ 231,000	\$ 99,000	\$ 18,033,753	\$ 268,142	\$ 38,164,105		\$ 5,397,933
Total Public Assistance											
Education, Recreation & Cultural Services											
Library Services											
County Free Library	21200	\$ 24,208,027	\$ 252,303	\$ 213,756	\$ -	\$ 400,000	\$ 20,025,191	\$ 3,316,777	\$ -	NA	\$ -
Total Library Services		\$ 24,208,027	\$ 252,303	\$ 213,756	\$ -	\$ 400,000	\$ 20,025,191	\$ 3,316,777	\$ -	NA	\$ -
Other Education											
Cooperative Extension	10000	\$ 614,064	-	-	-	-	-	-	\$ 614,064	100%	\$ 614,064
Total Other Education		\$ 614,064	-	-	-	-	-	-	\$ 614,064	100%	\$ 614,064
Recreation & Cultural Services											
EDA: Edward Dean Museum	10000	\$ 320,588	-	-	-	-	247,207	-	-	100%	\$ 73,381
EDA: Community Centers	21140	-	-	-	-	-	247,207	-	-	NA	-
Total Recreation & Cultural Services		\$ 320,588	-	-	-	-	247,207	-	-	NA	\$ 73,381
Total Education, Recreation & Cultural Services		\$ 25,142,679	\$ 252,303	\$ 213,756	\$ -	\$ 400,000	\$ 20,272,398	\$ 3,316,777	\$ 687,445		\$ 687,445
Debt Service											
Other General											
Appropriation for Contingency	10000	\$ 20,000,000	-	-	-	-	3,106,405	-	-	0%	\$ 16,893,595
Total Other General		\$ 20,000,000	-	-	-	-	3,106,405	-	-	0%	\$ 16,893,595
Retirement of Long-Term Debt											
Pension Obligation Bonds	35000	\$ 36,639,366	-	\$ 36,639,366	-	-	-	-	-	NA	-
Total Retirement of Long-Term Debt		\$ 36,639,366	-	\$ 36,639,366	-	-	-	-	-	NA	-
Debt Service - Principal											
Teeter Debt Service	37050	\$ 2,832,398	-	-	-	-	2,832,398	-	-	NA	-
Total Debt Service - Principal		\$ 2,832,398	-	-	-	-	2,832,398	-	-	NA	-
Interest on Short-Term Debt											
Interest on Trans	10000	\$ 4,705,573	-	-	-	-	3,447,500	-	-	0%	\$ 1,258,073
Total Interest on Short-Term Debt		\$ 4,705,573	-	-	-	-	3,447,500	-	-	0%	\$ 1,258,073
Total Debt Service		\$ 64,175,337	-	\$ 36,639,366	-	-	\$ 9,386,303	-	\$ 18,149,668		\$ -
Total Financing Requirements		\$ 3,753,142,598	\$ 1,844,831,719	\$ 822,777,591	\$ 16,322,973	\$ 23,106,821	\$ 221,984,781	\$ 63,209,421	\$ 760,909,292		\$ 449,166,998

Footnotes:
 (a) Per the County of Riverside FY 2015-16 Recommended Budget.

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Exhibit A - Fiscal Impact Analysis
Table 8 - Riverside County General Fund Financing Requirements Calculations
Paradise Valley
February 15, 2017

Description	Table Ref.	FY 15/16 Budget (a)	Net Amount (b)	County Equivalent Units (c)		Factor	Measurement (c)	Project Equivalent Units (d)	Financing Requirements
				[1]	[2]				
General Financing Requirements									
Legislative and Administrative	7	\$ 127,399,575	\$ 76,999,189	2,788,991		\$ 27.61	per capita & 50% employee, entire county	18,080	\$ 499,167
Finance	7	52,117,094	(1,999,917)	2,788,991		(0.72)	per capita & 50% employee, entire county	18,080	(12,965)
Counsel	7	6,706,052	1,434,526	2,788,991		0.51	per capita & 50% employee, entire county	18,080	9,300
Personnel	7	10,144,231	-	2,788,991		-	per capita & 50% employee, entire county	18,080	-
Elections	7	9,598,525	4,169,688	2,788,991		1.50	per capita & 50% employee, entire county	18,080	27,031
Property Management	7	28,521,148	3,846,539	2,788,991		1.38	per capita & 50% employee, entire county	18,080	24,936
Plant Acquisition	7	165,122,059	-	2,788,991		-	per capita & 50% employee, entire county	18,080	-
Promotion	7	14,778,173	-	2,788,991		-	per capita & 50% employee, entire county	18,080	-
Other General	7	35,496,103	-	2,788,991		-	per capita & 50% employee, entire county	18,080	-
Total General Financing Requirements		\$ 449,882,960	\$ 84,450,025			\$ 30.28			\$ 547,469
Public Protection									
Judicial	7	\$ 215,240,851	\$ 34,940,004	2,788,991		\$ 12.53	per capita & 50% employee, entire county	18,080	\$ 226,507
Police Protection	7	421,219,693	121,095,236				Case Study: See Table 9		2,416,270
Detention and Correction	7	340,800,561	80,105,404	2,788,991		28.72	per capita & 50% employee, entire county	18,080	519,304
Fire Protection (Transfers to the Fire Fund)	7	263,038,796	-				Case Study: See Table 10		609,039
Protection/Inspection	7	12,354,145	421,311	2,788,991		0.15	per capita & 50% employee, entire county	18,080	2,731
Other Protection	7	78,347,300	26,319,851	2,788,991		9.44	per capita & 50% employee, entire county	18,080	170,625
Total Public Protection		\$ 1,331,001,346	\$ 262,881,805			\$ 50.84			\$ 3,944,476
Public Ways & Facilities									
Public Ways	7	\$ 233,668,640	\$ -	412,123		\$ -	per capita & 50% employee, unincorporated only	18,080	\$ -
Transportation Terminals	7	8,331,362	-	412,123		-	per capita & 50% employee, unincorporated only	18,080	-
Total Public Ways and Facilities		\$ 242,000,002	\$ -						\$ -
Health and Sanitation									
Health	7	\$ 464,318,334	\$ 60,257,346	2,308,441		\$ 26.10	per capita, entire county	15,724	\$ 410,450
Hospital Care	7	81,125,463	29,112,080	2,308,441		12.61	per capita, entire county	15,724	198,300
California Children's Services	7	21,086,397	6,380,365	2,308,441		2.76	per capita, entire county	15,724	43,461
Sanitation	7	800,000	-	2,308,441		-	per capita, entire county	15,724	-
Total Health and Sanitation		\$ 567,330,194	\$ 95,749,791			\$ 41.48			\$ 652,211
Public Assistance									
Administration	7	\$ 557,651,457	\$ 1,112,431	2,308,441		\$ 0.48	per capita, entire county	15,724	\$ 7,577
Aid Programs	7	444,348,651	2,528,255	2,308,441		1.10	per capita, entire county	15,724	17,222
Care of Court Wards	7	600,489	600,489	2,308,441		0.26	per capita, entire county	15,724	4,090
Veteran's Services	7	1,473,758	1,156,758	2,308,441		0.50	per capita, entire county	15,724	7,879
Other Assistance	7	69,535,725	-	2,308,441		-	per capita, entire county	15,724	-
Total Public Assistance		\$ 1,073,610,080	\$ 5,397,932.80			\$ 2.34			\$ 36,769
Education									
Library Services	7	\$ 24,208,027	\$ -	2,308,441		\$ -	per capita, entire county	15,724	\$ -
Agricultural Extension	7	614,064	614,064	2,308,441		0.27	per capita, entire county	15,724	4,183
Total Education		\$ 24,822,091	\$ 614,064			\$ 0.27			\$ 4,183
Recreation & Cultural Services									
Total Cultural Services	7	\$ 320,588	\$ 73,381	2,308,441		\$ 0.03	per capita, entire county	15,724	\$ 500
Total Recreation & Cultural Services		\$ 320,588	\$ 73,381			\$ 0.03			\$ 500
Debt Service									
Appropriation for Contingency	7	\$ 20,000,000	\$ -	-		\$ -	not used	-	\$ -
Debt Service - Principal	7	2,832,398	-	-		-	not used	-	-
Retirement of Long-Term Debt	7	36,639,366	-	-		-	not used	-	-
Interest on Long-Term Debt	7	4,703,573	-	-		-	not used	-	-
Total Debt Service		\$ 64,175,337	\$ -			\$ -			\$ -
Total General Fund Financing Requirements		\$ 3,753,142,598	\$ 449,166,998.30			\$ 125.23			\$ 5,185,607

Footnotes:

- (a) Per the County of Riverside Fiscal Year 2015-16 Recommended Budget.
- (b) See Table 7.
- (c) Based on (1) 2,308,441 total Riverside County residents and 368,823 residents in the unincorporated sections of Riverside County per the California Department of Finance, January 1, 2015, (2) 961,100 total Riverside County employees and 86,600 employees in the unincorporated sections of Riverside County per the California Employment Development Department, October 2015, and (3) for service population calculation, employment was reduced by 50% to account for the estimated less frequent use of county public services by employees than residents.
- (d) See Table 3.

Exhibit A - Fiscal Impact Analysis
Table 9 - Riverside County Police Protection Cost Calculation

Paradise Valley
February 15, 2017

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	<u>Table Ref.</u>	<u>FY 2015-16 Budget</u>	(a)
Police Protection Costs			
Net General Fund Contribution	7	\$ 121,095,236	
City Contracts for Sheriff's Services	7	172,661,937	
Net Police Protection Budget	[1]	\$ 293,757,173	
	<u>Budget Page</u>	<u>FY 2015-16 Budget</u>	(a)
Sheriff Authorized Positions Filled			
Administration	123	42	
Support	123	21	
Patrol	123	2,038	
Court Services	124	164	
CAC Security	124	-	
Training Center	-	29	(b)
Total Sworn Officers	[2]	2,294	
Cost per Sworn Officer	[3]=[1]/[2]	\$ 128,055	
	<u>Table Ref.</u>		
Projected Residents	3	15,724	
Service Standard			
Sworn Officers per 1,000 residents		1.20	(d)
Additional Sworn Officers Required @ buildout	[4]	18.87	
Total Police Protection Costs	=[3]*[4]	\$ 2,416,270	

Footnotes:

- (a) Per the County of Riverside Fiscal Year 2015-16 Recommended Budget.
(b) Per phone discussions with Undersheriff of Ben Clark Training Center, dated 3/11/2016.
(d) The Board of Supervisors expects law enforcement services at a targeted staffing ratio of 1.2 deputy sheriff per 1,000 population in the unincorporated area per page 123 of the County of Riverside Fiscal Year 2015-16 Budget.

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Exhibit A - Fiscal Impact Analysis
 Table 10 - Riverside County Fiscal Impact to Fire Fund
 Paradise Valley
 February 15, 2017

Fiscal Impact to Fire Fund

Financing Sources

Fire Fund Ad Valorem Tax

Assessed Value Adjusted for Deflation

Residential Basic Tax

4 \$ 31,817,795

Non-Residential Basic Tax

4 3,078,963

Total Assessed Value Adjusted for Deflation

\$ 34,896,758

Structural Fire Fund Post-ERAF Share of Basic Tax

2 5.851%

Total Fire Fund Ad Valorem Tax

\$ 2,041,961 100% \$ 2,041,961

Total Financing Sources

[1] \$ 2,041,961

Financing Requirements

Calculation of Fire Costs

Fire Protection Costs - Station Costs

7-Person Engine Company (a)

Total Cost Per Station

7 Person

\$ 3,500,000

\$ 3,500,000

Stations Required for Project (a)

Total Fire Protection Costs

[2] \$ 3,500,000

Total Financing Requirements

\$ 3,500,000

Net Annual Surplus/ (Deficit) Before Additional Financing Sources

[3]=[1]-[2] \$ (1,458,039)

Amount Needed from CSA Special Tax

(1,458,039)

CSA Tax Per Unit

100

Residential Units

8,490

CSA Tax Revenue

[4] \$ 849,000

Net Annual Surplus/ (Deficit) Before Additional Financing Sources

[5]=[3]+[4] \$ (609,039)

Use General Fund Surplus

Yes

Surplus Available

Yes

\$ 5,763,048

Surplus Used

[6] \$ 609,039

Financing Sources

Fire Fund

[1] \$ 2,041,961

CSA Tax

[4] 849,000

General Fund Transfer

[6] 609,039

Total Sources

[7]=[1]+[4]+[6] \$ 3,500,000

Total Financing Requirements

[2] 3,500,000

Net Annual Surplus/ (Deficit) After Additional Financing Sources

[8]=[7]-[2] \$ -

Footnotes:

(a) See Exhibit B for Fire phasing.

Exhibit A - Fiscal Impact Analysis
Table 11 - Riverside County Fiscal Impact to Library Fund
Paradise Valley
February 15, 2017

Fiscal Impact to Library Fund

Financing Sources

County Library Ad Valorem Tax

Assessed Value Adjusted for Deflation

Residential Basic Tax Adj. for Deflation

Non-Residential Basic Tax Adj. for Deflation

Total Assessed Value Adjusted for Deflation

County Library Post-ERAF Share of Basic Tax

Total County Library Ad Valorem Tax

Table Ref.	Project Impact	Marginal Increase	Project Impact
4	\$ 31,817,795		
4	3,078,963		
	\$ 34,896,758		
2	1.431%		
	\$ 499,460	100%	\$ 499,460

Other Financing Sources	Budget Page Ref.	Budget Amount (a)	Marginal Increase	Net Amount	County Equivalent Units (b)	Factor	Measure	Project Equivalent Units (c)	Project Impact
Fines, Forfeitures & Penalties									
Library Fines and Fees	50	\$ 400,000	100%	\$ 400,000	2,788,991	\$ 0.14	per capita & 50% employee, entire county	18,080	\$ 2,593
Revenue from Use of Money and Property									
Interest-Invest Funds	51	5,000	0%	-	-	-	not used	-	-
Rents	51	19,176	100%	19,176	2,788,991	0.01	per capita & 50% employee, entire county	18,080	124
Lease to Non-County Agency	51	2,306	0%	-	-	-	not used	-	-
Intergovernmental Revenues									
CA-State Revenue	51	25,000	0%	-	-	-	not used	-	-
CA-Homeowner's Tax Relief	51	162,303	0%	-	-	-	not used	-	-
CA-Other Operating Grants	51	-	0%	-	-	-	not used	-	-
Fed-Community Redevelopment Hr	51	65,000	0%	-	-	-	not used	-	-
Charges for Current Services									
Communications Services	51	150,000	0%	-	-	-	not used	-	-
Interfund - Leases	51	63,756	0%	-	-	-	not used	-	-
Interfund - Miscellaneous	51	-	0%	-	-	-	not used	-	-
Interfund - Salary Reimbursement	51	-	0%	-	-	-	not used	-	-
Other In-Lieu and Other Govt									
Oth Gov-City Governments	51	608,466	0%	-	-	-	not used	-	-
Other Revenue									
Contractual Revenue	51	6,870,066	0%	-	-	-	not used	-	-
Cash Over-Short	51	-	0%	-	-	-	not used	-	-
Rebates & Refunds	51	-	0%	-	-	-	not used	-	-
Contributions & Donations	51	10,000	0%	-	-	-	not used	-	-
Other Misc. Revenue	51	-	0%	-	-	-	not used	-	-

Total Financing Sources

\$ 502,177

Financing Requirements

Library Services

Table 7 24,208,027 100% 24,208,027 2,788,991 8.68 per capita & 50% employee, entire county

18,080 156,935

Total Financing Requirements

\$ 156,935

Net Annual Surplus/ (Deficit)

Per Development Unit

\$ 345,242

\$ 41

Footnotes:

(a) Per the County of Riverside Fiscal Year 2015-16 Recommended Budget.

(b) Based on (1) 2,308,441 total Riverside County residents and 368,823 residents in the unincorporated sections of Riverside County per the California Department of Finance, January 1, 2015,

(2) 961,100 total Riverside County employees and 86,600 employees in the unincorporated sections of Riverside County per the California Employment Development Department, October 2015, and (3) for service population calculation, employment was reduced by 50% to account for the estimated less frequent use of county public services by employees than residents.

(c) See Table 3.

Exhibit A - Fiscal Impact Analysis
Table 12 - Riverside County Fiscal Impact to Transportation Fund
Paradise Valley
February 15, 2017

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Fiscal Impact to Transportation Fund

Financing Sources

Measure A Sales Tax (d)

On-Site and Off-Site Taxable Sales
 Half Cent Transportation Sales Tax
Total Measure A Sales Tax

Table Ref.	Net Amount	Marginal Increase	Project Impact
5	\$ 98,214,964	0.50%	
	\$ 491,075	0%	\$ -

Other Financing Sources	Budget Page Ref.	Budget Amount (a)	Marginal Increase	Net Amount	County Equivalent Units (b)	Factor	Measure	Project Equivalent Units (c)	Project Impact
	Intergovernmental Revenues								
CA-HWY User/Gas Tax Sec 2104A (e)	44	30,309,322	100%	30,309,322	2,788,991	10.87	per capita & 50% employee, entire county	18,080	\$ 196,488
CA-HWY User/Gas Tax Sec 2104B (e)	44	-	100%	-	2,788,991	-	per capita & 50% employee, entire county	18,080	-
CA-HWY User/Gas Tax Sec 2103 (e)	44	1,849,286	100%	1,849,286	2,788,991	0.66	per capita & 50% employee, entire county	18,080	11,988
CA-HWY User/Gas Tax Sec 2104C (e)	44	-	100%	-	2,788,991	-	per capita & 50% employee, entire county	18,080	-
CA-HWY User/Gas Tax Sec 2104DEF (e)	44	-	100%	-	2,788,991	-	per capita & 50% employee, entire county	18,080	-
CA-HWY User/Gas Tax Sec 2105 (e)	44	-	100%	-	2,788,991	-	per capita & 50% employee, entire county	18,080	-
CA-HWY User/Gas Tax Sec 2106 (e)	44	-	100%	-	2,788,991	-	per capita & 50% employee, entire county	18,080	-
Road Maint Expense Reimb	44	210,537	100%	210,537	2,788,991	0.08	per capita & 50% employee, entire county	18,080	1,365
Road Signal Maint Exp Reimb	44	1,344,663	100%	1,344,663	2,788,991	0.48	per capita & 50% employee, entire county	18,080	8,717
Total Financing Sources									\$ 218,558

Financing Requirements

Street Maintenance Cost

Total Project Lane Miles (f)

[1] (h) 104.84

Street Maintenance Cost per Lane Mile (g)

[2] \$ 6,885

Total Project Street Maintenance Cost per Lane Mile

[3]=[1]*[2] \$ 721,834

Total Financing Requirements

\$ 721,834

Net Annual Surplus/ (Deficit)

[4] **\$ (503,275)**

Net Annual Surplus/ (Deficit) Before Additional Financing Sources

[5]=[3]-[4] **\$ 503,275**

Use General Fund Surplus

Yes

Surplus Available

Yes

\$ 5,763,048

Surplus Used

[6] **\$ 503,275**

Financing Sources

Transportation Fund

[1] \$ 218,558

General Fund Transfer

[6] 503,275

Total Sources

[7]=[1]+[6] **\$ 721,834**

Total Financing Requirements

[3] 721,834

Net Annual Surplus/ (Deficit) After Additional Financing Sources

[8]=[7]-[3] **\$ -**

Footnotes:

- (a) Per the County of Riverside Fiscal Year 2015-16 Recommended Budget.
- (b) Based on (1) 2,308,441 total Riverside County residents and 368,823 residents in the unincorporated sections of Riverside County per the California Department of Finance, January 1, 2015, (2) 961,100 total Riverside County employees and 86,600 employees in the unincorporated sections of Riverside County per the California Employment Development Department, October 2015, and (3) for service population calculation, employment was reduced by 50% to account for the estimated less frequent use of county public services by employees than residents.
- (c) See Table 3.
- (d) All of the Measure A sales tax is earmarked for non-recurring capital projects per conversations with the Transportation Fund administrative office.
- (e) All of the Gas Tax is earmarked for recurring street maintenance costs per conversations with the Transportation Fund administrative office.
- (f) Per email from Glorious Land Company and KWC Engineers, dated 3/22/2016.
- (g) Per discussions on 3/29/2016 with Paul Russell of the Riverside County Land Transportation and Land Management Agency, FY 2015-16 road maintenance cost was \$6,885 per lane mile.
- (h) Timing of lane miles to be allocated per residential unit per conference call discussions with client on 4/1/2016.

Development Year	-2	-1	0	1	2	3	4	5	6	7	8	9
Fiscal Impact to Fire Fund												
Financing Sources												
Fire Fund Ad Valorem Tax												
Basic Tax Adj. for Deflation												
Total Fire Fund Tax												
Total Financing Sources												
Financing Requirements												
Stations Required for Project												
Staffing Level												
Cost per Fire Fighter												
Fire Cost												
Total Financing Requirements												
Net Annual Surplus (Deficit) Before Additional Sources												
CSA/CFD Charge per Unit at Buildout												
Net Annual Deficit Before Additional Sources												
Offset from General Fund Surplus												
Amount Required for CSA/CFD Charge												
Allocation of CSA/CFD Charge for Fire Services												
Cumulative Residential Units												
CSA/CFD Charge from Sold Units												
Developer Subsidy/Underdeveloped Land Tax												
Total												
Additional Financing Sources												
General Fund Surplus												
Minimum CSA/CFD Charge Required for Fire Services (
Total Additional Financing Sources												
Financing Sources												
Fire Fund												
CSA Tax												
General Fund Transfer												
Total Financing Sources												
Total Financing Requirements												
Net Annual Surplus (Deficit) After Additional Sources												
Fiscal Impact to Transportation Fund												
Financing Sources												
Intergovernmental Revenues												
CA-HMV User/Gas Tax Sec 2104A (e)												
CA-HMV User/Gas Tax Sec 2103 (e)												
Charges for Services												
Road Maint Expense Reimb												
Road Signal Maint Exp Reimb												
Total Financing Sources												
Financing Requirements												
Share of Residential Units												
Total Project Lane Miles (b)												
Estimated Annual Lane Miles to be Maintained (b)												
Street Maintenance Cost per Lane Mile												
Total Financing Requirements												
Net Annual Surplus (Deficit) Before Additional Sources												
Additional Financing Sources												
General Fund Surplus												
General Fund Transfer to Fire Fund (Less)												
Total Additional Financing Sources												
Financing Sources												
Transportation Fund												
General Fund Transfer												
Total Financing Sources												
Total Financing Requirements												
Net Annual Surplus (Deficit) After Additional Sources												

Footnotes:
 (a) Represents amount needed to fund the estimated annual negative fiscal impact. CFD and CSA charges are examples of potential funding mechanisms to finance ongoing negative impacts. Amount and funding mechanism would need to be negotiated with the County.
 (b) Transportation Fund Requirements are phased based on the housing absorption schedule.



Exhibit B - Fire and Transportation Phasing Analysis, Constant Dollars
Paradise Valley
February 15, 2017

Development Year	10	11	12	13	14	15	16	17	18	19	20	21
Fiscal Impact to Fire Fund												
Financing Sources												
Fire Fund Aid Valorem Tax												
Business and Prof. Services Tax												
Total Fire Fund Tax	10	6.851%	\$ 1,401,208	\$ 1,717,913	\$ 2,110,730	\$ 2,102,008	\$ 2,093,323	\$ 2,078,061	\$ 2,067,483	\$ 2,058,940	\$ 2,050,433	\$ 2,041,961
Total Financing Sources												
Financing Requirements												
Stations Required for Project	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00
Staffing Level	7	7	7	7	7	7	7	7	7	7	7	7
Cost per Fire Fighter	\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000
Fire Cost	\$ 3,500,000	\$ 3,500,000	\$ 3,500,000	\$ 3,500,000	\$ 3,500,000	\$ 3,500,000	\$ 3,500,000	\$ 3,500,000	\$ 3,500,000	\$ 3,500,000	\$ 3,500,000	\$ 3,500,000
Total Financing Requirements												
Net Annual Surplus (Deficit) Before Additional Sources												
			\$ (2,098,794)	\$ (1,782,087)	\$ (1,658,380)	\$ (1,397,662)	\$ (1,400,977)	\$ (1,415,326)	\$ (1,432,517)	\$ (1,441,060)	\$ (1,449,567)	\$ (1,458,089)
CSACFD Charge per Unit at Buildout												
Net Annual Deficit Before Additional Sources			\$ 2,098,794	\$ 1,782,087	\$ 1,658,380	\$ 1,397,662	\$ 1,400,977	\$ 1,415,326	\$ 1,432,517	\$ 1,441,060	\$ 1,449,567	\$ 1,458,089
Offset from General Fund Surplus			\$ 1,524,194	\$ 1,084,087	\$ 743,980	\$ 548,952	\$ 557,677	\$ 565,326	\$ 574,939	\$ 583,517	\$ 592,090	\$ 600,367
Amount Required for CSACFD Charge			\$ 574,600	\$ 698,000	\$ 794,400	\$ 849,000	\$ 849,000	\$ 849,000	\$ 849,000	\$ 849,000	\$ 849,000	\$ 849,000
Allocation of CSACFD Charge for Fire Services												
Cumulative Residential Units			5,746	9,980	7,944	8,490	8,490	8,490	8,490	8,490	8,490	8,490
CSACFD Charge from Sold Units												
Developer Subsidy/Undeveloped Land Tax			\$ 100.00	\$ 574,600	\$ 698,000	\$ 794,400	\$ 849,000	\$ 849,000	\$ 849,000	\$ 849,000	\$ 849,000	\$ 849,000
Total			\$ 100.00	\$ 574,600	\$ 698,000	\$ 794,400	\$ 849,000	\$ 849,000	\$ 849,000	\$ 849,000	\$ 849,000	\$ 849,000
Additional Financing Sources												
General Fund Surplus			\$ 4,948,396	\$ 5,694,945	\$ 6,260,028	\$ 6,626,339	\$ 6,589,565	\$ 6,552,942	\$ 6,516,471	\$ 6,480,151	\$ 6,443,980	\$ 6,407,959
Additional Financing Sources			\$ 4,948,396	\$ 5,694,945	\$ 6,260,028	\$ 6,626,339	\$ 6,589,565	\$ 6,552,942	\$ 6,516,471	\$ 6,480,151	\$ 6,443,980	\$ 6,407,959
Financing Sources												
Fire Fund			\$ 1,401,208	\$ 1,717,913	\$ 2,110,730	\$ 2,102,008	\$ 2,093,323	\$ 2,078,061	\$ 2,067,483	\$ 2,058,940	\$ 2,050,433	\$ 2,041,961
CSA Tax			\$ 574,600	\$ 698,000	\$ 794,400	\$ 849,000	\$ 849,000	\$ 849,000	\$ 849,000	\$ 849,000	\$ 849,000	\$ 849,000
General Fund Transfer			\$ 1,524,194	\$ 1,084,087	\$ 743,980	\$ 548,952	\$ 557,677	\$ 565,326	\$ 574,939	\$ 583,517	\$ 592,090	\$ 600,367
Total Financing Sources			\$ 3,500,000	\$ 3,500,000	\$ 3,500,000	\$ 3,500,000	\$ 3,500,000	\$ 3,500,000	\$ 3,500,000	\$ 3,500,000	\$ 3,500,000	\$ 3,500,000
Total Financing Requirements			\$ 3,500,000	\$ 3,500,000	\$ 3,500,000	\$ 3,500,000	\$ 3,500,000	\$ 3,500,000	\$ 3,500,000	\$ 3,500,000	\$ 3,500,000	\$ 3,500,000
Net Annual Surplus (Deficit) After Additional Sources			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Fiscal Impact to Transportation Fund												
Financing Sources												
Inter governmental Revenues			\$ 10.87	\$ 138,045	\$ 162,708	\$ 183,882	\$ 196,488	\$ 196,488	\$ 196,488	\$ 196,488	\$ 196,488	\$ 196,488
CA-HWY User/Gas Tax Sec 2104A (e)			\$ 0.86	\$ 8,301	\$ 9,927	\$ 11,218	\$ 11,988	\$ 11,988	\$ 11,988	\$ 11,988	\$ 11,988	\$ 11,988
Charges for Services			\$ 0.08	\$ 945	\$ 1,130	\$ 1,277	\$ 1,365	\$ 1,365	\$ 1,365	\$ 1,365	\$ 1,365	\$ 1,365
Road Maint Expense Reimb			\$ 0.48	\$ 6,036	\$ 7,218	\$ 8,157	\$ 8,717	\$ 8,717	\$ 8,717	\$ 8,717	\$ 8,717	\$ 8,717
Road Signal Maint Exp Reimb			\$ 151,327	\$ 180,864	\$ 204,514	\$ 218,558	\$ 218,558	\$ 218,558	\$ 218,558	\$ 218,558	\$ 218,558	\$ 218,558
Total Financing Sources			\$ 163,080	\$ 233,185	\$ 286,539	\$ 326,690	\$ 335,113	\$ 335,113	\$ 335,113	\$ 335,113	\$ 335,113	\$ 335,113
Financing Requirements												
Share of Residential Units			67.7%	82.2%	93.6%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
Total Project Lane Miles (b)			104.84	104.84	104.84	104.84	104.84	104.84	104.84	104.84	104.84	104.84
Estimated Annual Lane Miles to be Maintained (b)			71.0	86.2	98.1	104.8	104.8	104.8	104.8	104.8	104.8	104.8
Street Maintenance Cost per Lane Mile			\$ 6,885	\$ 6,885	\$ 6,885	\$ 6,885	\$ 6,885	\$ 6,885	\$ 6,885	\$ 6,885	\$ 6,885	\$ 6,885
Total Financing Requirements			\$ 488,534	\$ 593,451	\$ 675,412	\$ 721,834	\$ 721,834	\$ 721,834	\$ 721,834	\$ 721,834	\$ 721,834	\$ 721,834
Net Annual Surplus (Deficit) Before Additional Sources			\$ (327,208)	\$ (412,467)	\$ (470,688)	\$ (503,275)	\$ (503,275)	\$ (503,275)	\$ (503,275)	\$ (503,275)	\$ (503,275)	\$ (503,275)
Additional Financing Sources												
General Fund Surplus			\$ 3,016,237	\$ 4,694,386	\$ 5,694,945	\$ 6,260,028	\$ 6,626,339	\$ 6,589,565	\$ 6,552,942	\$ 6,516,471	\$ 6,480,151	\$ 6,443,980
General Fund Transfers to Fire Fund (Less)			\$ 1,659,785	\$ 1,524,194	\$ 1,084,087	\$ 743,980	\$ 548,952	\$ 557,677	\$ 565,326	\$ 574,939	\$ 583,517	\$ 592,090
Total Additional Financing Sources			\$ 1,659,785	\$ 3,424,202	\$ 4,607,959	\$ 5,676,049	\$ 6,122,989	\$ 6,071,946	\$ 6,031,666	\$ 5,995,616	\$ 5,961,532	\$ 5,926,921
Financing Sources												
Transportation Fund			\$ 151,327	\$ 180,864	\$ 204,514	\$ 218,558	\$ 218,558	\$ 218,558	\$ 218,558	\$ 218,558	\$ 218,558	\$ 218,558
General Fund Transfer			\$ 337,208	\$ 412,467	\$ 470,688	\$ 503,275	\$ 503,275	\$ 503,275	\$ 503,275	\$ 503,275	\$ 503,275	\$ 503,275
Total Financing Sources			\$ 488,534	\$ 593,451	\$ 675,412	\$ 721,834	\$ 721,834	\$ 721,834	\$ 721,834	\$ 721,834	\$ 721,834	\$ 721,834
Total Financing Requirements			\$ 488,534	\$ 593,451	\$ 675,412	\$ 721,834	\$ 721,834	\$ 721,834	\$ 721,834	\$ 721,834	\$ 721,834	\$ 721,834
Net Annual Surplus (Deficit) After Additional Sources			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Footnotes:
(a) Represents amount needed to fund the estimated annual negative fiscal impact.
(b) Transportation Fund Requirements are phased based on the housing also

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Table Ref.	Factor	1	2	3	4	5	6	7	8	9	10	11
General Fund Financing Sources												
4	Property Tax	\$ 168,503	\$ 399,303	\$ 758,405	\$ 1,039,955	\$ 1,375,935	\$ 1,717,703	\$ 2,029,249	\$ 2,340,542	\$ 2,766,002	\$ 3,394,976	\$ 4,156,939
4	Property Tax In-Lieu of Sales Tax	42,468	81,350	111,986	151,986	197,912	254,943	318,951	392,966	478,981	584,996	716,011
4	Documentary Transfer Tax	115,999	250,731	478,245	654,986	865,158	1,094,377	1,278,022	1,521,517	1,799,062	2,180,016	2,646,185
5	Property Tax In-Lieu of MV/LF	75,067	150,174	225,260	300,347	375,434	450,521	525,608	600,695	675,782	750,869	825,956
5	On-Site Retail Sales and Use Tax	-	-	-	-	-	-	-	-	-	-	-
5	Off-Site Retail Sales and Use Tax	-	-	-	-	-	-	-	-	-	-	-
5	Interest Earnings	3,217	6,434	9,651	12,868	16,085	19,302	22,519	25,736	28,953	32,170	35,387
5	Other Discretionary Revenue	18,116	33,187	59,163	80,933	108,154	130,911	154,959	178,450	208,569	245,970	294,436
6	Total Financing Sources	\$ 424,925	\$ 882,551	\$ 1,610,436	\$ 2,204,629	\$ 3,076,567	\$ 3,776,038	\$ 4,421,507	\$ 5,066,929	\$ 5,853,164	\$ 6,815,072	\$ 8,063,918
General Fund Financing Requirements												
8	Public Protection	\$ 30,28	\$ 25,402	\$ 51,667	\$ 125,084	\$ 163,986	\$ 201,985	\$ 239,021	\$ 275,167	\$ 321,375	\$ 379,059	\$ 453,348
8	Police Protection	11,751	21,377	37,893	51,752	67,906	83,599	98,992	113,847	132,664	156,631	187,566
8	Police	8,381	16,274	28,947	39,837	51,752	64,467	76,382	88,297	100,212	112,127	124,042
8	Police	28,72	49,099	86,876	118,649	155,455	191,575	226,724	261,911	304,841	359,558	430,025
8	Fire Protection (Transfers to the Fire Fund)	238,946	509,870	897,307	1,210,552	1,511,302	1,900,158	2,218,462	2,536,766	2,855,070	3,173,374	3,491,678
8	Protection/Inspection	142	258	457	672	818	1,008	1,192	1,373	1,603	1,891	2,282
8	Other Protection	9,44	16,103	28,544	38,984	51,077	62,945	74,464	86,759	100,160	118,138	141,291
12	Transfers to the Transportation Fund	-	-	-	-	-	-	-	-	-	-	-
8	Public Ways & Facilities	41,48	49,319	98,101	138,201	184,755	230,617	275,088	319,347	375,194	441,414	526,211
8	Health and Sanitation	2,34	2,780	5,530	7,781	10,116	13,001	15,509	17,947	21,152	24,885	30,229
8	Public Assistance	0,27	148	629	866	1,193	1,479	1,704	2,042	2,498	2,999	3,499
8	Education	18	36	75	106	142	177	211	244	286	330	411
8	Recreation & Cultural Services	-	-	-	-	-	-	-	-	-	-	-
8	Other	-	-	-	-	-	-	-	-	-	-	-
8	Total Financing Requirements	\$ 424,925	\$ 882,551	\$ 1,610,436	\$ 2,204,629	\$ 2,511,308	\$ 2,630,859	\$ 2,984,564	\$ 4,616,086	\$ 4,796,712	\$ 4,981,670	\$ 5,267,838
General Fund Fiscal Impact												
10, Exhibit B	Ongoing Surplus/(Deficit)	\$ -	\$ -	\$ -	\$ -	\$ 565,260	\$ 1,145,199	\$ 1,486,944	\$ 448,862	\$ 1,156,453	\$ 3,424,202	\$ 4,660,759
10, Exhibit B	Surplus/(Deficit) per Unit	\$ -	\$ -	\$ -	\$ -	\$ 236	\$ 381	\$ 407	\$ 109	\$ 237	\$ 596	\$ 659
	Revenue/Cost Ratio	1.00	1.00	1.00	1.00	1.33	1.44	1.49	1.10	1.24	1.69	1.87
Fiscal Impact to Fire Fund												
10, Exhibit B	Financing Sources	\$ 1,500,000	\$ 1,500,000	\$ 2,000,000	\$ 2,000,000	\$ 2,000,000	\$ 2,000,000	\$ 2,000,000	\$ 2,000,000	\$ 3,500,000	\$ 3,500,000	\$ 3,500,000
10, Exhibit B	Financing Requirements	\$ 1,500,000	\$ 1,500,000	\$ 2,000,000	\$ 2,000,000	\$ 2,000,000	\$ 2,000,000	\$ 2,000,000	\$ 2,000,000	\$ 3,500,000	\$ 3,500,000	\$ 3,500,000
	Net Annual Surplus / (Deficit)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Fiscal Impact to Library Fund												
11	Financing Sources	\$ 19,220	\$ 40,487	\$ 76,870	\$ 105,716	\$ 139,793	\$ 174,579	\$ 205,267	\$ 237,926	\$ 283,327	\$ 344,614	\$ 422,448
11	Financing Requirements	8,142	14,811	28,264	35,856	48,979	67,894	88,517	110,878	137,751	171,203	215,984
	Net Annual Surplus / (Deficit)	\$ 11,079	\$ 25,677	\$ 50,616	\$ 69,860	\$ 92,816	\$ 116,685	\$ 137,751	\$ 159,048	\$ 181,203	\$ 235,984	\$ 292,484
Fiscal Impact to Transportation Fund												
12	Financing Sources	\$ 11,339	\$ 20,626	\$ 36,563	\$ 49,896	\$ 65,226	\$ 86,628	\$ 104,463	\$ 124,246	\$ 145,246	\$ 168,534	\$ 194,451
12	Financing Requirements	25,508	54,654	108,573	152,954	204,477	255,235	304,663	352,330	415,246	485,534	569,451
	Net Annual Surplus / (Deficit)	\$ (14,169)	\$ (33,958)	\$ (72,010)	\$ (103,058)	\$ (139,251)	\$ (174,607)	\$ (200,199)	\$ (230,884)	\$ (266,890)	\$ (316,800)	\$ (374,999)
Net Fiscal Impact of Project												
	Financing Sources	\$ 1,955,484	\$ 2,443,665	\$ 3,723,869	\$ 4,380,281	\$ 5,281,787	\$ 6,031,288	\$ 6,932,237	\$ 9,156,184	\$ 10,151,737	\$ 12,739,020	\$ 14,384,516
	Financing Requirements	1,955,573	2,451,846	3,745,282	4,393,439	4,762,793	4,943,989	5,337,543	6,547,274	8,004,081	9,078,864	9,487,264
	Net Annual Surplus / (Deficit)	\$ (8,089)	\$ (8,281)	\$ (21,383)	\$ (33,158)	\$ (519,073)	\$ (1,087,277)	\$ (1,594,894)	\$ (606,910)	\$ 1,347,656	\$ 3,660,156	\$ 4,893,252

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Table Ref.	Average Value	3	4	5	6	7	8	9	10	11		
Residential Assessed Value												
Development Area A												
TOWNS												
Stacked flats HHDR		\$ 340,066	\$ 17,455,300	\$ 14,600,772	\$ 13,599,950	\$ 15,299,950	\$ 15,299,950	\$ 15,299,950	\$ 15,299,950	\$ -		
Stacked flats		\$ 271,989	\$ 13,599,950	\$ 13,599,950	\$ 13,599,950	\$ 13,599,950	\$ 13,599,950	\$ 13,599,950	\$ 13,599,950	\$ -		
Stacked flats		\$ 1,073,810	\$ 5,216,600	\$ 5,216,600	\$ 5,216,600	\$ 5,216,600	\$ 5,216,600	\$ 5,216,600	\$ 5,216,600	\$ -		
50X70'		\$ 356,432	\$ 17,821,800	\$ 17,821,800	\$ 17,821,800	\$ 17,821,800	\$ 17,821,800	\$ 17,821,800	\$ 17,821,800	\$ -		
45X280'		\$ 362,868	\$ 18,133,300	\$ 18,133,300	\$ 18,133,300	\$ 18,133,300	\$ 18,133,300	\$ 18,133,300	\$ 18,133,300	\$ -		
45X280'		\$ 362,868	\$ 18,133,300	\$ 18,133,300	\$ 18,133,300	\$ 18,133,300	\$ 18,133,300	\$ 18,133,300	\$ 18,133,300	\$ -		
55X1100'		\$ 504,332	\$ 11,968,638	\$ 11,968,638	\$ 11,968,638	\$ 11,968,638	\$ 11,968,638	\$ 11,968,638	\$ 11,968,638	\$ -		
60X1100'		\$ 509,989	\$ 10,199,880	\$ 10,199,880	\$ 10,199,880	\$ 10,199,880	\$ 10,199,880	\$ 10,199,880	\$ 10,199,880	\$ -		
Village 2 (Town Center West)												
60X1100'		\$ 509,989	\$ 15,299,950	\$ 15,299,950	\$ 15,299,950	\$ 15,299,950	\$ 15,299,950	\$ 15,299,950	\$ 15,299,950	\$ -		
56x100		\$ 473,732	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
46x80		\$ 362,868	\$ 8,704,464	\$ 8,704,464	\$ 8,704,464	\$ 8,704,464	\$ 8,704,464	\$ 8,704,464	\$ 8,704,464	\$ -		
50X100		\$ 473,732	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
50X100		\$ 473,732	\$ 23,686,600	\$ 23,686,600	\$ 23,686,600	\$ 23,686,600	\$ 23,686,600	\$ 23,686,600	\$ 23,686,600	\$ -		
Duplex		\$ 314,732	\$ 14,726,950	\$ 14,726,950	\$ 14,726,950	\$ 14,726,950	\$ 14,726,950	\$ 14,726,950	\$ 14,726,950	\$ -		
40X62'		\$ 344,732	\$ 15,724,950	\$ 15,724,950	\$ 15,724,950	\$ 15,724,950	\$ 15,724,950	\$ 15,724,950	\$ 15,724,950	\$ -		
Stacked flats		\$ 226,888	\$ 11,334,300	\$ 11,334,300	\$ 11,334,300	\$ 11,334,300	\$ 11,334,300	\$ 11,334,300	\$ 11,334,300	\$ -		
Triplex		\$ 301,666	\$ 3,014,860	\$ 3,014,860	\$ 3,014,860	\$ 3,014,860	\$ 3,014,860	\$ 3,014,860	\$ 3,014,860	\$ -		
Triplex		\$ 301,666	\$ 3,014,860	\$ 3,014,860	\$ 3,014,860	\$ 3,014,860	\$ 3,014,860	\$ 3,014,860	\$ 3,014,860	\$ -		
45X100		\$ 387,599	\$ 19,379,950	\$ 19,379,950	\$ 19,379,950	\$ 19,379,950	\$ 19,379,950	\$ 19,379,950	\$ 19,379,950	\$ -		
Village 3 (Casa Active Adult)												
MIXED USE HHDR		\$ 271,989	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
DUPLX		\$ 275,399	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
DUPLX		\$ 275,399	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
55x110		\$ 495,165	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
75x100		\$ 515,665	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
65x110		\$ 495,165	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
DUPLX		\$ 375,989	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
50x70		\$ 366,666	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
50x70		\$ 366,666	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
DUPLX		\$ 275,399	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
40x90		\$ 335,466	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
50x90		\$ 302,666	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
40x90		\$ 335,466	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
75x100		\$ 515,665	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
85x115		\$ 632,398	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
85x115		\$ 632,398	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
75x100		\$ 515,665	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
Village 4 (North Village)												
Duplex-Adult		\$ 344,332	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
40X90		\$ 344,332	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
40X90		\$ 344,332	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
Duplex-Family		\$ 473,732	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
Duplex-Family		\$ 335,466	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
Duplex		\$ 453,332	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
Standard Lot (60' X 100')		\$ 509,999	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
Standard Lot (70' X 100')		\$ 589,048	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
Duplex-Family		\$ 335,466	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
Duplex-Adult		\$ 301,466	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
45x80		\$ 362,666	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
45x80		\$ 362,666	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
Duplex-Family		\$ 335,466	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
Duplex-Family		\$ 335,466	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
Village 5 (East Village)												
Duplex Family		\$ 335,466	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
Duplex Family		\$ 362,666	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
70X100		\$ 569,048	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
85X115		\$ 632,398	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
45X100		\$ 387,599	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
50X70		\$ 356,432	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
50X80		\$ 447,665	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
55X100		\$ 504,332	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
60X100		\$ 509,999	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
55X100		\$ 515,665	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
55X100		\$ 504,332	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
70X100		\$ 579,048	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
50X100		\$ 473,732	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
50X100		\$ 458,165	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
40X90		\$ 368,332	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
70X100		\$ 611,998	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
Village 6 (South Village)												
50X70		\$ 356,432	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
50x90		\$ 447,665	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
40X90		\$ 356,999	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
40X90		\$ 368,332	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
50x90		\$ 447,665	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
40X90		\$ 356,999	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
75X100		\$ 611,998	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
75X100		\$ 515,665	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
85X110		\$ 632,398	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
duplex-family		\$ 335,466	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
50X100		\$ 473,732	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
85X115		\$ 632,398	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
Total Residential Assessed Value												
		\$ 115,203,050	\$ 130,232,762	\$ 235,877,469	\$ 184,486,804	\$ 212,162,449	\$ 225,069,072	\$ 204,456,573	\$ 205,194,381	\$ 301,771,659	\$ 353,668,823	\$ 18,971,840
Total Current Period Assessed Value Additions												
		\$ -	\$ 130,232,762	\$ 235,877,469	\$ 184,486,804	\$ 212,162,449	\$ 225,069,072	\$ 204,456,573	\$ 205,194,381	\$ 301,771,659	\$ 353,668,823	\$ 530,472,433
Current Period Cumulative Assessed Value Additions												
		\$ 115,203,050	\$ 260,465,824	\$ 496,354,933	\$ 680,841,737	\$ 892,994,182	\$ 1,118,063,254	\$ 1,322,519,827	\$ 1,527,714,208	\$ 1,829,485,867	\$ 2,183,154,690	\$ 2,698,615,316
Previous Period Adjusted Assessed Value												
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Deflation Factor @ 0.41%												
		\$ 115,203,050	\$ 244,959,834	\$ 479,825,173	\$ 662,329,227	\$ 871,775,072	\$ 1,093,242,128	\$ 1,293,161,623	\$ 1,483,032,813	\$ 1,786,635,532	\$ 2,134,914,038	\$ 2,696,985,394

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Table Ref.	Factor	1	2	3	4	5	6	7	8	9	10	11
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Residential Property Tax												
Basic Tax Field	1.000%	1,162,031 \$	2,449,588 \$	4,789,952 \$	6,623,227 \$	8,717,751 \$	10,932,401 \$	12,891,816 \$	14,909,928 \$	17,886,355 \$	21,349,140 \$	26,585,654 \$
Total Residential Property Tax	14.0253%	181,378 \$	343,583 \$	672,869 \$	928,636 \$	1,222,690 \$	1,593,905 \$	1,915,728 \$	2,294,023 \$	2,598,614 \$	2,994,280 \$	3,725,917 \$
Off-Site Sales Tax in Lieu of Sales Tax												
Off-Site Sales Tax Reducted to Property Tax												
Property Tax From MV/LF												
Cumulative Residential AV Adj. for Deflation Factor of 0.41%		115,203,950 \$	244,959,834 \$	479,825,173 \$	662,329,227 \$	871,775,072 \$	1,093,242,128 \$	1,293,181,623 \$	1,493,032,813 \$	1,788,638,532 \$	2,134,914,038 \$	2,656,685,394 \$
Cumulative Non-Residential AV Adj. for Deflation Factor of 0.41%		16,101,947 \$	36,128,088 \$	54,081,767 \$	71,960,257 \$	99,264,877 \$	118,523,087 \$	139,897,613 \$	159,788,772 \$	179,796,918 \$	209,722,394 \$	278,317,632 \$
Total Assessed Valuation		133,304,397 \$	281,088,933 \$	533,906,940 \$	734,289,484 \$	971,039,949 \$	1,211,765,215 \$	1,433,079,236 \$	1,652,821,595 \$	1,968,435,450 \$	2,344,636,432 \$	2,935,003,026 \$
Assessed Valuation / 1,000,000		133.3	281.1	533.9	734.3	971.0	1,211.8	1,433.1	1,652.8	1,968.4	2,344.6	2,935.0
Property Tax From MV/LF		118,908 \$	250,731 \$	476,245 \$	654,986 \$	866,168 \$	1,081,737 \$	1,278,128 \$	1,474,317 \$	1,755,842 \$	2,138,016 \$	2,618,908 \$
Residential Documentary Transfer Tax												
Residential Property Turnover Rate	14.3%											
Transfer Tax as a % of Price	0.11%											
Total Residential Documentary Transfer Tax		18,103 \$	38,454 \$	75,401 \$	104,050 \$	136,993 \$	171,795 \$	203,214 \$	234,619 \$	281,071 \$	335,486 \$	417,160 \$
Off-Site Sales Tax												
Household Income (0.25% of Assessed Valuation) (d)	25.00%	28,800,763 \$	61,239,958 \$	119,956,293 \$	165,592,307 \$	217,943,768 \$	273,310,532 \$	323,995,408 \$	374,259,203 \$	447,158,883 \$	530,728,510 \$	664,141,349 \$
Retail Taxable Sales (0.32% of Household Income) (e)	32.00%	9,216,244 \$	19,598,787 \$	38,386,014 \$	52,986,338 \$	69,742,006 \$	87,469,370 \$	103,464,530 \$	119,442,625 \$	143,090,843 \$	170,769,123 \$	212,526,232 \$
Projected Off-Site Taxable Sales (0.0% of Retail Taxable Sales) (f)	0.00%											
Sales Tax (0.10% of Taxable Sales)	10.00%											
Use Tax (0.15% of Sales Tax)	10.50%											
Less: 0.25% Reclassified to Property Tax	0.00%											
Total Off-Site Sales Tax Passed Through to County												

NON-RESIDENTIAL FINANCING SOURCES

Table Ref.	Measure	Factor	1	2	3	4	5	6	7	8	9	10	11
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Office													
Square Feet	3	450,323	34,640	34,640	34,640	34,640	34,640	34,640	34,640	34,640	34,640	34,640	34,640
Cumulative Square Feet			34,640	69,280	103,921	138,561	173,201	207,841	242,482	277,122	311,762	346,402	381,043
Assessed Value Additions	per Sq. Ft.	3	296 \$	10,253,508 \$	10,253,508 \$	10,253,508 \$	10,253,508 \$	10,253,508 \$	10,253,508 \$	10,253,508 \$	10,253,508 \$	10,253,508 \$	10,253,508 \$
Cumulative Employees	per Sq. Ft.	3	175	375	564	752	940	1,128	1,316	1,504	1,692	1,880	2,069
Retail													
Square Feet	3	441,687	33,976	33,976	33,976	33,976	33,976	33,976	33,976	33,976	33,976	33,976	33,976
Cumulative Square Feet			33,976	67,952	101,928	135,904	169,880	203,856	237,831	271,807	305,783	339,759	373,735
Assessed Value Additions	per Sq. Ft.	3	231 \$	7,848,438 \$	7,848,438 \$	7,848,438 \$	7,848,438 \$	7,848,438 \$	7,848,438 \$	7,848,438 \$	7,848,438 \$	7,848,438 \$	7,848,438 \$
Cumulative Employees	per Sq. Ft.	3	500	65	129	194	258	323	387	452	517	581	646
Light Industrial													
Square Feet	3	108,380											
Cumulative Square Feet													
Assessed Value Additions	per Sq. Ft.	3	193 \$										
Cumulative Employees	per Sq. Ft.	3	600										
Hotel - Business (Limited Service)													
Number of Rooms	3	100											
Cumulative Number of Rooms													
Assessed Value Additions	per room	3	95,000 \$										
Cumulative Employees	per room	3	0.35										
Hotel - Resort													
Number of Rooms	3	300											
Cumulative Number of Rooms													
Assessed Value Additions	per room	3	200,000 \$										
Cumulative Employees	per room	3	1										
Schools													
Square Feet	3	32,800											
Cumulative Square Feet													
Assessed Value Additions	per Sq. Ft.	3	497 \$										
Cumulative Employees	per Sq. Ft.	3	497										
Other													
Square Feet	3	428											
Cumulative Square Feet													
Assessed Value Additions	per Sq. Ft.	3	15 \$										
Cumulative Employees	per Sq. Ft.	3	428										
Total Non-Residential Assessed Value Additions													
Current Period Cumulative Assessed Value Additions			18,101,947 \$	18,101,947 \$	18,101,947 \$	18,101,947 \$	18,101,947 \$	18,101,947 \$	18,101,947 \$	18,101,947 \$	18,101,947 \$	18,101,947 \$	18,101,947 \$
Previous Period Adjusted Assessed Value			0.886										
Deflation Factor			0.886										
Cumulative Non-Residential AV Adj. for Deflation Factor of 0.41%			16,101,947 \$	36,128,088 \$	54,081,767 \$	71,960,257 \$	99,264,877 \$	118,523,087 \$	139,897,613 \$	159,788,772 \$	179,796,918 \$	209,722,394 \$	278,317,632 \$
Total Non-Residential Cumulative Value Additions			16,101,947 \$	36,128,088 \$	54,081,767 \$	71,960,257 \$	99,264,877 \$	118,523,087 \$	139,897,613 \$	159,788,772 \$	179,796,918 \$	209,722,394 \$	278,317,632 \$
50% of Cumulative Employees			382	517	680	898	1,110	1,281	1,412	1,568	1,876	2,044	
Equivalent Residents (Residents + 50% Employees)			938	1,708	3,025	4,131	5,412	7,894	10,087	12,519	16,814	21,972	
Total Taxable Sales			6,795,185 \$	13,590,369 \$	20,385,554 \$	27,180,738 \$	34,013,472 \$	40,808,657 \$	47,603,841 \$	54,399,026 \$	61,194,211 \$	77,928,410 \$	84,624,584 \$

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Exhibit C - Phasing Analysis, Constant Dollars
 Paradise Valley
 February 15, 2017

POLICE PHASING

Cumulative Residents
 Staffing Services Standard Sworn Officer per 1,000 residents
 Number of Sworn Officers Required
 Police Costs

Table Ref.	Factor	5	6	7	8	9	10	11				
9	1.20	568	1,189	2,395	3,332	4,454	5,560	6,632	7,675	9,046	10,642	12,028
9	128.055	120	120	120	120	120	120	120	120	120	120	120
9		0.67	1.43	2.84	4.00	5.35	6.87	7.96	9.21	10.85	12.77	15.51
9		85,381	182,714	363,437	511,959	684,267	854,375	1,019,159	1,179,390	1,389,995	1,635,322	1,968,521

FISCAL IMPACT TO OTHER COUNTY FUNDS

Fiscal Impact to Library Fund
 Financing Sources
 Library Fund Act/ Veterans Tax
 Basic Tax Adj. for Deduction
 Total County Library Tax
 Fines, Forfeitures & Penalties
 Library Fines and Fees
 Revenue from Use of Money and Property
 Rents

Table Ref.	Factor	4	5	6	7	8	9	10	11			
11	1.43%	1,333,050	2,810,889	5,339,089	7,342,895	9,710,399	12,127,652	14,328,792	16,528,216	19,684,324	23,846,384	29,358,830
11		19,079	40,231	76,415	105,065	138,860	173,577	205,051	236,560	281,732	342,732	420,188
11	0.14	135	245	434	592	776	957	1,132	1,303	1,522	1,795	2,147
11	0.01	6	12	21	28	37	46	54	62	73	86	103
		19,220	40,487	76,870	105,716	139,793	174,579	206,267	237,928	283,327	344,614	422,448

Total Financing Sources

Financing Requirements

Library Services

Total Financing Requirements

Net Annual Surplus/ (Deficit)

11	8.08	8,142	14,811	26,254	35,856	46,979	57,894	68,517	78,878	92,124	108,659	129,955
		8,142	14,811	26,254	35,856	46,979	57,894	68,517	78,878	92,124	108,659	129,955
		11,079	25,677	50,818	68,880	92,815	118,685	137,751	159,048	191,203	235,954	292,494

Exhibit C - Phasing Analysis, Constant Dollars
Paradise Valley
February 15, 2017

Table Ref.	Factor	12	13	14	15	16	17	18	19	20	21	26	31
General Fund Financing Sources													
4	Property Tax	\$ 4,743,717	\$ 5,103,843	\$ 5,082,755	\$ 5,061,764	\$ 5,040,939	\$ 5,020,012	\$ 4,999,270	\$ 4,978,614	\$ 4,958,043	\$ 4,937,557	\$ 4,896,391	\$ 4,737,288
4	Property Tax (Less of Sales-Tax)	559,714	551,892	549,662	547,231	545,030	542,776	540,535	538,292	536,077	533,863	529,024	512,210
4	Documentary Transfer Tax	2,995,719	3,204,328	3,204,328	3,191,088	3,177,903	3,164,773	3,151,696	3,138,624	3,125,706	3,112,793	3,046,013	2,866,541
5	Property Tax on MFL	1,019,188	1,085,275	1,085,275	1,085,275	1,085,275	1,085,275	1,085,275	1,085,275	1,085,275	1,085,275	1,085,275	1,085,275
5	Off-Site Retail Sales and Use Tax	1,352,644	1,352,644	1,352,644	1,352,644	1,352,644	1,352,644	1,352,644	1,352,644	1,352,644	1,352,644	1,352,644	1,352,644
5	Transient Occupancy Tax	70,813	76,173	75,009	75,646	75,384	75,123	74,863	74,605	74,347	74,091	72,824	71,563
5	Interest Earnings	332,852	355,711	355,711	355,711	355,711	355,711	355,711	355,711	355,711	355,711	355,711	355,711
6	Other Discretionary Revenue	\$ 11,012,247	\$ 11,743,110	\$ 11,706,183	\$ 11,668,408	\$ 11,632,786	\$ 11,596,315	\$ 11,560,995	\$ 11,526,824	\$ 11,492,703	\$ 11,458,632	\$ 11,374,782	\$ 11,107,262
Total Financing Sources													
8	\$	512,288	\$ 547,469	\$ 547,469	\$ 547,469	\$ 547,469	\$ 547,469	\$ 547,469	\$ 547,469	\$ 547,469	\$ 547,469	\$ 547,469	\$ 547,469
General Fund Financing Requirements													
General Fund Financing Requirements													
Public Protection													
9	Judicial	211,952	226,507	226,507	226,507	226,507	226,507	226,507	226,507	226,507	226,507	226,507	226,507
9	Police Protection	2,260,877	2,416,270	2,416,270	2,416,270	2,416,270	2,416,270	2,416,270	2,416,270	2,416,270	2,416,270	2,416,270	2,416,270
8	Detention and Correction	485,934	519,304	519,304	519,304	519,304	519,304	519,304	519,304	519,304	519,304	519,304	519,304
8	Fire Protection (Transfers to the Fire Fund)	743,980	540,270	548,932	557,677	566,326	574,989	583,517	592,080	600,567	609,039	617,477	625,988
8	Protection/Inspection	2,556	2,731	2,731	2,731	2,731	2,731	2,731	2,731	2,731	2,731	2,731	2,731
8	Other Protection	159,681	170,625	170,625	170,625	170,625	170,625	170,625	170,625	170,625	170,625	170,625	170,625
12	Transfers to the Transportation Fund	470,898	503,275	503,275	503,275	503,275	503,275	503,275	503,275	503,275	503,275	503,275	503,275
8	Public Ways & Facilities	810,267	852,211	852,211	852,211	852,211	852,211	852,211	852,211	852,211	852,211	852,211	852,211
8	Health and Sanitation	30,709	36,769	36,769	36,769	36,769	36,769	36,769	36,769	36,769	36,769	36,769	36,769
8	Public Assistance	3,914	4,183	4,183	4,183	4,183	4,183	4,183	4,183	4,183	4,183	4,183	4,183
8	Education	488	500	500	500	500	500	500	500	500	500	500	500
8	Recreation & Cultural Services	-	-	-	-	-	-	-	-	-	-	-	-
8	Debt Service	-	-	-	-	-	-	-	-	-	-	-	-
Total Financing Requirements													
General Fund Fiscal Impact													
Ongoing Surplus/(Deficit)													
Surplus/(Deficit) per Unit													
Revenue/Cost Ratio													
Fiscal Impact to Fire Fund													
Financing Sources													
Financing Requirements													
Net Annual Surplus / (Deficit)													
Fiscal Impact to Library Fund													
Financing Sources													
Financing Requirements													
Net Annual Surplus / (Deficit)													
Fiscal Impact to Transportation Fund													
Financing Sources													
Financing Requirements													
Net Annual Surplus / (Deficit)													
Net Fiscal Impact of Project													
Financing Sources													
Financing Requirements													
Net Annual Surplus / (Deficit)													

RESIDENTIAL FINANCING SOURCES

Table Ref.	Residential Absorption	12	13	14	15	16	17	18	19	20	21	26	31
	Village 1 (Town Center)												
3	TOWNS												
3	Stacked flats HHDR												
3	Stacked flats												
3	50'X70'												
3	50'X70'												
3	45'X80'												
3	45'X80'												
3	55'X100'												
3	60'X100'												
3	60'X100'												
3	50'X100												
3	45'X80												
3	50'X100												
3	50'X100												
3	duplex												
3	40'X62'												
3	Stacked flats												
3	Triplex-adult												
3	Triplex-adult												
3	45'X100												
3	43												
3	MIXED USE HHDR												
3	DUPLEX												
3	65'X110												
3	75'X100												
3	85'X110												
3	DUPLEX												
3	50'X90												
3	50'X70												
3	40'X90												
3	40'X90												
3	75'X100												
3	85'X115												
3	85'X115												
3	75'X100												
3	38												
3	Duplex-Adult												
3	Duplex-Adult												
3	40'X90												
3	50'X100												
3	Duplex-Family												
3	Duplex-Family												
3	Duplex												
3	Standard Lot (60' X 100')												
3	Standard Lot (70' X 100')												
3	Duplex-Family												
3	Triplex Adult												
3	45'X80												
3	45'X80												
3	Duplex-Family												
3	Duplex-Family												
3	Village 5 (West Village)												
3	Duplex Family												
3	40' X 100												
3	70'X100												
3	85'X115												
3	45'X100												
3	50'X70												
3	50'X90												
3	55'X100												
3	60'X100												
3	55'X100												
3	55'X100												
3	70'X100												
3	50'X100												
3	50'X100												
3	50'X100												
3	50'X100												
3	50'X100												
3	duplex-family												
3	85'X115												
3	50'X100												
3	85'X115												
	Total Residential Absorption												
	Cumulative Residential Absorption												
	Share of Residential Units	54.8%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
	894	8,490	8,490	8,490	8,490	8,490	8,490	8,490	8,490	8,490	8,490	8,490	8,490
	7,944	8,490	8,490	8,490	8,490	8,490	8,490	8,490	8,490	8,490	8,490	8,490	8,490
	54.8%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
	Table Persons per												
	Ref. Household												
	3	1,765	1,011	15,724	15,724	15,724	15,724	15,724	15,724	15,724	15,724	15,724	15,724
	3	14,713	15,724	15,724	15,724	15,724	15,724	15,724	15,724	15,724	15,724	15,724	15,724

Exhibit C - Phasing Analysis, Constant Dollars
Paradise Valley
February 15, 2017

Residential Assessed Value	Table Ref.	Average Value	12	13	14	15	16	17	18	19	20	21	26	31
Development Area A														
TOWNS	3	\$ 349,066	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Stacked flats HHDR	3	271,999	-	-	-	-	-	-	-	-	-	-	-	-
Stacked flats	3	504,332	-	-	-	-	-	-	-	-	-	-	-	-
50X100	3	356,432	-	-	-	-	-	-	-	-	-	-	-	-
45X180	3	362,866	-	-	-	-	-	-	-	-	-	-	-	-
45X180	3	362,866	-	-	-	-	-	-	-	-	-	-	-	-
55X100	3	504,332	-	-	-	-	-	-	-	-	-	-	-	-
60X100	3	509,899	-	-	-	-	-	-	-	-	-	-	-	-
Village 2 (Town Center West)														
60X100	3	509,899	-	-	-	-	-	-	-	-	-	-	-	-
50X100	3	473,732	-	-	-	-	-	-	-	-	-	-	-	-
45x80	3	362,866	-	-	-	-	-	-	-	-	-	-	-	-
50X100	3	473,732	-	-	-	-	-	-	-	-	-	-	-	-
50X100	3	473,732	-	-	-	-	-	-	-	-	-	-	-	-
40X127	3	314,486	-	-	-	-	-	-	-	-	-	-	-	-
Stacked flats	3	228,888	-	-	-	-	-	-	-	-	-	-	-	-
Triplex-adult	3	301,466	-	-	-	-	-	-	-	-	-	-	-	-
45X100	3	387,559	-	-	-	-	-	-	-	-	-	-	-	-
Village 3 (Casa Active Adult)														
MIXED USE HHDR	3	271,999	11,695,957	-	-	-	-	-	-	-	-	-	-	-
DUPLICATE	3	275,399	-	-	-	-	-	-	-	-	-	-	-	-
65X110	3	486,165	-	-	-	-	-	-	-	-	-	-	-	-
65X110	3	515,665	-	-	-	-	-	-	-	-	-	-	-	-
DUPLICATE	3	456,165	3,855,566	-	-	-	-	-	-	-	-	-	-	-
50X70	3	362,866	-	-	-	-	-	-	-	-	-	-	-	-
50X70	3	396,666	-	-	-	-	-	-	-	-	-	-	-	-
DUPLICATE	3	275,399	12,668,354	-	-	-	-	-	-	-	-	-	-	-
40X90	3	335,466	-	-	-	-	-	-	-	-	-	-	-	-
50x90	3	362,866	-	-	-	-	-	-	-	-	-	-	-	-
40x90	3	335,466	-	-	-	-	-	-	-	-	-	-	-	-
75x100	3	515,665	-	-	-	-	-	-	-	-	-	-	-	-
85X115	3	632,398	-	-	-	-	-	-	-	-	-	-	-	-
85X115	3	632,398	-	-	-	-	-	-	-	-	-	-	-	-
75X100	3	515,665	18,563,940	-	-	-	-	-	-	-	-	-	-	-
Village 4 (North Village)														
Duplicate-adult	3	944,622	-	-	-	-	-	-	-	-	-	-	-	-
Duplicate-adult	3	344,432	-	-	-	-	-	-	-	-	-	-	-	-
50X100	3	356,899	-	-	-	-	-	-	-	-	-	-	-	-
50X100	3	473,732	-	-	-	-	-	-	-	-	-	-	-	-
Duplicate-Family	3	335,466	-	-	-	-	-	-	-	-	-	-	-	-
Duplicate	3	453,332	-	-	-	-	-	-	-	-	-	-	-	-
Standard Lot (60' X 100')	3	509,999	-	-	-	-	-	-	-	-	-	-	-	-
Standard Lot (70' X 100')	3	589,048	-	-	-	-	-	-	-	-	-	-	-	-
Duplicate-Family	3	335,466	-	-	-	-	-	-	-	-	-	-	-	-
Triplex-Adult	3	301,466	-	-	-	-	-	-	-	-	-	-	-	-
45x80	3	362,866	-	-	-	-	-	-	-	-	-	-	-	-
45x80	3	362,866	-	-	-	-	-	-	-	-	-	-	-	-
Duplicate-Family	3	335,466	-	-	-	-	-	-	-	-	-	-	-	-
Village 5 (East Village)														
Duplicate-Family	3	335,466	-	-	-	-	-	-	-	-	-	-	-	-
Duplicate-Family	3	335,466	-	-	-	-	-	-	-	-	-	-	-	-
40 X 150	3	335,466	13,754,106	-	-	-	-	-	-	-	-	-	-	-
70X100	3	589,048	12,330,644	-	-	-	-	-	-	-	-	-	-	-
85X115	3	632,398	-	-	-	-	-	-	-	-	-	-	-	-
45X100	3	367,599	19,379,950	-	-	-	-	-	-	-	-	-	-	-
50X70	3	356,432	20,316,624	-	-	-	-	-	-	-	-	-	-	-
50X90	3	447,665	26,412,235	-	-	-	-	-	-	-	-	-	-	-
55X100	3	504,332	10,890,972	-	-	-	-	-	-	-	-	-	-	-
60X100	3	509,899	6,119,988	-	-	-	-	-	-	-	-	-	-	-
55X100	3	515,665	25,216,600	-	-	-	-	-	-	-	-	-	-	-
55X100	3	504,332	25,216,600	-	-	-	-	-	-	-	-	-	-	-
70X100	3	589,048	18,949,280	-	-	-	-	-	-	-	-	-	-	-
55X100	3	515,665	20,626,600	-	-	-	-	-	-	-	-	-	-	-
40X90	3	368,332	13,259,952	-	-	-	-	-	-	-	-	-	-	-
70X100	3	611,998	24,479,920	-	-	-	-	-	-	-	-	-	-	-
Village 6 (South Village)														
50X70	3	356,432	17,821,600	19,980,192	-	-	-	-	-	-	-	-	-	-
50x90	3	447,665	5,371,960	-	-	-	-	-	-	-	-	-	-	-
40X90	3	356,899	14,275,960	-	-	-	-	-	-	-	-	-	-	-
40X90	3	368,332	11,049,960	9,208,300	-	-	-	-	-	-	-	-	-	-
40X90	3	447,665	17,465,935	25,964,570	-	-	-	-	-	-	-	-	-	-
70X100	3	356,899	14,275,960	10,708,970	-	-	-	-	-	-	-	-	-	-
65X110	3	511,866	16,563,940	15,469,950	-	-	-	-	-	-	-	-	-	-
65X110	3	458,165	-	-	-	-	-	-	-	-	-	-	-	-
duplex-family	3	458,165	18,246,600	11,404,125	-	-	-	-	-	-	-	-	-	-
50X100	3	335,466	16,773,300	14,426,038	-	-	-	-	-	-	-	-	-	-
473,732	3	473,732	-	20,844,208	-	-	-	-	-	-	-	-	-	-
632,398	3	632,398	-	-	-	-	-	-	-	-	-	-	-	-
Total Residential Assessed Value			\$ 407,853,943	\$ 248,008,277	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Current Period Assessed Value Additions			\$ 407,853,943	\$ 248,008,277	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Current Period Cumulative Assessed Value Additions			\$ 3,106,669,258	\$ 3,354,577,535	\$ 3,354,577,535	\$ 3,354,577,535	\$ 3,354,577,535	\$ 3,354,577,535	\$ 3,354,577,535	\$ 3,354,577,535	\$ 3,354,577,535	\$ 3,354,577,535	\$ 3,194,960,061	\$ 3,194,960,061
Previous Period Adjusted Assessed Value			2,696,666,394	3,055,542,892	3,288,934,485	3,276,346,206	3,261,612,075	3,248,334,861	3,234,913,332	3,221,547,258	3,206,236,410	3,194,960,061	3,181,779,482	3,166,687,762
Deflation Factor @ 0.41%			0.996	0.996	0.996	0.996	0.996	0.996	0.996	0.996	0.996	0.996	0.996	0.990
Cumulative Residential AV Adj. for Deflation Factor of 0.41%			\$ 3,083,542,892	\$ 3,286,934,485	\$ 3,275,346,206	\$ 3,261,612,075	\$ 3,248,334,861	\$ 3,234,913,332	\$ 3,221,547,258	\$ 3,206,236,410	\$ 3,194,960,061	\$ 3,181,779,482	\$ 3,166,687,762	\$ 3,062,731,798

	12	13	14	15	16	17	18	19	20	21	26	31
Table												
Ref.												
Factor												
Residential Property Tax												
Basic Tax Paid	\$ 30,555,429	\$ 32,889,345	\$ 32,753,452	\$ 32,618,121	\$ 32,483,349	\$ 32,348,577	\$ 32,213,805	\$ 32,079,033	\$ 31,944,261	\$ 31,809,489	\$ 31,674,717	\$ 31,539,945
Total Residential Property Tax	\$ 4,252,885	\$ 4,512,828	\$ 4,593,769	\$ 4,574,786	\$ 4,555,703	\$ 4,536,620	\$ 4,517,537	\$ 4,498,454	\$ 4,479,371	\$ 4,460,288	\$ 4,441,205	\$ 4,422,122
Residential Property Tax In-Lieu of Sales Tax												
Off-Site Sales Tax Redirected to Property Tax												
Property Tax From MWLF												
Cumulative Residential AV Adj. for Deflation Factor of 0.41%	\$ 3,063,542,892	\$ 3,288,994,485	\$ 3,275,345,208	\$ 3,261,812,075	\$ 3,248,334,861	\$ 3,234,913,392	\$ 3,221,547,258	\$ 3,208,236,410	\$ 3,194,980,561	\$ 3,181,779,482	\$ 3,168,627,762	\$ 3,155,527,319
Cumulative Non-Residential AV Adj. for Deflation Factor of 0.41%	\$ 298,831,906	\$ 316,265,551	\$ 316,950,536	\$ 315,640,954	\$ 314,336,783	\$ 313,038,001	\$ 311,744,584	\$ 310,456,512	\$ 309,173,763	\$ 307,896,313	\$ 306,623,202	\$ 305,355,447
Total Assessed Valuation	\$ 3,362,374,798	\$ 3,605,260,036	\$ 3,592,295,744	\$ 3,577,453,029	\$ 3,562,671,644	\$ 3,547,951,393	\$ 3,533,291,842	\$ 3,518,692,922	\$ 3,504,157,324	\$ 3,489,675,795	\$ 3,475,250,964	\$ 3,460,872,766
Assessed Valuation / 1,000,000	3,362	3,605	3,592	3,577	3,563	3,548	3,533	3,519	3,504	3,489	3,475	3,461
Property Tax From MWLF	\$ 2,990,318	\$ 3,217,822	\$ 3,204,328	\$ 3,191,088	\$ 3,177,803	\$ 3,164,573	\$ 3,151,398	\$ 3,138,274	\$ 3,125,199	\$ 3,112,171	\$ 3,099,192	\$ 3,086,264
Residential Documentary Transfer Tax												
Residential Property Turnover Rate	14.3%											
Transfer Tax % of Price	0.11%											
Total Residential Documentary Transfer Tax	\$ 479,842	\$ 518,833	\$ 514,837	\$ 512,570	\$ 510,453	\$ 508,344	\$ 506,243	\$ 504,151	\$ 502,068	\$ 499,994	\$ 497,920	\$ 495,846
Off-Site Sales Tax												
Household Income (25% of Assessed Valuation) (d)	\$ 763,935,723	\$ 822,233,921	\$ 818,839,301	\$ 815,453,019	\$ 812,068,715	\$ 808,684,411	\$ 805,299,107	\$ 801,914,803	\$ 798,530,499	\$ 795,146,195	\$ 791,761,891	\$ 788,377,587
Retail Trade Sales (32% of Household Income) (e)	\$ 244,259,431	\$ 263,117,259	\$ 262,027,616	\$ 260,944,398	\$ 259,861,180	\$ 258,777,962	\$ 257,694,744	\$ 256,611,526	\$ 255,528,308	\$ 254,445,090	\$ 253,361,872	\$ 252,278,654
Off-Site Sales Tax (8% of Retail Trade Sales) (f)	\$ 19,540,754	\$ 21,049,387	\$ 20,962,213	\$ 20,875,039	\$ 20,787,865	\$ 20,700,691	\$ 20,613,517	\$ 20,526,343	\$ 20,439,169	\$ 20,351,995	\$ 20,264,821	\$ 20,177,647
Use Tax (10.5% of Sales Tax)	\$ 2,044,179	\$ 2,209,995	\$ 2,197,377	\$ 2,184,759	\$ 2,172,141	\$ 2,159,523	\$ 2,146,905	\$ 2,134,287	\$ 2,121,669	\$ 2,109,051	\$ 2,096,433	\$ 2,083,815
Less: 0.25% Reclassified to Property Tax	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Off-Site Sales Tax Passed Through to County	\$ 21,584,933	\$ 23,259,382	\$ 23,159,590	\$ 23,059,798	\$ 22,959,906	\$ 22,859,914	\$ 22,759,922	\$ 22,659,930	\$ 22,559,938	\$ 22,459,946	\$ 22,359,954	\$ 22,259,962
NON-RESIDENTIAL FINANCING SOURCES												
Table												
Ref.												
Measure												
Factor												
Office												
Source Feet	3	450,323	34,640	450,323	450,323	450,323	450,323	450,323	450,323	450,323	450,323	450,323
Cumulative Square Feet	3	296	10,253,508	10,253,508	10,253,508	10,253,508	10,253,508	10,253,508	10,253,508	10,253,508	10,253,508	10,253,508
Assessed Value Additions	3	175	2,257	2,445	2,445	2,445	2,445	2,445	2,445	2,445	2,445	2,445
Cumulative Employees	3	441,987	33,976	441,987	441,987	441,987	441,987	441,987	441,987	441,987	441,987	441,987
Retail												
Square Feet	3	231	7,848,438	7,848,438	7,848,438	7,848,438	7,848,438	7,848,438	7,848,438	7,848,438	7,848,438	7,848,438
Cumulative Square Feet	3	500	839	839	839	839	839	839	839	839	839	839
Assessed Value Additions	3	200	88,337,400	88,337,400	88,337,400	88,337,400	88,337,400	88,337,400	88,337,400	88,337,400	88,337,400	88,337,400
Cumulative Employees	3	105,380	13,288	105,380	105,380	105,380	105,380	105,380	105,380	105,380	105,380	105,380
Light Industrial												
Square Feet	3	168	2,568,418	2,568,418	2,568,418	2,568,418	2,568,418	2,568,418	2,568,418	2,568,418	2,568,418	2,568,418
Cumulative Square Feet	3	600	147	168	168	168	168	168	168	168	168	168
Assessed Value Additions	3	100	100	100	100	100	100	100	100	100	100	100
Cumulative Employees	3	95,000	35	35	35	35	35	35	35	35	35	35
Hotel - Business (Limited Service)												
Number of Rooms	3	375	37,549	37,549	37,549	37,549	37,549	37,549	37,549	37,549	37,549	37,549
Cumulative Number of Rooms	3	300	300	300	300	300	300	300	300	300	300	300
Assessed Value Additions	3	200,000	9,840,014	9,840,014	9,840,014	9,840,014	9,840,014	9,840,014	9,840,014	9,840,014	9,840,014	9,840,014
Cumulative Employees	3	32,800	1	1	1	1	1	1	1	1	1	1
Schools												
Square Feet	3	497	497	497	497	497	497	497	497	497	497	497
Cumulative Square Feet	3	428	428	428	428	428	428	428	428	428	428	428
Assessed Value Additions	3	428	428	428	428	428	428	428	428	428	428	428
Cumulative Employees	3	428	428	428	428	428	428	428	428	428	428	428
Other												
Square Feet	3	20,868,364	20,868,364	20,868,364	20,868,364	20,868,364	20,868,364	20,868,364	20,868,364	20,868,364	20,868,364	20,868,364
Assessed Value Additions	3	304,686,291	325,356,645	325,356,645	325,356,645	325,356,645	325,356,645	325,356,645	325,356,645	325,356,645	325,356,645	325,356,645
Cumulative Employees	3	279,317,632	298,831,906	316,950,536	316,950,536	316,950,536	316,950,536	316,950,536	316,950,536	316,950,536	316,950,536	316,950,536
Total Non-Residential Assessed Value Additions												
Current Period Cumulative Assessed Value Additions	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Previous Period Adjusted Assessed Value	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Deflation Factor												
Cumulative Non-Residential AV Adj. for Deflation Factor of 0.41%	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Total Non-Residential Cumulative Employees												
50% of Cumulative Employees												
Equivalent Residents (Residents & 50% Employees)												
Total Taxable Sales	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$

POLICE PHASING

Cumulative Residents
 Staffing Service Standard Sworn Officer per 1,000 residents
 Number of Sworn Officers Required
 Police Costs

	12	13	14	15	16	17	18	19	20	21	26	31
Table Ref.												
Factor												
9	14,713	15,724	15,724	15,724	15,724	15,724	15,724	15,724	15,724	15,724	15,724	15,724
	1.20	1.20	1.20	1.20	1.20	1.20	1.20	1.20	1.20	1.20	1.20	1.20
	17.86	18.87	18.87	18.87	18.87	18.87	18.87	18.87	18.87	18.87	18.87	18.87
9	\$ 2,280,877	\$ 2,416,270	\$ 2,416,270	\$ 2,416,270	\$ 2,416,270	\$ 2,416,270	\$ 2,416,270	\$ 2,416,270	\$ 2,416,270	\$ 2,416,270	\$ 2,416,270	\$ 2,416,270

FISCAL IMPACT TO OTHER COUNTY FUNDS

Fiscal Impact to Library Fund

Financing Sources
 Library Fund Ad Valorem Tax
 Basic Tax Adj. for Dilution
 Total County Library Tax
 Fines, Forfeitures & Penalties
 Library Fees and Fees
 Revenue from Use of Money and Property
 Rents

	12	13	14	15	16	17	18	19	20	21	26	31
Table Ref.												
Factor												
11	\$ 33,523,748	\$ 36,072,000	\$ 35,972,957	\$ 35,774,590	\$ 35,626,716	\$ 35,479,513	\$ 35,332,918	\$ 35,186,929	\$ 35,041,543	\$ 34,896,758	\$ 34,751,973	\$ 34,607,188
	479,808	516,280	514,147	512,023	509,907	507,800	505,702	503,613	501,532	499,460	497,398	495,336
11	\$ 2,426	\$ 2,593	\$ 2,593	\$ 2,593	\$ 2,593	\$ 2,593	\$ 2,593	\$ 2,593	\$ 2,593	\$ 2,593	\$ 2,593	\$ 2,593
11	\$ 116	\$ 124	\$ 124	\$ 124	\$ 124	\$ 124	\$ 124	\$ 124	\$ 124	\$ 124	\$ 124	\$ 124

Total Financing Sources

Financing Requirements
 Library Services

11	\$ 482,351	\$ 518,898	\$ 516,865	\$ 514,740	\$ 512,625	\$ 510,518	\$ 508,420	\$ 506,330	\$ 504,249	\$ 502,177	\$ 491,844	\$ 481,520
11	\$ 148,850	\$ 156,935	\$ 156,935	\$ 156,835	\$ 156,835	\$ 156,835	\$ 156,835	\$ 156,835	\$ 156,835	\$ 156,835	\$ 156,835	\$ 156,835
11	\$ 335,501	\$ 362,063	\$ 359,930	\$ 357,805	\$ 355,690	\$ 353,583	\$ 351,485	\$ 349,395	\$ 347,315	\$ 345,242	\$ 335,009	\$ 324,685

Net Annual Surplus (Deficit)

July 12, 2017

To: Russell Brady
Riverside County Planning Department

From: Derek Wong, AICP
Dino Serafini, PE

RE: Review of Paradise Valley (Specific Plan No. 00339) Fiscal Impact Analysis, dated February 15, 2017

Michael Baker International has performed a review of the Fiscal Impact Analysis (FIA) prepared for the Paradise Valley land development project (Project). The Project proposes to develop up to 8,500 housing units and 1.4 million square feet of non-residential construction (including 400 business and resort hotel rooms and time share units) on approximately 5,000 acres in the Coachella Valley area east of the City of Coachella. The FIA was prepared by Development Planning and Finance Group (DPFG), Inc. The FIA evaluates the potential fiscal impacts from development of the Project on the operating budgets of four Riverside County funds: the General Fund, Transportation Fund, Library and the Fire Fund.

Fiscal impacts to school, recreation and park, water, sewer districts are not analyzed in the FIA. There are currently no special service districts established on the property.

The FIA does not analyze capital costs or impacts on public facilities needed by the project, which should be treated separately from a fiscal impact study.

The objectives of our review of the FIA are three-fold and validate whether:

1. The assumptions made in the FIA are reasonable;
2. The modeling is according to industry standards and follows Riverside County's *1995 Guide to Preparing Fiscal Impact Reports* (Guide) adjusted to current budget conditions ; and
3. The conclusions can be supported by the calculations and documentation in the FIA.

Michael Baker's review included a multi-step approach that included the following:

- Review of the County of Riverside FY 2016–17 adopted and recommended budgets (the FIA was based on the 2015–16 budget);

- Spot check of data references and assumptions through outside research;
- Evaluate whether alternative methodologies used in the FIA are comparable to methodologies described in the Guide; and
- Preparation of the review memo on our findings.

This memorandum is organized into three sections. The first provides context to the FIA, the second describes the findings of the study and the third section provides our review conclusions.

Context to the FIA

The FIA relies on the County's 2015–16 budget to derive cost and revenue multipliers for County General Fund activities where use of the multiplier method is in accordance with the Guide. The Guide permits the use of countywide multipliers for several General Fund cost areas, including the following:

- General Government
- Public Protection (except for Sheriff Patrol and direct Animal Control services)
- Health and Sanitation
- Public Assistance
- Education, Recreation & Culture
- Debt Service

For specific plans and land use studies, the Guide states that project-specific case-study methods should be used for Animal Control and Sheriff Patrol costs.

Fire Protection, Road Maintenance and Library are independent funds. For Fire Protection, the Guide generally allows costs to be calculated by the multiplier method. However, for large projects which will require expansion of service, including new fire stations, a case-study method is necessary. The FIA also provides a case-study analyses for Library and Road Maintenance.¹

It should be noted that the fiscal impacts of the Project as identified in the FIA are based on data available at the time of the preparation of the FIA and do not represent absolute financial projections at build-out of the Project. It is particularly important for the reader to keep this caveat in mind when considering inputs and factors used to estimate the ongoing fiscal impacts of the Project on the County General Fund and the other funds. The FIA provides the fiscal impacts for a 13-year Project absorption/phasing schedule and a 31-year cash-flow analysis.

¹ In addition to these funds analyzed in the FIA the County Flood Control and Water Conservation District also operates independently of the General Fund. However, the District does not operate in the eastern area of the County (east of Palm Springs).

In accordance with the methodology prescribed in the Guide, except for property taxes, property transfer tax, sales tax, Transient Occupancy Tax and Property Tax in-lieu of Motor Vehicle Fee (MVLF), which are based on project-specific case-study analyses, all recurring revenues are calculated using per capita multipliers based on the 2015–16 adopted budget totals (we have recalculated the revenue multipliers using 2016-17 adopted budget and current population and employment numbers and have found them to be generally consistent with those in the FIA).

Findings

The FIA in general conforms to the Guide with modifications as noted in the following areas:

General Fund Costs

The FIA calculates the net General Fund contribution or “Net Cost to County” (NCC) for each departmental expense line item. The NCC is calculated by subtracting nondiscretionary revenue (including such revenues as intergovernmental funds for specific programs and direct cost recovery user fees) from the budgeted expenditures as directed in the Guide. The FIA then assigns a marginal increase factor that accounts for fixed overhead versus variable costs of departments that are affected by population growth. This is an industry standard approach to estimating the cost impacts related to growth. The Guide does not specify what marginal factor to use, which may range from 0% to 100%, depending on the department’s function. The lower percentage indicates lower overall impact to the department’s operations as a result of growth, whereas a high percentage means the department will likely incur increased cost—usually due to increased staffing in response to growth. The FIA percentages are either 25%, 50% or 100%. For the General Fund as a whole, the overall factored NCC is 59% of the total financing requirements (total budget minus nondiscretionary revenues). In other words, the FIA estimates that approximately 59% of the General Fund budget increases over time are due to population growth. Our analysis of the last seven years of the County’s budget data comparing NCC to the County’s population growth supports an overall NCC marginal increase factor of between 50% and 60%.

General Fund Revenues

Per Capita Revenues

The revenue sources determined by per capita multipliers, based on the 2015/16 adopted budget and 2016 population, include franchise fees, licenses and permits, fines and penalties, Federal in-lieu taxes, and court fees. These are all revenues that go to the General Fund to offset discretionary programs and expenditures. The aggregate per capita revenue from these sources

is \$19.84 (totaling \$355,711 for the Project). We arrived at essentially the same revenue factor using the 2016/17 budget and the 2017 California Department of Finance population estimate (unincorporated and Countywide) and the current Employment Development Department information for employment. We concur with the methodology and calculations for multiplier-derived revenues.

Case-Study Revenues

The largest Project revenues will be derived from the secured and unsecured ad valorem property tax (\$4.9 million), the MVLF (\$3.1 million), Transient Occupancy Tax (\$1.35 million), and Sales and Use Taxes (\$1.1 million). These major revenues were estimated by the case-study method as directed in the Guide. Property taxes and the MVLF revenues are driven by assessed valuations, which are based on assumptions of expected home prices and non-residential construction costs in the area. The range of sale prices assumed for the Project range from \$272,000 for a stacked flat condominium unit to \$632,000 for a single family unit on the largest (85' x 115') lot. The lower end prices are comparable to the median price for condominiums in the City of Coachella (\$240,000, for units in buildings with 5 or more units). The median prices for single family homes in Coachella are somewhat lower than the mid-range home in the Project: \$370,000 for a detached home in Coachella vs. \$450,000 in the Project (home on a 50' x 90' lot in Village 5). Prices in the next closest cities, La Quinta and Indio, are similar to Coachella's.

The construction cost valuations for the non-residential buildings are reasonable for the type of construction proposed by the Project developers.

The Transient Occupancy Tax (TOT) revenues are derived from the Project's business and resort hotel rooms. The Riverside County TOT is 10% of hotel rental revenue. The FIA assumes a business room rate of \$87 per night and a resort rate of \$178 per night. Occupancies are assumed at 56% and 60%, respectively, which is consistent with the Guide. The assumed room rates appear comparable to higher-end lodging found in Coachella, La Quinta and Indio.

Sales and Use taxes are derived only from the retail floor area, projected at approximately 442,000 square feet at build-out. The FIA assumes \$200 of taxable sales per square foot, which is a typical value found in fiscal impact studies. Sales and use tax revenues are also derived from the business and resort hotels' food, beverage and other sales, in addition to the tax on room rate revenues. To avoid double-counting taxable sales, the FIA does not consider household taxable expenditures. This approach also avoids needing to adjust for potential sales leakage to off-site retail and gives some assurance that the taxable sales are "new" and not taking sales away from existing retail in the County.

The other case-study revenue is the documentary transfer tax, which was determined by assuming a 14% annual turnover rate applied to residential property resulting in \$500,000 in transfer taxes and 10% applied to non-residential, which provides another \$33,900 in revenues. The Guide specifies a 10% turnover rate for residential, which if applied to the Project, would reduce the residential transfer tax by about \$150,000.

Sheriff Patrol Cost: Case-Study Method

The FIA estimates Sheriff Protection cost for the Project based on the Board of Supervisor's Sheriff Deputy staffing policy of 1.2 officers per 1,000 residents and a calculated cost per deputy. The Guide specifies that the case-study method is to be used for Sheriff Patrol costs, while other "Police Protection" may be calculated using the multiplier method. The FIA used a modified case-study approach by incorporating the Police Protection costs in the cost per deputy. This procedure attempts to capture the fully-burdened cost for each deputy (salaries and benefits, supplies and expenses and administrative overhead). The Police Protection costs included in the FIA's analysis are: Administration, Support, Patrol, Court Services, CAC Security and Training Center. The net General Fund contribution total for these functions is added to the charge for Sheriff Patrol services contracted by the cities to calculate the fully-burdened cost to the County per deputy of approximately \$128,000 per year. While this amount might be a reasonable estimate of net County cost per deputy, it may not accurately capture the overall Police Protection costs that may otherwise be derived using the multiplier method for all Police Department costs other than Patrol. The NCC for Police Protection less Patrol is \$37.4 million (2016-17 Adopted Budget). Assuming a 59% marginal increase factor, then dividing by the unincorporated residential population (373,755) results in a per capita multiplier of approximately \$59. The Project's impact on Police Protection would then be: \$59 times the Project's residential population of 15,724, or \$928,000. The Sheriff Patrol expenditures for 2016-17 is \$228.1 million, which is divided by 1,792, the number of filled Sheriff Patrol positions, resulting in an estimated annual cost of \$127,300 to provide one deputy. At the rate of 1.2 deputies per 1,000 residents the Project will require 19 deputies for a total annual cost of \$2.42 million. The cost of additional patrol officers is combined with the Project's cost for Police Protection (net of Patrol) for a total Project cost of \$3.35 million compared to the \$2.4 million calculated in the FIA using the modified case-study method.

Animal Control Case Study

The Guide also requires a case study approach for Animal Control. A similar analysis as above for Sheriff Patrol may be done for Animal Control. Animal Services is included in Public Protection-Other Protection. If calculated separately, the portion of the Other Protection budget allocated

to Animal Services would be about \$3.00 per capita (NCC of Animal Services divided by total county population). The County Department of Animal Services provides animal control field and shelter services to 11 cities with a combined population of 829,126 at a cost of \$9,438,523, for a cost per capita of \$11.38. The \$3.00 per capita in the Public Protection cost per capita should be replaced with \$11.38, which we believe is more indicative of the actual cost to provide field and shelter services for new development. The additional \$8.38 in cost per capita results in \$131,800 more in total Animal Control costs for the Project.

Other County Funds

The FIA addresses the following non General Funds, each the subject of a case-study analysis:

- County Transportation fund
- Fire Fund (County Structural Fire Protection)
- Library Fund

Each fund has its own revenue sources, either a percentage of the property tax or, in the case of transportation, the Highway User/Gas Tax subventions from the state and the Measure A sales tax. Although the funds operate independently of the General Fund, funds may be transferred from time to time from the General Fund to cover deficits in the fund balances. As required in the Guide, the impacts to each fund is analyzed in more detail as follows:

Transportation Fund

Transportation Fund revenues may rely on a per capita multiplier for the countywide Highway Users/Gas Tax. The FIA calculates a per capita revenue of \$12.09, (based on residential population plus 50% of employment). Measure A revenue is not considered since it is used for non-recurring capital projects. The revenue sources are then compared to the estimated actual cost of maintaining public streets in the Project, plus the Project's share to maintain arterial roadway improvements needed by the Project. A cost of \$6,885 per lane-mile was provided by TLMA staff. The Project will have an estimated 104.84 lane-miles for a total financing requirement of \$721,800. Of the total Highway Users/Gas Tax, the Guide states that only 77% is allocated to local roads and 23% to arterials. Therefore of the \$12.09 only \$9.31 per capita would be available for the Project's backbone and in-tract roadways. The Project will generate \$168,300 annually for local roads, resulting in a deficit of \$553,500. The FIA, using 100% of the Highway Users/Gas Tax, calculated a deficit of \$503,275. This deficit shows up as an annual General Fund transfer under Financing Sources in the Fire and Transportation Phasing Analysis (FIA Exhibit B).

Structural Fire Protection Fund

The FIA calculates \$2.04 million in property tax revenues to the Fire Fund derived from the Project's assessed valuation. The cost of fire protection for a project of this size warrants a case-study analysis. The Specific Plan document provides a general description of the fire protection infrastructure and staffing required in phases through build-out. The following schedule of fire services is presented in Section 5 of SP-00339²:

- A temporary fire station staffed with one 3-person fire engine, concurrent with the delivery of combustibles;
- A permanent station with one 3-person fire engine concurrent with the 1,000th residential building permit;
- A second squad, fire engine and/or fire sub-station may be required prior to build-out;
- A third squad, fire engine and/or fire sub-station may be required at build-out.

For purposes of calculating the cost of providing fire-fighting staff, the FIA assumes two new fire stations with 7-person staffing each at a cost of \$3.5 million per station. The FIA gives a total cost of only \$3.5 million, therefore it's not clear if the \$3.5 million cost is intended for one station or two. Also, it is not clear whether this cost includes the maintenance of the stations and the apparatus in addition to the staffing costs. An engine company normally comprises 3 to 4 fire-fighters. A fully-staffed squad would include three shifts requiring up to 12 fire-fighters. A fully-burdened annual cost for each fire-fighter may be estimated at \$170,000, resulting in a staffing cost of up to \$4.08 million for two stations.³ DPFG should verify the FIA's assumptions, by contacting Riverside County Fire Department to establish: 1) the fire station requirements for the Project and 2) an annual cost to the County to staff and maintain the station(s) and apparatus.

The FIA indicates that the Fire Fund deficit (\$1.46 million based on FIA cost assumptions) will be covered by a combination of proceeds from a proposed new County Service Area (CSA) and by transfers from the General Fund. The FIA assumes a CSA tax of \$100 per residential unit, for a total CSA tax revenue of \$849,000. The balance of the deficit--\$609,000--would be transfers from the General Fund.

² The Specific Plan states that the Riverside County Fire Department will be consulted for the actual infrastructure requirements as various Project milestones. The cost of fire engines and construction of stations is not included in fiscal impact studies.

³ Since the County contracts with the California Department of Forestry and Fire Protection (CALFIRE) for staffing of stations, the actual cost of staffing and other contractual services may not be estimated directly using County budget data.

Library Fund

The primary Library Fund revenue source is derived from property taxes. The basic tax rate allocated to the Library Fund is used to determine Project revenues. Annual Project library property tax revenues are estimated at \$499,460; rents and interest on the fund balance bring the total revenue to \$502,000.

The cost for Library Services is estimated by the multiplier method. The Library Fund's NCC of approximately \$24 million is divided by the total County service population, for a cost per capita of about \$8.68. The library cost for the Project would then be \$157,000 ($\$8.68 \times 18,080$). Therefore, the Project is shown to generate a surplus at build-out for the County's Library Fund of approximately \$345,000.

Special District Impacts

The Guide requires an analysis of impacts on any affected special service districts including CSAs, Community Service Districts (CSDs) and Community Facilities Districts (CFDs). There are none of these special districts currently established on the property. However, the Specific Plan and the FIA propose the formation of one or more such districts to provide funding for identified deficits in the Transportation Fund, and the Fire Fund and other Project maintenance costs. Formation of a Lighting and Landscape Maintenance District (LLMD) may also be considered for streetlights and median and parkway landscaping. The FIA does not discuss park operation and maintenance costs. The property is within the Coachella Valley Recreation and Park District, which provides regional park facilities. Maintenance of the Project's public parks would not necessarily be funded from the CVRPD budget, therefore a CFD would need to be formed for that purpose.

Conclusion

With exception for specific areas noted above, the FIA is conducted within general industry standards and in accordance with the County's Guide. The cost and revenue factors used in the FIA are based on data from the County's FY 2015–16 adopted budget. We have verified that the cost and revenues are essentially the same as those calculated using the 2016-17 adopted budget. The following is a summary of findings of impacts to the County funds:

- The Project surplus of \$6.1 million at build-out stated in the FIA would be reduced if case-study analyses were conducted for Sheriff Patrol and Animal Control. This review identifies an additional cost of about \$1,810,000 for these two functions.

- The Project may generate a much greater shortfall in the County Structural Fire Protection Fund than the \$1.46 million estimated (before CSA revenues). DPMG should verify its assumptions of Fire Protection costs.
- The sales prices of homes assumed in the FIA tend to be higher than prices for new homes in the City of Coachella. The Project's property tax revenues should be reviewed after the first phase has been sold, and/or sensitivity testing on assessed valuations and their resulting fiscal impact to fund public services.
- The phasing plan shows the Project generating a small deficit for each of the first four years. Beginning in the fifth year the Project generates a surplus that grows until the 13th year, which is the final year of Project absorption. The net surplus diminishes every year after that (the calculations are extended to the 31st year after absorption begins). The diminishing surplus is due to the 0.41% net reduction in assessed valuations, which is the procedure specified in the Guide to account for inflationary cost increases. The 2% Prop. 13 increase is subtracted from the historic average inflation of 2.41% (Consumer Price Index LA/Anaheim/Riverside-1990 to present). The resulting annual decreases in assessed valuation results in reduced property tax, MVLFF and the documentary transfer tax. Revenue reduction is used rather than applying cost increases to departmental operations. Overall, this is a conservative approach since it does not incorporate increases in assessed valuation that occur from turnover, nor increases in sales & use taxes due to inflationary increases considered in the model.
- Maintenance of local parks and open space in the County is funded through County Service Areas and is not a General Plan activity. The FIA should provide a cost analysis for the Project's proposed local public parks including revenue requirements from CSA assessments. The Guide states impacts to special districts are to be analyzed.

Memorandum

To: Specific Plan No. 00339 (Paradise Valley) File
From: DPF
Date: February 15, 2017 (April 20, 2018 Revision)
Subject: February 2017 FIA

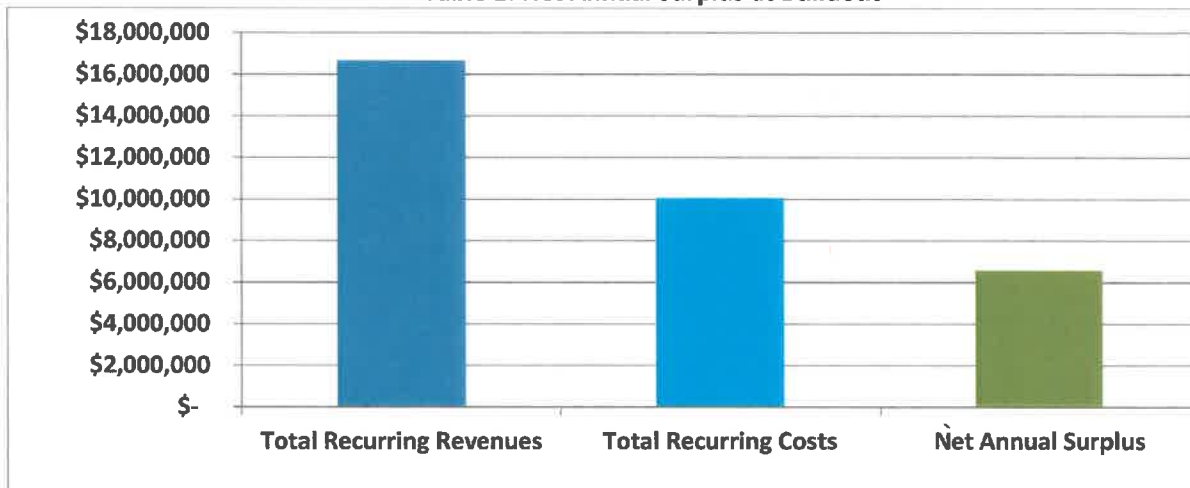
Introduction and Conclusions

This revision reflects final review comments received from Michael Baker International.

The February 2017 FIA was prepared in accordance with the general methodologies outlined in the County FIA Guidelines to Preparing Fiscal Impact Reports (“County FIA Guidelines”), dated January 1995. The February 2017 FIA examines the financial impact the Project will have on the County’s general fund (“General Fund”), fire fund (“Fire Fund”), library fund (“Library Fund”), and transportation fund (“Transportation Fund”). The Project will generate additional income for the General Fund primarily through increased property taxes, sales taxes, and transient occupancy taxes, while increasing the need for County services such as police, fire, and health and sanitation.

Based on the assumptions and calculations detailed in the attached February 2017 FIA, the Project is expected to yield a new net annual surplus at buildout of approximately \$6.6 million (see Exhibit A, Table 1).

Table 1: Net Annual Surplus at Buildout



The Draft FIA is based on the following key assumptions:

- Per the County FIA Guidelines, the methodology used to determine the allocable revenue and cost impacts to County Funds as a result of the Project’s development is a combination of case study methods and multiplier methods
- County Budget: Riverside County 2015-16 Recommended Budget
- Fire Phasing Analysis is based on draft fire conditions
- General Fund revenues are assumed to be transferred at various times to the Fire Fund and Transportation Fund

The FIA is organized as follows:

- Exhibit A – Fiscal Impact Analysis at buildout
- Exhibit B – Fire and Transportation Funds Phasing Analysis
- Exhibit C – Phasing Analysis



Exhibit A - Fiscal Impact Analysis
Table 1 - Riverside County Fiscal Impact Analysis Summary
Paradise Valley
February 15, 2017

I. Fiscal Impact to General Fund	Table Ref.	Per Unit	Buildout	Percent of Total
A. Financing Sources				
Property Tax	4	\$ 582	\$ 4,937,557	43.1%
Property Tax In-Lieu of Sales-Tax	4	-	-	0.0%
Documentary Transfer Tax	4	63	533,863	4.7%
Property Tax In-Lieu of MVLFF	5	367	3,112,791	27.2%
On-Site Retail Sales and Use Tax	5	128	1,085,275	9.5%
Off-Site Retail Sales and Use Tax	5	-	-	0.0%
Transient Occupancy Tax	5	159	1,352,644	11.8%
Interest Earnings	5	9	74,091	0.6%
Other Discretionary Revenue	6	42	355,711	3.1%
Total Financing Sources		\$ 1,349	\$ 11,451,931	100.0%
B. Financing Requirements				
General Financing Requirements	8	\$ 64	\$ 547,469	9.5%
Public Protection				
Judicial	8	27	226,507	3.9%
Police Protection	9	285	2,416,270	42.1%
Detention and Correction	8	61	519,304	9.0%
Fire Protection (Transfers to the Fire Fund)	10	72	609,039	10.6%
Protection/Inspection	8	0	2,731	0.0%
Animal Services	8	13	110,157	1.9%
Other Protection	8	14	116,220	2.0%
Transfers to the Transportation Fund	12	59	503,275	8.8%
Public Ways & Facilities	8	-	-	0.0%
Health and Sanitation	8	77	652,211	11.4%
Public Assistance	8	4	36,769	0.6%
Education	8	0	4,183	0.1%
Recreation & Cultural Services	8	0	500	0.0%
Debt Service	8	-	-	0.0%
Total Financing Requirements		\$ 677	\$ 5,744,635	100.0%
Net Annual Surplus / (Deficit)		\$ 672	\$ 5,707,297	
II. Fiscal Impact to Fire Fund				
A. Financing Sources (a)	10	\$ 412	\$ 3,500,000	
B. Financing Requirements	10	412	3,500,000	
Net Annual Surplus / (Deficit)		\$ -	\$ -	
III. Fiscal Impact to Library Fund				
A. Financing Sources	11	\$ 59	\$ 502,177	
B. Financing Requirements	11	18	156,935	
Net Annual Surplus / (Deficit)		\$ 41	\$ 345,242	
IV. Fiscal Impact to Transportation Fund				
A. Financing Sources	12	\$ 85	\$ 721,834	
B. Financing Requirements	12	85	721,834	
Net Annual Surplus / (Deficit)		\$ -	\$ -	
V. Net Fiscal Impact of Project				
A. Financing Sources		\$ 1,905	\$ 16,175,942	
B. Financing Requirements		1,192	10,123,403	
Net Annual Surplus / (Deficit)		\$ 713	\$ 6,052,539	
VI. Net Fiscal Impact of Project with Measure A Sales Tax				
A. Financing Sources		\$ 1,963	\$ 16,667,017	
B. Financing Requirements		1,192	10,123,403	
Net Annual Surplus / (Deficit)		\$ 771	\$ 6,543,614	

Footnotes:

(a) Assumes additional financing sources generated from CSA/CFD.

Exhibit A - Fiscal Impact Analysis
Table 2 - Riverside County Post-ERAF Share of the Basic Tax Calculation
Paradise Valley
February 15, 2017

Agency (b)	Tax Rate Area (a)		Weighted Average (c)
	058-002	058-011	
General	14.0181%	14.3133%	14.0253%
County Free Library	1.4305%	1.4606%	1.4312%
County Structure Fire Protection	5.8484%	5.9716%	5.8514%
Supervisory Road District 4	1.0005%	1.0216%	1.0010%
Coachella Valley Unified School	46.4394%	47.4176%	46.4634%
Desert Community College	7.4951%	7.6530%	7.4990%
Riv. Co. Office Of Education	4.0777%	4.1636%	4.0798%
Riv Co Reg Park & Open Space	0.3460%	0.3533%	0.3462%
Coachella Valley Public Cemetery	0.2289%	0.2338%	0.2290%
Cv Mosq & Vector Control	0.9734%	0.9939%	0.9739%
Coachella Valley Rec & Park	1.1785%	0.0000%	1.1496%
Coachella Valley Resource Conserv	0.0349%	0.0357%	0.0350%
Educational Revenue Augmentation Fund	16.9285%	16.3820%	16.9151%
Total	1.0000%	1.0000%	1.0000%
Acres (d)	1,460.92	36.70	1,497.62
% of Total	97.55%	2.45%	100.00%

Footnotes:

Source: FY 2014-15 Property Tax Share per Riverside County Auditor-Controller's Office, Property Tax Division.

(a) In addition to other ad valorem charges imposed by various local agencies, land owners in California are required to pay annual property taxes of 1% on the assessed value of their property pursuant to Proposition 13. Each County in California is divided into tax rate areas ("TRA"). After the basic 1% property tax is collected by the county, the tax is allocated to various local agencies based on each agency's share of the basic tax within the property's applicable TRA. This exhibit shows the share of the basic tax applicable to both of the TRAs applicable to the Project.

(b) Shares of the basic tax that are received by the County for each tax rate area are highlighted in bold print.

(c) For purposes of the analysis, the weighted average tax rates were calculated based on the acreage of the TRAs within the Project.

(d) Acres based on total acreage of parcels that include a portion of the development planned for Phase I. Parcel acreage was not adjusted to remove parcel area that overlaps with undeveloped areas and subsequent phases of development.

Exhibit A - Fiscal Impact Analysis
 Table 3 - Riverside County Land Use and Absorption Assumptions
 Paradise Valley
 February 15, 2017

Description (a)	PA (a)	Base Price (a)	Measure	Sq. Ft. (a)	Total Units/ Absorption (Units/Sq. Ft) (a)										
					Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11
RESIDENTIAL LAND USE															
Village 1 (Town Center)															
TOWNS	1-1	\$	349,066 per Unit	92	50	42									
Stacked flats HHDR	1-3		271,989 per Unit	211	50	50	50	50	11						
Stacked flats	1-4		305,999 per Unit	413	50	50	50	50	50	50	13				
55'x100'	1-6		504,332 per Unit	114	50	50	14								
50'x70'	1-7		356,432 per Unit	88	50	38									
45'x80'	1-7		362,666 per Unit	67	50	17									
45'x80'	1-7		362,666 per Unit	59	33	26									
55'x100'	1-8		504,332 per Unit	66	36	30									
60'x100'	1-8		509,999 per Unit	70	50	20									
Village 2 (Town Center West)															
60'x100'	2-1		509,999 per Unit	77	30	47									
50'x100'	2-2		473,732 per Unit	92	50	42									
45x80	2-2		362,666 per Unit	100	24	26									
50'x100	2-2		473,732 per Unit	89	32	50	7								
50'x100	2-4		473,732 per Unit	118	50	18									
Duplex	2-4		344,532 per Unit	129	50	29									
40'x62'	2-5		314,499 per Unit	122	50	22									
Stacked flats	2-6		226,666 per Unit	420	50	50	50	50	50	50	50	50	50	20	
Triplex-adult	2-7		301,466 per Unit	60	10										
Triplex-adult	2-7		301,466 per Unit	130	40	50	40	50	40	50	40	50	40	50	20
45'x100	2-9		387,599 per Unit	172	50	50	22								
Village 3 (Casa Active Adult)															
MIXED USE HHDR	3-1		271,999 per Unit	418								75	75	75	43
DUPLEX	3-2		275,399 per Unit	46								46			
DUPLEX	3-2		275,399 per Unit	101								50	50	51	
65x110	3-3		456,165 per Unit	86								50	36		
75x100	3-3		515,665 per Unit	74								50	24		
65x110	3-3		456,165 per Unit	73								23	50		
DUPLEX	3-4		275,399 per Unit	114								50	40	50	14
50x90	3-5		362,666 per Unit	90								50	40		
50x70	3-5		396,666 per Unit	97								50	50	47	
DUPLEX	3-5		275,399 per Unit	146								50	50	50	46
40'x90	3-5		335,466 per Unit	92								42	50		
50x90	3-5		362,666 per Unit	94								50	44		
40x90	3-5		335,466 per Unit	116								50	50	16	
75x100	3-6		515,665 per Unit	100								26	24	50	
85x115	3-6		632,398 per Unit	51								30	21		
85x115	3-7		632,398 per Unit	51								11	40		
75x100	3-7		515,665 per Unit	102								26	40	36	
Village 4 (North Village)															
Duplex-Adult	4-1		344,532 per Unit	97								50	47		
Duplex-Adult	4-1		344,532 per Unit	56								56			
40'x90	4-2		356,999 per Unit	74								50	24		
50'x100	4-2		473,732 per Unit	116								50	50	16	
Duplex-Family	4-3		335,466 per Unit	66								50	16		
Duplex	4-3		453,332 per Unit	51								51			
Standard Lot (60' X 100')	4-4		509,999 per Unit	107								40	40	27	
Standard Lot (70' X 100')	4-4		599,048 per Unit	66								40	26		
Duplex-Family	4-5		335,466 per Unit	38								38			
Triplex Adult	4-6		301,466 per Unit	84								40	44		
45x80	4-7		362,666 per Unit	40								40			
45x80	4-7		362,666 per Unit	56								56			
Duplex-Family	4-8		335,466 per Unit	51								34	17		
Duplex-Family	4-8		335,466 per Unit	41								30	11		

Exhibit A - Fiscal Impact Analysis
 Table 3 - Riverside County Land Use and Absorption Assumptions
 Paradise Valley
 February 16, 2017

Description	PA	Base Price	Measure	Sq. Ft.	Total										Assessed Value	Persons per Household	Residents/ Employees
					Units/												
(a)	(a)	(a)		(a)	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	Year 21	(b)			
RESIDENTIAL LAND USE																	
Village 1 (Town Center)																	
TOWNS	1-1	\$	349,066 per Unit	92												170	
Stacked flats HHDR	1-3		271,999 per Unit	211												391	
Stacked flats	1-4		305,999 per Unit	413												785	
55'X100'	1-6		504,332 per Unit	114												211	
50'X70'	1-7		356,432 per Unit	88												163	
45'X80'	1-7		362,666 per Unit	67												124	
45'X80'	1-7		362,666 per Unit	59												109	
55'X100'	1-8		504,332 per Unit	66												122	
60'X100'	1-8		509,999 per Unit	70												130	
Village 2 (Town Center West)																	
60'X100'	2-1		509,999 per Unit	77												143	
50'X100'	2-2		473,732 per Unit	92												170	
45x80	2-2		362,666 per Unit	100												185	
50'X100	2-2		473,732 per Unit	89												165	
50'X100	2-4		473,732 per Unit	118												219	
Duplex	2-4		344,532 per Unit	129												239	
40'X62'	2-5		314,499 per Unit	122												226	
Stacked flats	2-6		226,686 per Unit	420												778	
Triplex-adult	2-7		301,466 per Unit	60												111	
Triplex-adult	2-7		301,466 per Unit	130												241	
45X100	2-9		387,599 per Unit	172												319	
Village 3 (Casa Active Adult)																	
MIXED USE HHDR	3-1		271,999 per Unit	418												774	
DUPLEX	3-2		275,399 per Unit	46												85	
DUPLEX	3-2		275,399 per Unit	101												187	
65x110	3-3		456,165 per Unit	86												159	
75x100	3-3		515,665 per Unit	74												137	
65x110	3-3		456,165 per Unit	73												135	
DUPLEX	3-4		275,399 per Unit	114												211	
50x90	3-5		362,666 per Unit	90												167	
50X70	3-5		396,666 per Unit	97												180	
DUPLEX	3-5		275,399 per Unit	146												270	
40X90	3-5		335,466 per Unit	92												170	
50x90	3-5		362,666 per Unit	94												174	
40x90	3-5		335,466 per Unit	116												215	
75x100	3-6		515,665 per Unit	100												185	
85x115	3-6		632,398 per Unit	51												94	
85x115	3-7		632,398 per Unit	51												94	
75x100	3-7		515,665 per Unit	102												189	
Village 4 (North Village)																	
Duplex-Adult	4-1		344,532 per Unit	97												180	
Duplex-Adult	4-1		344,532 per Unit	56												104	
40X90	4-2		356,999 per Unit	74												137	
50x100	4-2		473,732 per Unit	116												215	
Duplex-Family	4-3		335,466 per Unit	66												122	
Duplex	4-3		453,332 per Unit	51												94	
Standard Lot (60' X 100')	4-4		509,999 per Unit	107												196	
Standard Lot (70' X 100')	4-4		589,048 per Unit	66												122	
Duplex-Family	4-5		335,466 per Unit	38												70	
Triplex-Adult	4-6		301,466 per Unit	84												156	
45x80	4-7		362,666 per Unit	40												74	
45x80	4-7		362,666 per Unit	56												104	
Duplex-Family	4-8		335,466 per Unit	51												94	
Duplex-Family	4-8		335,466 per Unit	41												76	

Exhibit A - Fiscal Impact Analysis
 Table 3 - Riverside County Land Use and Absorption Assumptions
 Paradise Valley
 February 15, 2017

Description	PA	Base Price		Measure	Total Units/ Sq. Ft.	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	Year 21	Assessed Value	Persons per Household	Residents/ Employees
		Price	Per Unit														
Village 6 (East Village)																	
Duplex Family	5-1	335,466	per Unit		191										64,074,006	1.85	354
40 x 100	5-1	362,666	per Unit		134	34									48,597,244	1.85	248
70X100	5-3	589,048	per Unit		81										47,712,888	1.85	150
85X115	5-3	632,398	per Unit		46										29,090,308	1.85	85
45X100	5-4	387,599	per Unit		172	22									66,667,028	1.85	319
50X70	5-6	356,432	per Unit		207										73,781,424	1.85	383
50X90	5-7	447,665	per Unit		109										48,795,485	1.85	202
55X100	5-8	504,332	per Unit		121										61,024,172	1.85	224
60X100	5-8	509,989	per Unit		162										82,619,638	1.85	300
55X100	5-8	515,665	per Unit		98										50,535,170	1.85	182
70X100	5-9	504,332	per Unit		139	50									70,102,148	1.85	257
70X100	5-9	589,048	per Unit		88										51,836,224	1.85	163
50X100	5-10	473,732	per Unit		140	40									66,322,480	1.85	259
55X100	5-10	515,665	per Unit		56										28,877,240	1.85	104
40X90	5-10	368,332	per Unit		86										31,676,552	1.85	159
70X100	5-11	611,988	per Unit		156	36									95,471,688	1.85	289
Village 6 (South Village)																	
50X70	6-1	356,432	per Unit		156	56									55,603,392	1.85	289
50X90	6-1	447,665	per Unit		62										27,755,230	1.85	115
40X90	6-1	356,999	per Unit		90										32,129,910	1.85	167
40X90	6-1	368,332	per Unit		55	25									20,258,260	1.85	102
50X90	6-1	447,665	per Unit		97	58									43,423,505	1.85	180
40X90	6-1	356,999	per Unit		70	30									24,989,930	1.85	130
75X100	6-3	611,988	per Unit		87	27									53,243,826	1.85	161
75X100	6-4	515,665	per Unit		30	30									15,469,950	1.85	56
65X110	6-4	456,165	per Unit		36										16,421,940	1.85	67
65X110	6-5	456,165	per Unit		65	25									29,650,725	1.85	120
duplex-family	6-6	335,466	per Unit		143	43									47,871,638	1.85	265
50X100	6-7	473,732	per Unit		44	44									20,844,208	1.85	81
85X115	6-8	632,398	per Unit		86	26									54,386,228	1.85	159
TOTAL RESIDENTIAL		\$ 395,121			8,490	646									\$ 3,354,577,536		15,724
		Value	per Sq. Ft.														Sq. Ft./room per Employee
NON-RESIDENTIAL LAND USE																	
Office		\$ 296	per Sq. Ft.	450,323	34,640										133,295,608		175
Retail		\$ 231	per Sq. Ft.	441,687	33,976										102,029,697		500
Light Industrial		\$ 193	per Sq. Ft.	106,380	13,298										20,531,340		600
Subtotal Office/Retail		256		998,300	81,914										255,856,645		275
Hotel - Business (Limited Service)	(e)	\$ 95,000	per room	100											9,500,000		35
Hotel - Resort	(e)	\$ 200,000	per room	300											60,000,000		300
Schools		-	per Sq. Ft.	-										(f)			497
Other	(d)	-	per Sq. Ft.	-										(f)			428
Subtotal Hotel/School/Other				400											69,500,000		1,260
TOTAL NON-RESIDENTIAL				998,390	81,914										\$ 325,356,645		4,894
LAND USE OVERVIEW																	
Residents				15,724													
Employees:				3,634													
Office/Retail/Light Industrial				95%	(d)												
Occupancy Rate				3,452													
Subtotal				1,260													
Hotel/School/Other				4,712													
Total Employees				18,080													
Equivalent Residents (Residents & 50% Employees)				18,080													

Footnotes:
 (a) Per information provided by Glorious Land Company, LLC and its consultants.
 (b) PPH per The Natelson Dale Group's demographic analysis. TNDG analysis indicates 31 weighted average of seasonal and full time units.
 (c) Per The Natelson Dale Group. Analysis of Onsite Employment Potentials, dated April 19
 (d) Employment calculations assume that retail, light industrial, and office space will have a activities not tied to permanent commercial/institutional locations. Calculations per The h
 (e) Per DPPG database of fiscal impact studies.
 (f) For purposes of this analysis, we have not assumed an assessed value for employment schools are exempt from the payment of property taxes.

Exhibit A - Fiscal Impact Analysis
Table 4 - Riverside County Property Tax and Documentary Transfer Tax Calculations
Paradise Valley
February 15, 2017

<u>I. Property Tax</u>	<u>Table Ref.</u>	
Residential Property Tax		
Total Residential Assessed Value Adjusted for Deflation Factor of 0.41% (See Exhibit C) (a)		\$ 3,181,779,482
Basic Rate		1.000%
Basic Tax Paid		\$ 31,817,795
County General Fund Share of Basic Tax	2	14.0253%
Total Residential Property Tax		\$ 4,462,540
Non-Residential Property Tax		
Secured Property Tax		
Total Non-Residential Assessed Value Adjusted for Deflation Factor of 0.41% (See Exhibit C) (a)		\$ 307,896,313
Basic Rate		1.000%
Basic Tax Paid		\$ 3,078,963
County General Fund Share of Basic Tax	2	14.02530%
Total Secured Property Tax		\$ 431,834
Unsecured Property Tax		
Non-Residential Unsecured Property Tax as a % of Secured		10%
Total Unsecured Property Tax		\$ 43,183
Total Non-Residential Property Tax		\$ 475,017
Total County General Fund Share of the Basic Tax		\$ 4,937,557
<u>II. Property Tax In-Lieu of Sales-Tax</u>		
Add On-Site Sales Tax Redirected to Property Tax (b)	5	\$ -
Add Off-Site Sales Tax Redirected to Property Tax (b)	5	-
Total Property Tax In-Lieu of Sales Tax		\$ -
<u>III. Documentary Transfer Tax</u>		
Residential Documentary Transfer Tax		
Residential Turnover Rate (c)		14%
Total Residential Assessed Value Adjusted for Deflation Factor of 0.41% (See Exhibit C) (a)		\$ 3,181,779,482
Value of Annual Turnover		\$ 454,539,926
Transfer Tax Rate (d)		0.1100%
Total Residential Documentary Transfer Tax		\$ 499,994
Non-Residential Documentary Transfer Tax		
Non-Residential Turnover Rate (c)		10%
Total Non-Residential Assessed Value Adjusted for Deflation Factor of 0.41% (See Exhibit C) (a)		\$ 307,896,313
Value of Annual Turnover		\$ 30,789,631
Transfer Tax Rate (d)		0.1100%
Total Non-Residential Documentary Transfer Tax		\$ 33,869
Total Documentary Transfer Tax		\$ 533,863

Footnotes:

- (a) This analysis assumes an annual assessed value deflation factor of 0.41% (Calculated by subtracting the 2% limit on annual increases in assessed value imposed by Proposition 13 from the historical average U.S. inflation rate from 1993 through 2014 of 2.41%, per InflationData.com).
- (b) Project is assumed to be developed after termination of the triple flip on January 1, 2016.
- (c) Assumes residential property is sold approximately every 7 years and non-residential property is sold approximately every 10 years.
- (d) The County may levy a transfer tax at the rate of \$0.55 for each \$500 of assessed value. A City within the County that levies this tax can levy a transfer tax at a rate of \$0.55 per \$1,000. If both the County and City levy the transfer tax, a credit shall be allowed against the amount imposed by the County in the amount of tax that is imposed by the City per California Revenue and Taxation Code 11911.

Exhibit A - Fiscal Impact Analysis
Table 5 (Page 1 of 2) - Riverside County Sales and Use Tax, Interest Earnings & MVLF Calculations
Paradise Valley
February 16, 2017

I. On-Site Sales and Use Tax		Table Ref.	Sq. Ft.	Taxable Sales per Sq. Ft.	% of Sq. Ft./ Acres Generating Taxable Sales	Total Taxable Sales
Taxable Sales						
Office		3	450,323	-	(c) 0%	-
Retail		3	441,687	(b) 200	100%	88,337,400
Light Industrial		3	106,380	-	0%	-
Schools		3	-	-	0%	-
Other		3	-	-	0%	-
Non-Residential Direct Taxable Sales			998,390			88,337,400
	Available Rooms		Revenue per Room	Adjustment % Factor	Adjusted Revenue per Room	Total Taxable Sales
	[1]				[2]	[1] x [2]
Hotel - Business (Limited Service) (p)						
Other Operated Departments Revenue (l)	100		383	74.95%	287	28,705
Rentals and Other Income (i)	100		118	74.95%	86	8,844
Subtotal			\$ 501		\$ 375	37,549
Hotel - Resort						
Food and Beverage Revenue (o)	300	\$	39,095	60.02%	\$ 23,464	7,039,256
Other Operated Departments Revenue (o)	300		12,410	60.02%	7,448	2,234,485
Rentals and Other Income	300		3,145	60.02%	1,888	566,273
Subtotal		\$	54,650		\$ 32,800	9,840,014
Total Direct Taxable Sales						\$ 98,214,964
Project On-Site Sales and Use Tax to County						
Sales Tax (@ 1.00% of Taxable Sales)					1.00%	\$ 982,150
Use Tax (@ 10.5% of Sales Tax)					10.50%	103,126
Total On-Site Sales and Use Tax						\$ 1,085,276
Less 0.25% Reclassified to Property Taxes (g)					0.00%	-
Net On-Site Sales and Use Tax						\$ 1,085,276
II. Off-Site Sales and Use Tax from Residential						
Total Residential AV Adj. for Deflation Factor of 0.41% (See Table 4 and Exhibit C)						\$ 3,181,779,482
Household Income (@ 25% of Assessed Valuation) (d)					25.0%	795,444,870
Retail Taxable Sales (@ 32% of Household Income) (e)					32.0%	254,542,359
Projected Off-Site Taxable Sales (@ 0% of Retail Taxable Sales) (f)					0.0%	-
Sales Tax (@ 1.00% of Taxable Sales)					1.00%	\$ -
Use Tax (@ 10.5% of Sales Tax)					10.50%	-
Total Off-Site Sales and Use Tax						\$ -
Less 0.25% Reclassified to Property Taxes (g)					0.00%	-
Net Off-Site Sales and Use Tax						\$ -
III. Transient Occupancy Tax ("TOT")						
	Available Rooms		Annual Rooms Available	Average Occupancy Rate	Average Room Rate	Hotel Rental Revenue
				(n)	(n)	
Hotel - Business						
Hotel - Business Rental Revenue Subject to TOT	100		36,500	58.0%	\$ 87	1,831,840
Transient Occupancy Tax Rate (m)						10.0%
						\$ 183,184
Hotel - Resort						
Hotel - Resort Rental Revenue Subject to TOT	300		109,500	60.0%	\$ 178	11,694,600
Transient Occupancy Tax Rate (m)						10.0%
						\$ 1,169,460
Total/ Weighted Average	400		146,000	59.5%	\$ 155	
Total Transient Occupancy Tax Revenue						\$ 1,352,644

Footnotes:

- (a) Not used.
- (b) Source: DPGF estimate based on peer review comments on other Riverside County FIAs.
- (c) Analysis assumes that 0% of light industrial and office space and 100% of retail space will provide products and services that generate sales tax revenue.
- (d) Per County of Riverside Guide to Preparing Fiscal Impact Reports dated January 1995.
- (e) Per U. S. Bureau of Labor Statistics Consumer Expenditure Survey, 2008 which indicates that retail taxable purchases represent approximately 32% of total household income for the average U.S. household.
- (f) To be conservative and avoid potential double-counting of sales tax revenue, this analysis assumes that there will be no additional sales tax generated by project residents for the County of Riverside through taxable purchases made outside of the project area, but within Riverside County.
- (g) Project is assumed to be developed after termination of the triple flip on January 1, 2016.
- (h) Investment earnings, as specified in the Guide to Preparing Fiscal Impact Reports, are estimated using the historic average interest rate of the 90-day Treasury Bill. The analysis assumes a rate of 1.13%, the 10-year historic average interest rate from 2006 through 2015 of the 90-day Treasury Bill. In 1994, the Guide to Preparing Fiscal Impact Reports calculated a historic average interest rate of 6.98%.
- (i) Per the Division of Accounting and Reporting at the California State Controller's Office.
- (j) Per page 354 from the County of Riverside FY 2015-16 Recommended Budget.
- (k) Per the County of Riverside Assessor County Clerk Recorder, Assessed Value Report FY 2015-16 (<http://www.asrclrec.com/QuickLinks/AnnualReports.aspx>).
- (l) Revenue per available room for limited service hotels in the Mountain and Pacific region per the 2014 USA Edition of Trends in the Hotel Industry prepared by PKF Hospitality Research. Amounts have been adjusted based on information from the Smith Travel Research ("STR") report.
- (m) Per the County of Riverside Tax Collector, Transient Occupancy Tax form.
- (n) Average occupancy rate and average room rate per Smith Travel Research ("STR") report.
- (o) Revenue per available room for resort hotels in the Mountain and Pacific region per the 2014 USA Edition of Trends in the Hotel Industry prepared by PKF Hospitality Research. Amounts have been adjusted based on information from the Smith Travel Research ("STR") report.
- (p) Per STR website, limited-service hotels have rooms-only operations, (i.e. without food and beverage service) or offer a bedroom and bathroom for the night, but very few other services and amenities. These hotels are often in the budget or economy group and do not report food and beverage revenue.

Exhibit A - Fiscal Impact Analysis
Table 5 (Page 2 of 2) - Riverside County Sales and Use Tax, Interest Earnings & MVLF Calculations
Paradise Valley
February 15, 2017

IV. Interest Earnings

	Table Ref.	
County Share of Residential and Non-Residential Property Tax	4	\$ 4,937,557
Documentary Transfer Tax	4	533,863
Net Off-Site Sales and Use Tax		-
Net On-Site Sales and Use Tax		1,085,275
Total Revenue Generating Interest Earnings		\$ 6,556,695
Interest Earnings @ 1.13% (h)		\$ 74,091

V. Motor Vehicle License Fee ("MVLF")

	FY 2004-05		FY2015-16		Change
A. Nominal Dollars					
Property Tax Vehicle License Fees (VLF)	\$ (i)	128,200,332	\$ (j)	220,920,864	[1] \$ 92,720,532.00
Assessed Valuation		(i) 138,771,615,256		(k) 242,716,731,251	[2] 103,945,115,995
VLF Increase per Assessed Valuation (AV) Increase					=[1]/[2] 0.000892
VLF Increase per \$1,000,000 increase in AV					[3] \$ 892
B. Property Tax In-Lieu of Vehicle License Fee					
Total Residential Assessed Value Adjusted for Deflation Factor of 0.45% (See Exhibit C)					[4] \$ 3,181,779,482
Total Non-Residential Assessed Value Adjusted for Deflation Factor of 0.45% (See Exhibit C)					307,896,313
Total Assessed Valuation (Table 3)					\$ 3,489,675,795
Assessed Valuation / 1,000,000					[5]=[4]/1,000,000 3,490
VLF Increase per \$1,000,000 Increase in AV					=[3] 892
Property Tax In-Lieu of Vehicle License Fee					=[3]*[5] \$ 3,112,791

Footnotes:

- (a) Not used.
- (b) Source: DPFPG estimate based on peer review comments on other Riverside County FIAs.
- (c) Analysis assumes that 0% of light industrial and office space and 100% of retail space will provide products and services that generate sales tax revenue.
- (d) Per County of Riverside Guide to Preparing Fiscal Impact Reports dated January 1995.
- (e) Per U. S. Bureau of Labor Statistics Consumer Expenditure Survey, 2008 which indicates that retail taxable purchases represent approximately 32% of total household income for the average U.S. household.
- (f) To be conservative and avoid potential double-counting of sales tax revenue, this analysis assumes that there will be no additional sales tax generated by project residents for the County of Riverside through taxable purchases made outside of the project area, but within Riverside County.
- (g) Project is assumed to be developed after termination of the triple flip on January 1, 2016.
- (h) Investment earnings, as specified in the Guide to Preparing Fiscal Impact Reports, are estimated using the historic average interest rate of the 90-day Treasury Bill. The analysis assumes a rate of 1.13%, the 10-year historic average interest rate from 2006 through 2015 of the 90-day Treasury Bill. In 1994, the Guide to Preparing Fiscal Impact Reports calculated a historic average interest rate of 6.98%.
- (i) Per the Division of Accounting and Reporting at the California State Controller's Office.
- (j) Per page 354 from the County of Riverside FY 2015-16 Recommended Budget.
- (k) Per the County of Riverside Assessor County Clerk Recorder, Assessed Value Report FY 2015-16 (<http://www.asrclrec.com/QuickLinks/AnnualReports.aspx>).
- (l) Revenue per available room for limited service hotels in the Mountain and Pacific region per the 2014 USA Edition of Trends in the Hotel Industry prepared by PKF Hospitality Research. Amounts have been adjusted based on information from the Smith Travel Research ("STR") report.
- (m) Per the County of Riverside Tax Collector, Transient Occupancy Tax form.
- (n) Average occupancy rate and average room rate per Smith Travel Research ("STR") report.
- (o) Revenue per available room for resort hotels in the Mountain and Pacific region per the 2014 USA Edition of Trends in the Hotel Industry prepared by PKF Hospitality Research. Amounts have been adjusted based on information from the Smith Travel Research ("STR") report.
- (p) Per STR website, limited-service hotels have rooms-only operations, (i.e. without food and beverage service) or offer a bedroom and bathroom for the night, but very few other services and amenities. These hotels are often in the budget or economy group and do not report food and beverage revenue.
- (q) Per STR website, full-service hotels are generally mid-price, upscale or luxury hotels with a restaurant, lounge facilities and meeting space, and offer minimum service levels, often including bell service and room service. These hotels report food and beverage revenue.

Exhibit A - Fiscal Impact Analysis
Table 6 - Riverside County Other General Fund Discretionary Revenue Calculations
Paradise Valley
February 15, 2017

Description	Page Ref.	FY 15/16 Budget (a)	County Equivalent Units (b)			Measurement (b)	Project Equivalent Units (c)	Financing Requirements
			[1]	[2]	Factor [1]/[2]=[3]			
General Fund Discretionary Revenue								
Property Tax								
Prop Tax Current Secured	33	\$ 209,093,408				See Table 4		
Prop Tax Current Unsecured	33	8,325,622				See Table 4		
Prop Tax Prior Unsecured	33	750,000				See Table 4		
Prop Tax Current Supplemental	33	4,027,600	-	-	not used		-	-
Prop Tax Prior Supplemental	33	2,383,499	-	-	not used		-	-
Contractual Revenue	42	94,007,376	-	-	not used		-	-
Total Property Tax		\$ 318,587,505			\$ -			\$ -
Sales & Use Taxes	33	\$ 31,470,867				See Table 5		
Property Transfer Tax	33	\$ 14,375,400				See Table 4		
Franchises	33	\$ 4,145,413	412,123	\$ 10.06	per service population, unincorporated only		18,080	\$ 181,864
Fines and Penalties								
Fee-POC Transaction	34	\$ 260,000	2,788,991	\$ 0.09	per service population, entire county		18,080	\$ 1,686
Fine-Traffic Motor Vehicle MC	34	1,191,306	412,123	2.89	per service population, unincorporated only		18,080	52,264
Health-Safety Fees	34	4,000	-	-	not used		-	-
Administration Costs	34	-	-	-	not used		-	-
Fine-Traffic School	34	1,681,793	412,123	4.08	per service population, unincorporated only		18,080	73,782
AB233 Realignment	34	16,101,645	-	-	not used		-	-
Other Court Fines Non Dept	34	312,088	2,788,991	0.11	per service population, entire county		18,080	2,023
Criminal-Co. 25%	34	61,464	2,788,991	0.02	per service population, entire county		18,080	398
Penalties & Int On Del Taxes	34	3,100,000	2,788,991	1.11	per service population, entire county		18,080	20,097
Total Fines and Penalties		\$ 22,712,296		\$ 8.31				\$ 150,250
Teeter Overflow	34	\$ 25,000,000	-	\$ -	not used		-	\$ -
Interest								
Interest-Invested Funds	34	\$ 3,108,494				See Table 5		
Interest-Other	34	-				See Table 5		
Total Interest		\$ 3,108,494		\$ -				\$ -
CA-Motor Vehicle In-Lieu Tax	35	\$ 220,920,864				See Table 5		
Miscellaneous Federal and State								
CA-Homeowners Tax Relief	36	\$ 2,606,205	-	\$ -	not used		-	\$ -
CA-Suppl Homeowners Tax Relief	36	42,000	-	-	not used		-	-
CA-Mandate Reimbursement	36	94,002	-	-	not used		-	-
Federal In Lieu Taxes	37	3,000,000	2,308,441	1.30	per capita, entire county		15,724	20,435
Oth Gov-EVTDA/Cabazon Funding		-	-	-	not used		-	-
In Lieu-Tax from So Cal Fair	42	32,600	-	-	not used		-	-
Total Federal and State		\$ 5,774,807		\$ 1.30				\$ 20,435
Tobacco Tax Settlement	43	\$ 10,000,000	-	\$ -	not used		-	\$ -
Miscellaneous Revenue								
Transient Occupancy	33	\$ 2,265,620	-	\$ -	not used		-	\$ -
Non Commn Aircraft	33	244,055	-	-	not used		-	-
Racehorse Tax	33	10,000	-	-	not used		-	-
Small Claims Fee		-	-	-	not used		-	-
Court Fees & Costs	38	416,800	2,788,991	0.15	per service population, entire county		18,080	2,702
Superior Court Fees	38	69,368	2,788,991	0.02	per service population, entire county		18,080	450
Unclaimed Money	42	-	-	-	not used		-	-
Judgments	43	-	-	-	not used		-	-
Cash Over-Short	42	53,105	-	-	not used		-	-
Ei Sobrante Land Fill	42	1,700,000	-	-	not used		-	-
Sale Of Real Estate		-	-	-	not used		-	-
Rebates & Refunds	42	1,500	2,788,991	0.00	per service population, entire county		18,080	10
Total Miscellaneous Revenue		\$ 4,780,448		\$ 0.17				\$ 3,161
Total General Fund Discretionary Revenue		\$ 660,856,094		\$ 19.84				\$ 355,711

Footnotes:
(a) Based on County of Riverside Fiscal Year 2015-16 Recommended Budget.
(b) Based on (1) 2,308,441 total Riverside County residents and 368,823 residents in the unincorporated sections of Riverside County per the California Department of Finance, January 1, 2015, (2) 961,100 total Riverside County employees and 86,600 employees in the unincorporated sections of Riverside County per the California Employment Development Department, October 2015, and (3) for service population calculation, employment was reduced by 50% to account for the estimated less frequent use of county public services by employees than residents.
(c) See Table 2 - Land Use Assumptions.

Exhibit A - Fiscal Impact Analysis
 Table 7 - Riverside County General Fund Financing Requirements Budget, Net of Revenue Sources
 Paradise Valley
 February 15, 2017

FY 2015-16 Budget (a) Page Ref.	Fund	Total	Intergovernmental	Charges for Services	Licenses and Permits	Fines, Forfeitures & Penalties	Other	Retained Earnings Contribution	General Fund Contribution	Marginal Increase	Net General Fund Contribution
General Financing Requirements											
Legislative and Administrative											
97	10000	\$ 7,644,982	\$ -	\$ 842,609	\$ 3,368,908	\$ -	\$ -	\$ -	\$ 3,433,465	50%	\$ 1,716,733
97	10000	-	-	-	-	-	-	-	-	50%	-
97	10000	4,821,397	-	2,110,370	-	-	911,910	-	1,799,117	50%	899,559
96	22430	1,439,000	-	-	-	-	1,439,000	-	-	NA	-
98	22850	226,215	-	-	-	-	226,215	-	-	NA	-
98	30360	50	-	-	-	-	715,227	(715,177)	-	NA	-
99	30370	50	-	-	-	-	227,636	(227,586)	-	NA	-
22300	-	-	-	-	-	-	-	-	-	NA	-
22300	-	-	-	-	-	-	28,247,188	(1,699,436)	-	NA	-
99	31540	26,547,752	-	-	-	-	-	-	62,237,151	100%	62,237,151
100	10000	62,237,151	-	-	-	-	-	-	1,901,134	100%	1,901,134
100	10000	9,174,166	-	2,500	-	-	7,270,532	-	2,350,749	100%	2,350,749
101	10000	2,400,749	-	50,000	-	-	-	-	7,893,864	100%	7,893,864
102	10000	10,760,659	-	56,643	-	-	1,754	-	-	50%	-
102	22840	1,357,404	-	352,872	-	-	-	347,532	-	50%	-
10000	-	-	-	-	-	-	-	-	-	50%	-
104	22050	790,000	-	740,000	-	-	50,000	-	-	NA	-
		\$ 127,399,675	\$ -	\$ 4,154,954	\$ 3,368,908	\$ 10,735,930	\$ 31,818,930	\$ (2,294,667)	\$ 79,615,480		\$ 76,999,189
Finance											
104	10000	\$ 26,908,893	\$ -	\$ 12,886,028	\$ -	\$ 1	\$ 1,936,150	\$ -	\$ 12,086,714	50%	\$ 6,043,357
97	10000	1,081,861	-	385,000	-	-	-	-	696,861	50%	348,431
105	10000	7,114,216	-	4,976,720	-	-	-	-	2,137,496	50%	1,068,748
105	33600	11,278,219	-	3,661,293	-	-	1,829,157	5,787,769	-	NA	-
106	10000	1,664,568	-	-	-	-	-	-	1,664,568	50%	832,284
106	10000	802,628	-	802,628	-	-	-	-	-	50%	-
106	10000	(13,776,847)	-	8,896,447	-	-	-	-	(22,673,294)	50%	(11,336,647)
107	10000	14,462,122	-	10,142,190	-	-	3,800	-	871,744	50%	436,872
10000	-	2,581,464	-	1,331,052	-	-	34,305	-	1,216,077	50%	608,039
113	10000	52,117,094	-	43,081,358	-	-	3,803,412	5,787,769	(3,989,634)	50%	(1,989,917)
		\$ 1,500,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,500,000	25%	\$ 375,000
		\$ 5,206,052	\$ 35,000	\$ 3,052,000	\$ -	\$ -	\$ -	\$ -	\$ 2,119,052	50%	\$ 1,059,526
		\$ 6,706,052	\$ 35,000	\$ 3,052,000	\$ -	\$ -	\$ -	\$ -	\$ 3,619,052		\$ 1,434,526
Personnel											
104	20000	\$ 10,144,231	\$ -	\$ 7,783,304	\$ -	\$ -	\$ 2,360,927	\$ -	\$ -	50%	\$ -
22000	-	-	-	-	-	-	-	-	-	NA	-
		\$ 10,144,231	\$ -	\$ 7,783,304	\$ -	\$ -	\$ 2,360,927	\$ -	\$ -		\$ -
Elections											
107	10000	\$ 9,598,526	\$ 105,000	\$ 1,114,150	\$ -	\$ -	\$ 40,000	\$ -	\$ 8,339,375	50%	\$ 4,169,688
		\$ 9,598,526	\$ 105,000	\$ 1,114,150	\$ -	\$ -	\$ 40,000	\$ -	\$ 8,339,375		\$ 4,169,688
Property Management											
111	10000	\$ 4,532,582	\$ -	\$ 4,532,582	\$ -	\$ -	\$ -	\$ -	\$ -	50%	\$ -
10000	-	-	-	-	-	-	-	-	-	50%	-
111	10000	6,078,702	-	6,078,702	-	-	-	-	-	50%	-
10000	-	-	-	-	-	-	-	-	-	50%	-
112	10000	2,048,617	-	149,081	-	127,088	1,773,448	-	7,693,078	50%	3,846,539
112	10000	15,960,247	-	7,929,427	-	-	237,742	-	-	50%	-
30100	-	-	-	-	-	-	-	-	-	NA	-
		\$ 28,621,148	\$ -	\$ 18,689,792	\$ -	\$ 127,088	\$ 2,011,190	\$ -	\$ 7,693,078		\$ 3,846,539

Exhibit A - Fiscal Impact Analysis
 Table 7 - Riverside County General Fund Financing Requirements Budget, Net of Revenue Sources
 Paradise Valley
 February 15, 2017

FY 2015-16 Budget (a) Page Ref.	Description	Fund	Total	Intergovernmental	Charges for Services	Licenses and Permits	Fines, Forfeitures & Penalties	Other	Retained Earnings Contribution	General Fund Contribution	Marginal Increase	Net General Fund Contribution
99	Plant Acquisition	30000	\$ 1,495,550	\$ -	\$ -	\$ -	\$ -	\$ 1,495,550	\$ -	\$ -	NA	\$ -
103	Accumulative Capital Outlay	30700	10,317,874	-	-	-	-	3,895,000	6,482,874	-	NA	-
103	Capital Improvement Program	30120	3,815,200	-	-	-	-	380,000	3,435,200	-	NA	-
	Tobacco Securitization	22350	-	-	-	-	-	-	-	-	NA	-
	EDA: Blythe Const & Land	22350	-	-	-	-	-	-	-	-	NA	-
	EDA: Thermal Const & Land	22350	-	-	-	-	-	-	-	-	NA	-
	EDA: Heimet-Ryan Constr & Land	22350	-	-	-	-	-	-	-	-	NA	-
	EDA: French Val Constr & Land	30100	148,327,833	-	147,720,430	-	-	607,503	-	-	NA	-
110	EDA: Capital Projects	30100	1,165,502	-	-	-	-	-	1,165,502	-	NA	-
	Fire: Const & Land Acq	30300	-	-	-	-	-	-	-	-	NA	-
	Total Plant Acquisition		\$ 185,122,059	\$ -	\$ 147,720,430	\$ -	\$ -	\$ 6,318,053	\$ 11,083,576	\$ -	NA	\$ -
108	Promotion	21100	\$ 4,590,034	\$ -	\$ 4,579,734	\$ -	\$ -	\$ 10,300	\$ -	\$ -	NA	\$ -
108	EDA: Administration	32710	10,000	-	5,000	-	-	5,000	-	-	NA	-
109	EDA: Admin Subfunds	21100	818,387	-	123,387	-	-	695,000	-	-	NA	-
108	EDA: Economic Development Progr	21100	5,180,124	-	398,423	-	-	4,781,701	-	-	NA	-
110	EDA: Fair National Date Festival	22200	4,179,628	-	2,500	-	-	4,177,128	-	-	NA	-
	Total Promotion		\$ 14,778,173	\$ -	\$ 5,108,044	\$ -	\$ -	\$ 9,669,129	\$ -	\$ -	NA	\$ -
	Other General		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	100%	\$ -
	Contribution to Other Funds	10000	-	-	-	-	-	-	-	-	100%	-
	Court Sub-Funds	10000	-	-	-	-	-	-	-	-	100%	-
	Successor Agency to the RDA	25000	-	-	-	-	-	-	-	-	NA	-
	Successor Agency to the RDA	32700	-	-	-	-	-	-	-	-	NA	-
	Successor Agency to the RDA	37100	-	-	-	-	-	-	-	-	NA	-
	Successor Agency to the RDA	37250	-	-	-	-	-	-	-	-	NA	-
	Successor Agency to the RDA	30500	645,100	-	200,000	-	-	1,500	443,600	-	NA	-
101	Mitigation Project Ops	30500	28,006,000	-	4,110,600	-	-	275,000	23,620,400	-	NA	-
101	Developer's Impact Fee Ops	20280	4,952,402	-	4,753,059	-	-	199,343	-	-	NA	-
110	Surveyor	22570	1,892,601	-	1,728,601	-	-	164,000	-	-	NA	-
113	Geographical Information Syet	10000	-	-	-	-	-	-	-	-	100%	-
	EO Subfund Budgets		\$ 35,496,103	\$ -	\$ 10,792,260	\$ -	\$ -	\$ 639,843	\$ 24,064,000	\$ -	100%	\$ -
	Total Other General		\$ 449,882,960	\$ 140,000	\$ 241,497,332	\$ 3,168,908	\$ 14,307,407	\$ 56,561,484	\$ 38,640,678	\$ 95,267,151		\$ 84,450,025
	Total General Financing Requirements		\$ 215,240,951	\$ 71,520,099	\$ 2,863,828	\$ -	\$ 709,300	\$ 387,610	\$ -	\$ 139,760,016		\$ 34,940,004
	Public Protection		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		\$ -
	Judicial		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		\$ -
127	Contribution to Trial Court	10000	29,482,850	-	-	-	-	10	-	29,482,840	25%	7,370,710
127	Confidential Court Orders	10000	560,014	-	-	-	-	-	-	560,014	25%	140,004
127	Court Facilities	10000	4,895,120	-	-	-	-	-	-	4,895,120	25%	1,223,760
127	Grand Jury Admin	10000	567,471	-	-	-	-	-	-	567,471	25%	141,868
	Court Transcripts	10000	-	-	-	-	-	-	-	-	25%	-
129	District Attorney: Criminal	10000	97,427,602	34,399,986	2,551,500	-	109,300	380,000	-	59,986,816	25%	14,996,704
130	District Attorney: Forensics	10000	600,000	-	-	-	600,000	-	-	-	25%	-
130	Child Support Services	10000	35,260,154	-	-	-	-	7,600	-	-	25%	-
	Alternate Public Defender	10000	-	-	-	-	-	-	-	-	25%	-
128	Indigent Defense	10000	11,005,500	-	105,000	-	-	-	-	10,900,500	25%	2,725,125
131	Capital Defender	10000	-	-	-	-	-	-	-	-	25%	-
131	Public Defender	10000	35,434,540	1,859,959	207,326	-	-	-	-	33,367,255	25%	8,341,814
	Total Judicial		\$ 215,240,951	\$ 71,520,099	\$ 2,863,828	\$ -	\$ 709,300	\$ 387,610	\$ -	\$ 139,760,016		\$ 34,940,004

Exhibit A - Fiscal Impact Analysis
 Table 7 - Riverside County General Fund Financing Requirements Budget, Net of Revenue Sources
 Paradise Valley
 February 15, 2017

FY 2015-16 Budget (a) Page Ref.	Fund	Total	Intergovernmental	Charges for Services	Licenses and Permits	Fines, Forfeitures & Penalties	Other	Retained Earnings Contribution	General Fund Contribution	Marginal Increase	Net General Fund Contribution
Police Protection											
131	10000	\$ 121,140,591	\$ 7,000	\$ 1,820,249	\$ 84,000	\$ -	\$ -	\$ -	\$ 10,229,342	50%	\$ 5,114,671
	10000	45,443,386	15,838,924	17,841,041	4,700	-	24	-	11,758,697	100%	11,758,697
	10000	317,472,233	56,414,775	172,861,937	36,273	15,500	88,700	-	88,255,048	100%	88,255,048
	10000	26,967,709	16,885,104	4,378,040	-	-	118	-	5,704,447	100%	5,704,447
	10000	655,544	-	-	-	-	-	-	655,544	100%	655,544
	10000	12,741,933	1,112,104	775,841	-	-	1,247,164	-	9,606,829	100%	9,606,829
	22250	5,216,502	-	4,848,912	-	-	367,590	-	-	NA	-
	136	351,257	-	350,757	-	-	500	-	-	NA	-
	137	230,533	-	230,533	-	-	-	-	-	NA	-
		\$ 421,219,693	\$ 90,257,907	\$ 202,907,310	\$ 124,873	\$ 15,500	\$ 1,704,096	\$ -	\$ 126,209,907	NA	\$ 121,085,236
Detention and Correction											
133	10000	\$ 214,488,243	\$ 81,955,055	\$ 2,646,599	\$ -	\$ 3,945,480	\$ 3,199,040	\$ -	\$ 122,742,069	50%	\$ 61,371,035
	10000	12,556,093	3,337,373	-	-	-	-	-	9,218,720	50%	4,609,360
	10000	44,324,374	26,126,472	300,000	-	-	-	-	17,897,902	50%	8,948,951
	10000	69,431,851	57,172,924	1,906,811	-	-	-	-	10,352,116	50%	5,176,058
		\$ 340,800,561	\$ 168,591,824	\$ 4,853,410	\$ -	\$ 3,945,480	\$ 3,199,040	\$ -	\$ 160,210,807	50%	\$ 80,105,404
Fire Protection											
138	10000	\$ 125,781,236	\$ 16,631,297	\$ 55,931,981	\$ -	\$ -	\$ 584,858	\$ -	\$ 52,633,100	0%	\$ -
	21000	53,562,852	487,885	-	-	-	53,075,067	-	-	NA	-
	10000	83,694,608	-	83,694,608	-	-	-	-	-	100%	-
		\$ 263,038,796	\$ 17,119,182	\$ 139,626,589	\$ -	\$ -	\$ 53,650,135	\$ -	\$ 52,633,100	100%	\$ -
Protection/Inspection											
140	10000	\$ 5,748,722	\$ 2,157,000	\$ 2,680,100	\$ 34,000	\$ 35,000	\$ -	\$ -	\$ 842,622	50%	\$ 421,311
	10000	6,605,423	-	3,687,370	2,810,037	-	4,600	-	223,416	0%	-
		\$ 12,354,145	\$ 2,157,000	\$ 6,247,470	\$ 2,844,037	\$ 35,000	\$ 4,600	\$ -	\$ 1,066,038	50%	\$ 421,311
Other Protection											
128	10000	\$ 1,000,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,000,000	100%	\$ 1,000,000
	22000	603,800	-	571,000	32,800	-	-	-	-	50%	-
	129	20,031,512	-	15,989,000	-	-	1,001	-	4,031,511	50%	2,015,756
	135	1,641,228	-	582,400	-	-	9,864	-	1,048,964	50%	524,482
	140	16,948	-	-	-	-	-	16,948	-	NA	-
	140	950,196	-	-	-	-	-	962,776	-	NA	-
	141	8,470,174	500,000	3,808,498	-	-	10,500	-	4,151,176	0%	-
	22650	-	-	-	-	-	-	-	-	0%	-
	20000	-	-	-	-	-	-	-	-	NA	-
	135	8,761,784	3,738,178	646,204	-	-	47,835	-	4,329,567	100%	4,329,567
	142	13,333,777	945,000	2,189,438	37,590	491,750	310,730	-	9,359,269	100%	9,359,269
	142	4,677,991	3,522,281	457,224	-	-	3	-	698,483	100%	698,483
	143	486,000	486,000	-	-	-	500	-	-	NA	-
	144	-	-	-	-	-	-	-	-	NA	-
		\$ 59,973,410	\$ 9,191,459	\$ 24,253,764	\$ 70,390	\$ 491,750	\$ 1,343,209	\$ 3,868	\$ 24,618,970	NA	\$ 17,927,557
Animal Services											
143	10000	\$ 18,373,890	\$ -	\$ 8,837,596	\$ 924,000	\$ -	\$ 220,000	\$ -	\$ 8,392,294	100%	\$ 8,392,294
		\$ 18,373,890	\$ -	\$ 8,837,596	\$ 924,000	\$ -	\$ 220,000	\$ -	\$ 8,392,294	100%	\$ 8,392,294
Total Public Protection											
		\$ 1,331,001,346	\$ 358,837,471	\$ 385,588,965	\$ 3,963,400	\$ 5,197,030	\$ 60,518,480	\$ 3,868	\$ 512,891,132		\$ 262,881,805

Exhibit A - Fiscal Impact Analysis
 Riverside County General Fund Financing Requirements Budget, Net of Revenue Sources
 Paradise Valley
 February 15, 2017

FY 2015-16 Budget (a)		Fund	Total	Intergovernmental	Charges for Services	Licenses and Permits	Fines, Forfeitures & Penalties	Other	Retained Earnings Contribution	General Fund Contribution	Marginal Increase	Net General Fund Contribution
Page Ref.	Description											
165	Health and Sanitation Health	10000	\$ 280,384,323	\$ 268,808,260	\$ 4,161,108	\$ -	\$ -	\$ 3,421,704	\$ -	\$ 3,993,251	100%	\$ 3,993,251
165	Mental Health: Treatment Prog	10000	43,878,775	-	-	-	-	-	-	43,878,775	100%	43,878,775
166	Cont to Health/Mental Health	10000	10,697,023	5,371,186	3	-	-	3	-	5,325,831	100%	5,325,831
167	Mental Health: Detention Prog	10000	14,388,868	13,903,790	78,285	-	-	406,003	-	-	50%	-
167	Mental Health: Administration	10000	27,090,196	24,879,440	736,763	-	1,725,893	-	-	205,093	100%	205,093
167	Mental Health: Substance Abuse	10000	51,907,051	35,382,929	13,071,723	-	2,598,003	-	-	6,854,396	100%	6,854,396
167	Public Health	10000	2,590,371	2,590,371	-	-	-	-	-	-	NA	-
168	Public Health: Bio-Terrorism Prep	21750	684,230	684,230	-	-	-	-	-	-	NA	-
168	Public Health: Hosp. Prep. Program Alloc.	21760	684,230	684,230	-	-	-	-	-	-	NA	-
168	CHA: Environmental Health	10000	708,269	708,269	-	-	-	656,610	-	-	100%	-
170	Public Health Ambulatory Care	10000	26,736,797	-	15,471,377	8,544,050	1,356,481	-	-	-	100%	-
170	RCRMC: Detention Health	10000	-	-	-	-	-	-	-	-	100%	-
	Total Health		\$ 464,318,334	\$ 351,835,015	\$ 33,517,212	\$ 8,544,050	\$ 3,082,384	\$ 7,082,327	\$ -	\$ 60,257,346	100%	\$ 60,257,346
170	Hospital Care	10000	\$ 41,919,274	\$ 2,022,487	\$ 39,637,849	\$ -	\$ -	\$ 258,928	\$ -	\$ -	100%	\$ -
171	Ambulatory Care EPM/HER Project	21790	4,534,357	-	-	-	-	4,534,357	-	-	100%	-
171	RCRMC: Detention Health	10000	26,888,022	-	-	-	-	-	-	26,888,022	100%	26,888,022
171	RCRMC: Med Indigent Services	10000	7,783,810	5,483,270	76,482	-	-	-	-	2,224,058	100%	2,224,058
	Total Hospital Care		\$ 81,125,463	\$ 7,505,767	\$ 39,714,331	\$ -	\$ -	\$ 4,783,265	\$ -	\$ 29,112,080	100%	\$ 29,112,080
169	California Children's Services	10000	\$ 21,086,397	\$ 14,705,032	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,380,365	100%	\$ 6,380,365
	CHA: CA Children's Services		\$ 21,086,397	\$ 14,705,032	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,380,365	100%	\$ 6,380,365
	Total California Children's Services		\$ 21,086,397	\$ 14,705,032	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,380,365	100%	\$ 6,380,365
172	Sanitation	23000	\$ 800,000	\$ -	\$ 800,000	\$ -	\$ -	\$ 50	\$ (50)	\$ -	N/A	\$ -
	Waster: Area 8 Assessment		\$ 800,000	\$ -	\$ 800,000	\$ -	\$ -	\$ 50	\$ (50)	\$ -	N/A	\$ -
	Total Sanitation		\$ 800,000	\$ -	\$ 800,000	\$ -	\$ -	\$ 50	\$ (50)	\$ -	N/A	\$ -
	Total Health and Sanitation		\$ 587,330,194	\$ 374,046,814	\$ 74,031,543	\$ 8,544,050	\$ 3,082,384	\$ 11,875,662	\$ (50)	\$ 95,749,791	100%	\$ 95,749,791
181	Public Assistance	10000	\$ 557,651,457	\$ 549,347,658	\$ 1,944,369	\$ -	\$ -	\$ 1,235,125	\$ -	\$ 11,124,305	10%	\$ 1,112,431
	DPSS Administration		\$ 557,651,457	\$ 549,347,658	\$ 1,944,369	\$ -	\$ -	\$ 1,235,125	\$ -	\$ 11,124,305	10%	\$ 1,112,431
	Total Administration		\$ 557,651,457	\$ 549,347,658	\$ 1,944,369	\$ -	\$ -	\$ 1,235,125	\$ -	\$ 11,124,305	10%	\$ 1,112,431
181	Aid Programs	10000	\$ 65,182,443	\$ 56,860,432	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,522,011	10%	\$ 9,522,011
181	DPSS: Mandated Client Serv	10000	387,564,986	345,480,958	-	-	-	8,300,265	-	13,783,163	10%	1,378,316
182	DPSS: Categorical Aid	10000	2,347,379	40,000	-	231,000	99,000	-	-	1,977,379	10%	197,738
182	DPSS: Other Aid	10000	8,254,443	8,254,443	-	-	-	-	-	-	N/A	-
182	DPSS: Homeless Housing Relief	21300	-	-	-	-	-	-	-	-	-	-
	Total Aid Programs		\$ 444,348,851	\$ 410,435,833	\$ -	\$ 231,000	\$ 99,000	\$ 8,300,265	\$ -	\$ 25,282,553	10%	\$ 2,528,255
180	Care of Court Wards	10000	\$ 600,489	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 600,489	100%	\$ 600,489
	Probation: Court Placement		\$ 600,489	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 600,489	100%	\$ 600,489
	Total Care of Court Wards		\$ 600,489	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 600,489	100%	\$ 600,489
185	Veteran's Services	10000	\$ 1,473,758	\$ 192,000	\$ 125,000	\$ -	\$ -	\$ -	\$ -	\$ 1,156,758	100%	\$ 1,156,758
	Veteran's Services		\$ 1,473,758	\$ 192,000	\$ 125,000	\$ -	\$ -	\$ -	\$ -	\$ 1,156,758	100%	\$ 1,156,758
	Total Veteran's Services		\$ 1,473,758	\$ 192,000	\$ 125,000	\$ -	\$ -	\$ -	\$ -	\$ 1,156,758	100%	\$ 1,156,758

Exhibit A - Fiscal Impact Analysis
 Table 7 - Riverside County General Fund Financing Requirements Budget, Net of Revenue Sources
 Paradise Valley
 February 16, 2017

FY 2015-16 Budget (a) Page Ref.	Fund	Total	Intergovernmental	Charges for Services	Licenses and Permits	Fines, Forfeitures & Penalties	Other	Retained Earnings Contribution	General Fund Contribution	Marginal Increase	Net General Fund Contribution
	Other Assistance										
179	21350	\$ 8,815,893	\$ 8,735,296	\$ -	\$ -	\$ -	\$ 80,597	\$ -	\$ -	NA	\$ -
179	21550	\$ 3,751,637	\$ 2,136,101	\$ -	\$ -	\$ -	\$ 1,615,536	\$ -	\$ -	NA	\$ -
179	21550	\$ 26,894,691	\$ 25,300,910	\$ 525,990	\$ -	\$ -	\$ 1,067,791	\$ -	\$ -	NA	\$ -
180	21250	\$ 3,504,872	\$ 2,856,738	\$ -	\$ -	\$ -	\$ 648,134	\$ -	\$ -	NA	\$ -
182	21300	\$ 3,635,980	\$ 561,437	\$ -	\$ -	\$ -	\$ 2,806,401	\$ 268,142	\$ -	NA	\$ -
183	21050	\$ 2,805,205	\$ 2,750,000	\$ 55,205	\$ -	\$ -	\$ -	\$ -	\$ -	NA	\$ -
183	21050	\$ 7,056,240	\$ 6,921,240	\$ 35,000	\$ -	\$ -	\$ 100,000	\$ -	\$ -	NA	\$ -
184	21050	\$ 537,718	\$ 70,000	\$ -	\$ -	\$ -	\$ 467,718	\$ -	\$ -	NA	\$ -
184	21450	\$ 12,533,489	\$ 9,769,218	\$ 1,052,085	\$ -	\$ -	\$ 1,712,186	\$ -	\$ -	NA	\$ -
	Total Other Assistance	\$ 69,535,725	\$ 59,100,940	\$ 1,668,280	\$ -	\$ -	\$ 8,498,363	\$ 268,142	\$ -		\$ -
	Total Public Assistance	\$ 1,073,610,080	\$ 1,015,076,431	\$ 3,377,649	\$ 231,000	\$ 99,000	\$ 18,033,753	\$ 268,142	\$ 38,164,105		\$ 5,397,983
	Education, Recreation & Cultural Services										
	Library Services										
189	21200	\$ 24,208,027	\$ 252,303	\$ 213,756	\$ -	\$ 400,000	\$ 20,025,191	\$ 3,316,777	\$ -	NA	\$ -
	Total Library Services	\$ 24,208,027	\$ 252,303	\$ 213,756	\$ -	\$ 400,000	\$ 20,025,191	\$ 3,316,777	\$ -		\$ -
	Other Education										
189	10000	\$ 614,064	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 614,064	100%	\$ 614,064
	Total Other Education	\$ 614,064	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 614,064		\$ 614,064
	Recreation & Cultural Services										
190	10000	\$ 320,588	\$ -	\$ -	\$ -	\$ -	\$ 247,207	\$ -	\$ 73,381	100%	\$ 73,381
190	21140	\$ 320,588	\$ -	\$ -	\$ -	\$ -	\$ 247,207	\$ -	\$ 73,381	NA	\$ 73,381
	Total Recreation & Cultural Services	\$ 641,176	\$ -	\$ -	\$ -	\$ -	\$ 494,414	\$ -	\$ 146,762		\$ 146,762
	Total Education, Recreation & Cultural Services	\$ 25,142,679	\$ 252,303	\$ 213,756	\$ -	\$ 400,000	\$ 20,272,398	\$ 3,316,777	\$ 687,445		\$ 687,445
	Debt Service										
	Other General										
195	10000	\$ 20,000,000	\$ -	\$ -	\$ -	\$ -	\$ 3,106,405	\$ -	\$ 16,893,595	0%	\$ -
	Total Other General	\$ 20,000,000	\$ -	\$ -	\$ -	\$ -	\$ 3,106,405	\$ -	\$ 16,893,595		\$ -
	Retirement of Long-Term Debt										
196	35000	\$ 36,639,366	\$ -	\$ 36,639,366	\$ -	\$ -	\$ -	\$ -	\$ -	NA	\$ -
	Total Retirement of Long-Term Debt	\$ 36,639,366	\$ -	\$ 36,639,366	\$ -	\$ -	\$ -	\$ -	\$ -		\$ -
	Debt Service - Principal										
196	37050	\$ 2,832,398	\$ -	\$ -	\$ -	\$ -	\$ 2,832,398	\$ -	\$ -	NA	\$ -
	Total Debt Service - Principal	\$ 2,832,398	\$ -	\$ -	\$ -	\$ -	\$ 2,832,398	\$ -	\$ -		\$ -
	Interest on Short-Term Debt										
196	10000	\$ 4,705,573	\$ -	\$ -	\$ -	\$ -	\$ 3,447,500	\$ -	\$ 1,258,073	0%	\$ -
	Total Interest on Short-Term Debt	\$ 4,705,573	\$ -	\$ -	\$ -	\$ -	\$ 3,447,500	\$ -	\$ 1,258,073		\$ -
	Total Debt Service	\$ 64,175,337	\$ -	\$ 36,639,366	\$ -	\$ -	\$ 9,386,303	\$ -	\$ 18,149,668		\$ -
	Total Financing Requirements	\$ 3,753,142,598	\$ 1,844,831,719	\$ 822,777,591	\$ 16,322,973	\$ 23,106,821	\$ 221,984,781	\$ 63,209,421	\$ 760,909,292		\$ 449,166,998

Footnotes:

(a) Per the County of Riverside FY 2015-16 Recommended Budget.

Exhibit A - Fiscal Impact Analysis
Table 8 - Riverside County General Fund Financing Requirements Calculations
Paradise Valley
February 15, 2017

Description	Table Ref.	FY 15/16 Budget (a)	Net Amount (b)	County Equivalent Units (c)		Factor	Measurement (c)	Project Equivalent Units (d)	Financing Requirements
				[1]	[2]				
General Financing Requirements									
Legislative and Administrative	7	\$ 127,399,575	\$ 76,999,189	2,788,991	\$ 27.61	per capita & 50% employee, entire county	18,080	\$ 499,167	
Finance	7	52,117,094	(1,999,917)	2,788,991	(0.72)	per capita & 50% employee, entire county	18,080	(12,965)	
Counsel	7	6,706,052	1,434,526	2,788,991	0.51	per capita & 50% employee, entire county	18,080	9,300	
Personnel	7	10,144,231	-	2,788,991	-	per capita & 50% employee, entire county	18,080	-	
Elections	7	9,598,525	4,169,688	2,788,991	1.50	per capita & 50% employee, entire county	18,080	27,031	
Property Management	7	28,521,148	3,846,539	2,788,991	1.38	per capita & 50% employee, entire county	18,080	24,936	
Plant Acquisition	7	165,122,059	-	2,788,991	-	per capita & 50% employee, entire county	18,080	-	
Promotion	7	14,778,173	-	2,788,991	-	per capita & 50% employee, entire county	18,080	-	
Other General	7	35,496,103	-	2,788,991	-	per capita & 50% employee, entire county	18,080	-	
Total General Financing Requirements		\$ 449,882,960	\$ 84,450,025		\$ 30.28			\$ 547,469	
Public Protection									
Judicial	7	\$ 215,240,851	\$ 34,940,004	2,788,991	\$ 12.53	per capita & 50% employee, entire county	18,080	\$ 226,507	
Police Protection	7	421,219,693	121,095,236			Case Study: See Table 9		2,416,270	
Detention and Correction	7	340,800,561	80,105,404	2,788,991	28.72	per capita & 50% employee, entire county	18,080	519,304	
Fire Protection (Transfers to the Fire Fund)	7	263,038,796	-			Case Study: See Table 11		609,039	
Protection/Inspection	7	12,354,145	421,311	2,788,991	0.15	per capita & 50% employee, entire county	18,080	2,731	
Other Protection	7	59,973,410	17,927,557	2,788,991	6.43	per capita & 50% employee, entire county	18,080	116,220	
Total Public Protection		\$ 1,312,627,456	\$ 254,489,511		\$ 47.83			\$ 3,890,071	
Animal Services									
Animal Services	7	\$ 18,373,890	\$ 8,392,294	1,197,949	\$ 7.01	per capita, unincorporated & contract cities	15,724	\$ 110,157	
Total Animal Services		\$ 18,373,890	\$ 8,392,294		\$ 7.01			\$ 110,157	
Public Ways & Facilities									
Public Ways	7	\$ 233,668,640	-	412,123	\$ -	per capita & 50% employee, unincorporated only	18,080	\$ -	
Transportation Terminals	7	8,331,362	-	412,123	-	per capita & 50% employee, unincorporated only	18,080	-	
Total Public Ways and Facilities		\$ 242,000,002	\$ -					\$ -	
Health and Sanitation									
Health	7	\$ 464,318,334	\$ 60,257,346	2,308,441	\$ 26.10	per capita, entire county	15,724	\$ 410,450	
Hospital Care	7	81,125,463	29,112,080	2,308,441	12.61	per capita, entire county	15,724	198,300	
California Children's Services	7	21,086,397	6,380,365	2,308,441	2.76	per capita, entire county	15,724	43,461	
Sanitation	7	800,000	-	2,308,441	-	per capita, entire county	15,724	-	
Total Health and Sanitation		\$ 567,330,194	\$ 95,749,791		\$ 41.48			\$ 652,211	
Public Assistance									
Administration	7	\$ 557,651,457	\$ 1,112,431	2,308,441	\$ 0.48	per capita, entire county	15,724	\$ 7,577	
Aid Programs	7	444,348,651	2,528,255	2,308,441	1.10	per capita, entire county	15,724	17,222	
Care of Court Wards	7	600,489	600,489	2,308,441	0.26	per capita, entire county	15,724	4,090	
Veteran's Services	7	1,473,758	1,156,758	2,308,441	0.50	per capita, entire county	15,724	7,879	
Other Assistance	7	69,535,725	-	2,308,441	-	per capita, entire county	15,724	-	
Total Public Assistance		\$ 1,073,610,080	\$ 5,397,932.80		\$ 2.34			\$ 36,769	
Education									
Library Services	7	\$ 24,208,027	-	2,308,441	\$ -	per capita, entire county	15,724	\$ -	
Agricultural Extension	7	614,064	614,064	2,308,441	0.27	per capita, entire county	15,724	4,183	
Total Education		\$ 24,822,091	\$ 614,064		\$ 0.27			\$ 4,183	
Recreation & Cultural Services									
Total Cultural Services	7	\$ 320,588	\$ 73,381	2,308,441	\$ 0.03	per capita, entire county	15,724	\$ 500	
Total Recreation & Cultural Services		\$ 320,588	\$ 73,381		\$ 0.03			\$ 500	
Debt Service									
Appropriation for Contingency	7	\$ 20,000,000	\$ -	-	\$ -	not used	-	\$ -	
Debt Service - Principal	7	2,832,398	-	-	-	not used	-	-	
Retirement of Long-Term Debt	7	36,639,366	-	-	-	not used	-	-	
Interest on Long-Term Debt	7	4,703,573	-	-	-	not used	-	-	
Total Debt Service		\$ 64,175,337	\$ -		\$ -			\$ -	
Total General Fund Financing Requirements		\$ 3,734,768,708	\$ 440,774,704.30		\$ 122.22			\$ 5,131,202	

Footnotes:

- (a) Per the County of Riverside Fiscal Year 2015-16 Recommended Budget.
- (b) See Table 7.
- (c) Based on (1) 2,308,441 total Riverside County residents and 368,823 residents in the unincorporated sections of Riverside County per the California Department of Finance, January 1, 2015, (2) 961,100 total Riverside County employees and 86,600 employees in the unincorporated sections of Riverside County per the California Employment Development Department, October 2015, and (3) for service population calculation, employment was reduced by 50% to account for the estimated less frequent use of county public services by employees than residents.
- (d) See Table 3.
- (e) The County Department of Animal Services provides animal control field and shelter services to 11 cities with a combined population of 829,126.

Exhibit A - Fiscal Impact Analysis
Table 9 - Riverside County Police Protection Cost Calculation
Paradise Valley
February 15, 2017

	Table Ref.	FY 2015-16 Budget		(a)
I. Police Protection Costs				
Police Protection Patrol Costs				
Net General Fund Contribution	Table 7	\$ 121,095,236		
City Contracts for Sheriff's Services	Table 7	172,661,937		
Net Police Protection Budget	[1]	\$ 293,757,173		
Sheriff Authorized Positions Filled	Budget Page	FY 2015-16 Budget		(a)
Administration	127	42		
Support	127	21		
Patrol	127	2,038		
Court Services	128	164		
CAC Security	128	-		
Training Center	-	29		(b)
Total Sworn Officers	[2]	2,294		
Cost per Sworn Officer	[3]=[1]/[2]	\$ 128,055		
	Table Ref.			
Projected Residents	Table 3	15,724		
Service Standard				
Sworn Officers per 1,000 residents		1.20		(c)
Additional Sworn Officers Required @ buildout	[4]	18.87		
Total Police Protection Patrol Costs	=[3]*[4]	\$ 2,416,270		

Footnotes:

- (a) Per the County of Riverside Fiscal Year 2015-16 Recommended Budget.
- (b) Per phone discussions with Undersheriff of Ben Clark Training Center, dated 3/11/2016.
- (c) The Board of Supervisors expects law enforcement services at a targeted staffing ratio of 1.2 deputy sheriff per 1,000 population in the unincorporated area per page 123 of the County of Riverside Fiscal Year 2015-16 Budget.
- (d) Per County of Riverside Fiscal Year 2015-15 Budget, pages 348-349.

Exhibit A - Fiscal Impact Analysis
Table 10 - Riverside County Fiscal Impact to Fire Fund
Paradise Valley
February 15, 2017

Fiscal Impact to Fire Fund				
Financing Sources				
	Table Ref.	Project Impact	Marginal Increase	Project Impact
Fire Fund Ad Valorem Tax				
Assessed Value Adjusted for Deflation				
Residential Basic Tax	4	\$ 31,817,795		
Non-Residential Basic Tax	4	3,078,963		
Total Assessed Value Adjusted for Deflation		\$ 34,896,758		
Structural Fire Fund Post-ERAF Share of Basic Tax	2	5.851%		
Total Fire Fund Ad Valorem Tax		\$ 2,041,961	100%	\$ 2,041,961
Total Financing Sources			[1]	\$ 2,041,961
Financing Requirements				
Calculation of Fire Costs				
Fire Protection Costs - Station Costs				
7-Person Engine Company (a)				7 Person
Total Cost Per Station				\$ 3,500,000
Stations Required for Project (a)				2 Station
Total Fire Protection Costs			[2]	\$ 3,500,000
Total Financing Requirements				\$ 3,500,000
Net Annual Surplus/ (Deficit) Before Additional Financing Sources			[3]=[1]-[2]	\$ (1,458,039)
Amount Needed from CSA Special Tax				(1,458,039)
CSA Tax Per Unit				100
Residential Units				8,490
CSA Tax Revenue			[4]	\$ 849,000
Net Annual Surplus/ (Deficit) Before Additional Financing Sources			[5]=[3]+[4]	\$ (609,039)
Use General Fund Surplus	Yes			
Surplus Available	Yes	\$ 5,817,454		
Surplus Used			[6]	\$ 609,039
Financing Sources				
Fire Fund			[1]	\$ 2,041,961
CSA Tax			[4]	849,000
General Fund Transfer			[6]	609,039
Total Sources			[7]=[1]+[4]+[6]	\$ 3,500,000
Total Financing Requirements			[2]	3,500,000
Net Annual Surplus/ (Deficit) After Additional Financing Sources			[8]=[7]-[2]	\$ -

Footnotes:

(a) See Exhibit B for Fire phasing.

Exhibit A - Fiscal Impact Analysis
Table 11 - Riverside County Fiscal Impact to Library Fund
Paradise Valley
February 15, 2017

Fiscal Impact to Library Fund

Financing Sources

County Library Ad Valorem Tax

Assessed Value Adjusted for Deflation

Residential Basic Tax Adj. for Deflation

Non-Residential Basic Tax Adj. for Deflation

Total Assessed Value Adjusted for Deflation

County Library Post-ERAF Share of Basic Tax

Total County Library Ad Valorem Tax

Table Ref.	Project Impact	Marginal Increase	Project Impact
4	\$ 31,817,795		
4	3,078,963		
	\$ 34,896,758		
2	1.431%		
	\$ 499,460	100%	\$ 499,460

Other Financing Sources	Budget Page Ref.	Budget Amount (a)	Marginal Increase	Net Amount	County Equivalent Units (b)	Factor	Measure	Project Equivalent Units (c)	Project Impact
Fines, Forfeitures & Penalties									
Library Fines and Fees	50	\$ 400,000	100%	\$ 400,000	2,788,991	\$ 0.14	per capita & 50% employee, entire county	18,080	\$ 2,593
Revenue from Use of Money and Property									
Interest-Invest Funds	51	5,000	0%	-	-	-	not used	-	-
Rents	51	19,176	100%	19,176	2,788,991	0.01	per capita & 50% employee, entire county	18,080	124
Lease to Non-County Agency	51	2,306	0%	-	-	-	not used	-	-
Intergovernmental Revenues									
CA-State Revenue	51	25,000	0%	-	-	-	not used	-	-
CA-Homeowner's Tax Relief	51	162,303	0%	-	-	-	not used	-	-
CA-Other Operating Grants	51	-	0%	-	-	-	not used	-	-
Fed-Community Redevelopment Hn	51	65,000	0%	-	-	-	not used	-	-
Charges for Current Services									
Communications Services	51	150,000	0%	-	-	-	not used	-	-
Interfund - Leases	51	63,756	0%	-	-	-	not used	-	-
Interfund - Miscellaneous	51	-	0%	-	-	-	not used	-	-
Interfund - Salary Reimbursement	51	-	0%	-	-	-	not used	-	-
Other In-Lieu and Other Govt									
Oth Gov-City Governments	51	608,466	0%	-	-	-	not used	-	-
Other Revenue									
Contractual Revenue	51	6,870,066	0%	-	-	-	not used	-	-
Cash Over-Short	51	-	0%	-	-	-	not used	-	-
Rebates & Refunds	51	-	0%	-	-	-	not used	-	-
Contributions & Donations	51	10,000	0%	-	-	-	not used	-	-
Other Misc. Revenue	51	-	0%	-	-	-	not used	-	-
Total Financing Sources									\$ 502,177
Financing Requirements									
Library Services	Table 7	24,208,027	100%	24,208,027	2,788,991	8.68	per capita & 50% employee, entire county	18,080	156,935
Total Financing Requirements									\$ 156,935
Net Annual Surplus/ (Deficit)									\$ 345,242
Per Development Unit									\$ 41

Footnotes:

(a) Per the County of Riverside Fiscal Year 2015-16 Recommended Budget.

(b) Based on (1) 2,308,441 total Riverside County residents and 368,823 residents in the unincorporated sections of Riverside County per the California Department of Finance, January 1, 2015,

(2) 961,100 total Riverside County employees and 86,600 employees in the unincorporated sections of Riverside County per the California Employment Development Department, October 2015, and (3) for service population calculation, employment was reduced by 50% to account for the estimated less frequent use of county public services by employees than residents.

(c) See Table 3.

Exhibit A - Fiscal Impact Analysis
Table 12 - Riverside County Fiscal Impact to Transportation Fund
Paradise Valley
February 15, 2017

Fiscal Impact to Transportation Fund

Financing Sources		Table Ref.	Net Amount	Marginal Increase	Project Impact					
Measure A Sales Tax (d)										
On-Site and Off-Site Taxable Sales		5	\$ 98,214,964							
Half Cent Transportation Sales Tax			0.50%							
Total Measure A Sales Tax			\$ 491,075	0%	\$ -					
Other Financing Sources		Budget Page Ref.	Budget Amount (a)	Marginal Increase	Net Amount	County Equivalent Units (b)	Factor	Measure	Project Equivalent Units (c)	Project Impact
Intergovernmental Revenues										
	CA-HWY User/Gas Tax Sec 2104A (e)	44	30,309,322	100%	30,309,322	2,788,991	10.87	per capita & 50% employee, entire county	18,080	\$ 196,488
	CA-HWY User/Gas Tax Sec 2104B (e)	44	-	100%	-	2,788,991	-	per capita & 50% employee, entire county	18,080	-
	CA-HWY User/Gas Tax Sec 2103 (e)	44	1,849,286	100%	1,849,286	2,788,991	0.66	per capita & 50% employee, entire county	18,080	11,988
	CA-HWY User/Gas Tax Sec 2104C (e)	44	-	100%	-	2,788,991	-	per capita & 50% employee, entire county	18,080	-
	CA-HWY User/Gas Tax Sec 2104DEF (e)	44	-	100%	-	2,788,991	-	per capita & 50% employee, entire county	18,080	-
	CA-HWY User/Gas Tax Sec 2105 (e)	44	-	100%	-	2,788,991	-	per capita & 50% employee, entire county	18,080	-
	CA-HWY User/Gas Tax Sec 2106 (e)	44	-	100%	-	2,788,991	-	per capita & 50% employee, entire county	18,080	-
	Road Maint Expense Reimb	44	210,537	100%	210,537	2,788,991	0.08	per capita & 50% employee, entire county	18,080	1,365
	Road Signal Maint Exp Reimb	44	1,344,663	100%	1,344,663	2,788,991	0.48	per capita & 50% employee, entire county	18,080	8,717
Total Financing Sources										\$ 218,558
Financing Requirements										
Street Maintenance Cost										
Total Project Lane Miles (f)									[1]	(h) 104.84
Street Maintenance Cost per Lane Mile (g)									[2]	\$ 6,885
Total Project Street Maintenance Cost per Lane Mile									[3]=[1]*[2]	\$ 721,834
Total Financing Requirements										\$ 721,834
Net Annual Surplus/ (Deficit)									[4]	\$ (503,275)
Net Annual Surplus/ (Deficit) Before Additional Financing Sources									[5]=[3]+[4]	\$ 503,275
Use General Fund Surplus			Yes							
Surplus Available			Yes					\$ 5,817,454		
Surplus Used									[6]	\$ 503,275
Financing Sources										
Transportation Fund									[1]	\$ 218,558
General Fund Transfer									[6]	503,275
Total Sources									[7]=[1]+[6]	\$ 721,834
Total Financing Requirements									[3]	721,834
Net Annual Surplus/ (Deficit) After Additional Financing Sources									[8]=[7]-[3]	\$ -

Footnotes:

- (a) Per the County of Riverside Fiscal Year 2015-16 Recommended Budget.
(b) Based on (1) 2,308,441 total Riverside County residents and 368,823 residents in the unincorporated sections of Riverside County per the California Department of Finance, January 1, 2015, (2) 961,100 total Riverside County employees and 86,600 employees in the unincorporated sections of Riverside County per the California Employment Development Department, October 2015, and (3) for service population calculation, employment was reduced by 50% to account for the estimated less frequent use of county public services by employees than residents.
(c) See Table 3.
(d) All of the Measure A sales tax is earmarked for non-recurring capital projects per conversations with the Transportation Fund administrative office.
(e) All of the Gas Tax is earmarked for recurring street maintenance costs per conversations with the Transportation Fund administrative office.
(f) Per email from Glorious Land Company and KWC Engineers, dated 3/22/2016.
(g) Per discussions on 3/29/2016 with Paul Russell of the Riverside County Land Transportation and Land Management Agency, FY 2015-16 road maintenance cost was \$6,885 per lane mile.
(h) Timing of lane miles to be allocated per residential unit per conference call discussions with client on 4/1/2016.

Exhibit B - Fire and Transportation Phasing Analysis, Constant Dollars
 Paradise Valley
 February 15, 2017

Development Year	-2	-1	0	1	2	3	4	5	6	7	8	9
Fiscal Impact to Fire Fund												
Financing Sources												
Fire Fund Ad Valorem Tax												
Basic Tax Adj. for Deflation												
Total Fire Fund Tax	10	5,851,151	5,851,151	5,851,151	5,851,151	5,851,151	5,851,151	5,851,151	5,851,151	5,851,151	5,851,151	5,851,151
Total Financing Sources		0	0	0	0	0	0	0	0	0	0	0
Financing Requirements												
Stations Required for Project												
Staffing Level												
Cost per Fire Fighter												
Fire Cost	10	3,500,000	3,500,000	3,500,000	3,500,000	3,500,000	3,500,000	3,500,000	3,500,000	3,500,000	3,500,000	3,500,000
Total Financing Requirements		3,500,000	3,500,000	3,500,000	3,500,000	3,500,000	3,500,000	3,500,000	3,500,000	3,500,000	3,500,000	3,500,000
Net Annual Surplus (Deficit) Before Additional Sources												
		2,351,151	2,351,151	2,351,151	2,351,151	2,351,151	2,351,151	2,351,151	2,351,151	2,351,151	2,351,151	2,351,151
CSACFD Charge per Unit at Buildout												
Net Annual Deficit Before Additional Sources												
Offset from General Fund Surplus												
Amount Required for CSACFD Charge												
Cumulative Residential Units												
Allocation of CSACFD Charge for Fire Services												
CSACFD Charge from Sold Units												
Develop Subsidy/Undeveloped Land Tax												
Total												
		100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000
Additional Financing Sources												
General Fund Surplus												
Minimum CSACFD Charge Required for Fire Services (
Total Additional Financing Sources												
		1,151,151	1,151,151	1,151,151	1,151,151	1,151,151	1,151,151	1,151,151	1,151,151	1,151,151	1,151,151	1,151,151
Financing Sources												
Fire Fund												
CSA Tax												
General Fund Transfer												
Total Financing Sources												
		1,151,151	1,151,151	1,151,151	1,151,151	1,151,151	1,151,151	1,151,151	1,151,151	1,151,151	1,151,151	1,151,151
Total Financing Requirements												
		3,500,000	3,500,000	3,500,000	3,500,000	3,500,000	3,500,000	3,500,000	3,500,000	3,500,000	3,500,000	3,500,000
Net Annual Surplus (Deficit) After Additional Sources												
		-2,348,849	-2,348,849	-2,348,849	-2,348,849	-2,348,849	-2,348,849	-2,348,849	-2,348,849	-2,348,849	-2,348,849	-2,348,849
Fiscal Impact to Transportation Fund												
Financing Sources												
Intergovernmental Revenues												
CA-HWY User/Gas Tax Sec 2104A (e)												
CA-HWY User/Gas Tax Sec 2103 (e)												
Charges for Services												
Road Maint. Expense Reimb												
Road Signal Maint Exp Reimb												
Total Financing Sources												
		11,339,000	11,339,000	11,339,000	11,339,000	11,339,000	11,339,000	11,339,000	11,339,000	11,339,000	11,339,000	11,339,000
Financing Requirements												
Share of Residential Units												
Total Project Lane Miles (b)												
Estimated Annual Lane Miles to be Maintained (b)												
Street Maintenance Cost per Lane Mile												
Total Financing Requirements												
		14,168,000	14,168,000	14,168,000	14,168,000	14,168,000	14,168,000	14,168,000	14,168,000	14,168,000	14,168,000	14,168,000
Net Annual Surplus (Deficit) Before Additional Sources												
		(2,829,000)	(2,829,000)	(2,829,000)	(2,829,000)	(2,829,000)	(2,829,000)	(2,829,000)	(2,829,000)	(2,829,000)	(2,829,000)	(2,829,000)
Additional Financing Sources												
General Fund Surplus												
General Fund Transfers to Fire Fund (Less)												
Total Additional Financing Sources												
		2,829,000	2,829,000	2,829,000	2,829,000	2,829,000	2,829,000	2,829,000	2,829,000	2,829,000	2,829,000	2,829,000
Financing Sources												
Transportation Fund												
General Fund Transfer												
Total Financing Sources												
		2,829,000	2,829,000	2,829,000	2,829,000	2,829,000	2,829,000	2,829,000	2,829,000	2,829,000	2,829,000	2,829,000
Total Financing Requirements												
		14,168,000	14,168,000	14,168,000	14,168,000	14,168,000	14,168,000	14,168,000	14,168,000	14,168,000	14,168,000	14,168,000
Net Annual Surplus (Deficit) After Additional Sources												
		(11,339,000)	(11,339,000)	(11,339,000)	(11,339,000)	(11,339,000)	(11,339,000)	(11,339,000)	(11,339,000)	(11,339,000)	(11,339,000)	(11,339,000)

Footnotes:
 (a) Represents amount needed to fund the estimated annual negative fiscal impact. CFD and CSA charges are examples of potential funding mechanisms to finance ongoing negative impacts. Amount and funding mechanism would need to be negotiated with the County.
 (b) Transportation Fund Requirements are phased based on the housing absorption schedule.

Exhibit B - Fire and Transportation Phasing Analysis, Constant Dollars
Paradise Valley
February 15, 2017

Development Year	10	11	12	13	14	15	16	17	18	19	20	21
Fiscal Impact to Fire Fund												
Financing Sources												
Fire Fund Ad Valorem Tax												
Basic Tax Adj. for Deflation												
Total Fire Fund Tax	10	5,691%	\$ 1,401,206	\$ 1,717,913	\$ 1,961,620	\$ 2,110,730	\$ 2,162,038	\$ 2,093,323	\$ 2,084,674	\$ 2,076,061	\$ 2,067,483	\$ 2,058,940
Total Financing Sources			\$ 1,401,206	\$ 1,717,913	\$ 1,961,620	\$ 2,110,730	\$ 2,162,038	\$ 2,093,323	\$ 2,084,674	\$ 2,076,061	\$ 2,067,483	\$ 2,058,940
Financing Requirements												
Stations Required for Project												
Staffing Level												
Cost per Fire Fighter												
Fire Cost	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00
Total Financing Requirements	10	\$3,500,000	\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000
Net Annual Surplus (Deficit) Before Additional Sources			\$ 1,401,206	\$ 1,717,913	\$ 1,961,620	\$ 2,110,730	\$ 2,162,038	\$ 2,093,323	\$ 2,084,674	\$ 2,076,061	\$ 2,067,483	\$ 2,058,940
CSA/CFD Charge per Unit at Bulldozer												
Net Annual Deficit Before Additional Sources			\$ 2,098,794	\$ 1,782,087	\$ 1,538,380	\$ 1,399,270	\$ 1,307,962	\$ 1,410,677	\$ 1,415,228	\$ 1,423,939	\$ 1,432,517	\$ 1,441,060
Offset from General Fund Surplus			\$ 2,098,794	\$ 1,782,087	\$ 1,538,380	\$ 1,399,270	\$ 1,307,962	\$ 1,410,677	\$ 1,415,228	\$ 1,423,939	\$ 1,432,517	\$ 1,441,060
Amount Required for CSA/CFD Charge			\$ 1,524,194	\$ 1,084,087	\$ 743,980	\$ 540,270	\$ 548,992	\$ 557,677	\$ 566,326	\$ 574,939	\$ 583,517	\$ 592,060
Cumulative Residential Units			\$ 574,600	\$ 698,000	\$ 794,400	\$ 849,000	\$ 849,000	\$ 849,000	\$ 849,000	\$ 849,000	\$ 849,000	\$ 849,000
Allocation of CSA/CFD Charge for Fire Services												
CSA/CFD Charge from Solid Units			\$ 100.00	\$ 100.00	\$ 100.00	\$ 100.00	\$ 100.00	\$ 100.00	\$ 100.00	\$ 100.00	\$ 100.00	\$ 100.00
Developer Subsidy/Undeveloped Land Tax			\$ 574,600	\$ 698,000	\$ 794,400	\$ 849,000	\$ 849,000	\$ 849,000	\$ 849,000	\$ 849,000	\$ 849,000	\$ 849,000
Total			\$ 674,600	\$ 798,000	\$ 894,400	\$ 949,000	\$ 949,000	\$ 949,000	\$ 949,000	\$ 949,000	\$ 949,000	\$ 949,000
Additional Financing Sources												
General Fund Surplus			\$ 4,896,085	\$ 5,729,897	\$ 6,310,937	\$ 6,717,971	\$ 6,880,744	\$ 6,643,970	\$ 6,607,347	\$ 6,570,876	\$ 6,534,556	\$ 6,498,386
Minimum CSA/CFD Charge Required for Fire Services (6,130,179)			\$ 4,896,085	\$ 5,729,897	\$ 6,310,937	\$ 6,717,971	\$ 6,880,744	\$ 6,643,970	\$ 6,607,347	\$ 6,570,876	\$ 6,534,556	\$ 6,498,386
Total Additional Financing Sources			\$ 4,896,085	\$ 5,729,897	\$ 6,310,937	\$ 6,717,971	\$ 6,880,744	\$ 6,643,970	\$ 6,607,347	\$ 6,570,876	\$ 6,534,556	\$ 6,498,386
Financing Sources												
Fire Fund			\$ 1,401,206	\$ 1,717,913	\$ 1,961,620	\$ 2,110,730	\$ 2,162,038	\$ 2,093,323	\$ 2,084,674	\$ 2,076,061	\$ 2,067,483	\$ 2,058,940
CSA Tax			\$ 574,600	\$ 698,000	\$ 794,400	\$ 849,000	\$ 849,000	\$ 849,000	\$ 849,000	\$ 849,000	\$ 849,000	\$ 849,000
General Fund Transfer			\$ 1,524,194	\$ 1,084,087	\$ 743,980	\$ 540,270	\$ 548,992	\$ 557,677	\$ 566,326	\$ 574,939	\$ 583,517	\$ 592,060
Total Financing Sources			\$ 3,500,000	\$ 3,500,000	\$ 3,500,000	\$ 3,500,000	\$ 3,500,000	\$ 3,500,000	\$ 3,500,000	\$ 3,500,000	\$ 3,500,000	\$ 3,500,000
Financing Requirements												
Stations Required for Project												
Staffing Level												
Cost per Fire Fighter												
Fire Cost												
Total Financing Requirements			\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000
Net Annual Surplus (Deficit) After Additional Sources			\$ 3,500,000	\$ 3,500,000	\$ 3,500,000	\$ 3,500,000	\$ 3,500,000	\$ 3,500,000	\$ 3,500,000	\$ 3,500,000	\$ 3,500,000	\$ 3,500,000
Financing Requirements												
Stations Required for Project												
Staffing Level												
Cost per Fire Fighter												
Fire Cost												
Total Financing Requirements			\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000
Net Annual Surplus (Deficit) After Additional Sources			\$ 3,500,000	\$ 3,500,000	\$ 3,500,000	\$ 3,500,000	\$ 3,500,000	\$ 3,500,000	\$ 3,500,000	\$ 3,500,000	\$ 3,500,000	\$ 3,500,000

Footnotes:
(a) Represents amount needed to fund the estimated annual negative fiscal in-
(b) Transportation Fund Requirements are phased based on the housing abso

Table Ref.	Factor	1	2	3	4	5	6	7	8	9	10	11
General Fund Financing Sources												
4	Property Tax	\$ 183,503	\$ 399,303	\$ 756,405	\$ 1,059,955	\$ 1,375,835	\$ 1,717,703	\$ 2,029,249	\$ 2,340,542	\$ 2,766,002	\$ 3,394,976	\$ 4,156,538
4	Property Tax In-Lieu of Sales Tax	20,905	42,468	81,350	111,996	147,812	184,943	218,591	252,196	300,849	364,056	448,145
4	Excise Tax	118,988	250,731	476,245	654,986	866,168	1,081,128	1,278,128	1,474,317	1,755,842	2,138,016	2,618,008
5	On-Site Retail Sales and Use Tax	75,987	150,174	225,260	300,347	375,849	450,936	526,022	601,109	676,196	860,015	935,102
5	Off-Site Retail Sales and Use Tax	-	-	-	-	-	-	-	-	-	-	-
5	Transient Occupancy Tax	-	-	-	-	-	-	-	-	-	-	-
5	Interest Earnings	3,217	6,689	12,012	16,411	183,184	183,184	183,184	183,184	183,184	1,352,644	62,803
5	Other Discretionary Revenue	18,116	33,187	59,163	80,933	21,465	28,595	31,345	36,050	42,522	52,195	62,803
6	Total Financing Sources	\$ 424,825	\$ 892,551	\$ 1,610,436	\$ 2,204,629	\$ 3,076,897	\$ 3,774,058	\$ 4,421,507	\$ 5,065,929	\$ 5,855,164	\$ 6,405,872	\$ 9,868,616
General Fund Financing Requirements												
6	Public Protection	\$ 28,402	\$ 51,667	\$ 81,857	\$ 125,084	\$ 163,896	\$ 201,865	\$ 239,021	\$ 275,167	\$ 321,375	\$ 379,058	\$ 453,348
8	Judicial	11,751	21,377	37,893	51,752	67,808	89,580	98,892	113,847	132,964	156,831	187,888
9	Police Protection	85,381	182,714	363,437	511,959	684,467	854,375	1,016,159	1,179,390	1,389,965	1,635,322	1,966,521
8	Detention and Correction	26,772	48,009	86,878	118,649	165,455	191,575	226,724	261,011	304,841	359,558	430,625
8	Fire Protection (Transfers to the Fire Fund)	-	-	-	-	-	-	-	-	-	-	-
8	Protection/Inspection	0.15	142	258	457	818	1,008	1,192	1,373	1,603	1,881	2,262
8	Other Protection	6,029	10,968	19,443	26,554	34,791	42,874	50,741	58,414	68,223	80,469	96,239
12	Transfers to the Transportation Fund	-	-	-	-	-	-	209,042	242,479	286,948	337,208	412,467
8	Public Works & Facilities	23,048	40,310	98,401	138,201	184,755	239,517	275,096	318,547	375,194	441,414	536,211
8	Health and Sanitation	2,341	4,289	5,530	7,291	10,415	14,001	15,509	17,847	21,152	24,885	30,228
8	Public Assistance	1,488	2,700	3,529	4,886	6,679	9,179	11,784	15,462	20,408	26,831	34,438
8	Education	0.27	148	275	379	520	709	964	1,304	1,748	2,338	3,039
8	Recreation & Cultural Services	0.03	18	38	106	142	177	211	244	288	338	411
8	Debt Service	-	-	-	-	-	-	-	-	-	-	-
-	Total Financing Requirements	\$ 424,925	\$ 892,551	\$ 1,610,436	\$ 2,204,629	\$ 2,495,021	\$ 2,610,789	\$ 2,940,811	\$ 4,588,722	\$ 4,764,775	\$ 4,944,001	\$ 5,222,808
General Fund Fiscal Impact												
-	Ongoing Surplus/(Deficit)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
-	Surplus/(Deficit) per Unit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
-	Revenue/Cost Ratio	1.00	1.00	1.00	1.00	1.23	1.45	1.50	1.10	1.23	1.70	1.89
Fiscal Impact to Fire Fund												
10, Exhibit B	Financing Sources	\$ 1,500,000	\$ 1,500,000	\$ 2,000,000	\$ 2,000,000	\$ 2,000,000	\$ 2,000,000	\$ 2,000,000	\$ 3,500,000	\$ 3,500,000	\$ 3,500,000	\$ 3,500,000
10, Exhibit B	Financing Requirements	\$ 1,500,000	\$ 1,500,000	\$ 2,000,000	\$ 2,000,000	\$ 2,000,000	\$ 2,000,000	\$ 2,000,000	\$ 3,500,000	\$ 3,500,000	\$ 3,500,000	\$ 3,500,000
-	Net Annual Surplus / (Deficit)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Fiscal Impact to Library Fund												
11	Financing Sources	\$ 19,220	\$ 40,487	\$ 76,870	\$ 105,716	\$ 138,793	\$ 174,579	\$ 206,297	\$ 237,926	\$ 283,327	\$ 344,614	\$ 422,448
11	Financing Requirements	\$ 8,142	\$ 14,811	\$ 26,254	\$ 35,856	\$ 46,879	\$ 57,884	\$ 68,517	\$ 78,978	\$ 92,124	\$ 108,659	\$ 129,655
-	Net Annual Surplus / (Deficit)	\$ 11,078	\$ 25,677	\$ 50,616	\$ 69,860	\$ 92,915	\$ 116,695	\$ 137,781	\$ 158,948	\$ 191,203	\$ 235,954	\$ 292,794
Fiscal Impact to Transportation Fund												
12	Financing Sources	\$ 11,339	\$ 20,628	\$ 36,653	\$ 49,026	\$ 65,426	\$ 80,628	\$ 104,483	\$ 132,330	\$ 165,246	\$ 204,246	\$ 253,451
12	Financing Requirements	\$ 24,508	\$ 54,584	\$ 108,573	\$ 152,954	\$ 204,477	\$ 255,255	\$ 304,463	\$ 352,330	\$ 415,246	\$ 488,534	\$ 593,451
-	Net Annual Surplus / (Deficit)	\$ (14,169)	\$ (33,956)	\$ (72,009)	\$ (103,928)	\$ (139,051)	\$ (174,627)	\$ (200,000)	\$ (230,000)	\$ (250,000)	\$ (284,288)	\$ (340,000)
Net Fiscal Impact of Project												
-	Financing Sources	\$ 1,955,484	\$ 2,443,665	\$ 3,723,898	\$ 4,360,281	\$ 5,281,767	\$ 6,031,266	\$ 6,832,237	\$ 9,196,164	\$ 10,151,737	\$ 12,739,020	\$ 14,384,516
-	Financing Requirements	\$ 1,856,573	\$ 2,515,946	\$ 3,745,262	\$ 4,385,439	\$ 4,766,477	\$ 4,923,918	\$ 5,313,790	\$ 5,919,229	\$ 6,772,144	\$ 9,041,194	\$ 9,446,272
-	Net Annual Surplus / (Deficit)	\$ (98,089)	\$ (82,811)	\$ (21,364)	\$ (24,158)	\$ (484,710)	\$ (892,652)	\$ (481,553)	\$ (722,665)	\$ (620,407)	\$ (302,174)	\$ (661,756)

POLICE PHASING

Cumulative Residents
 Staffing Service Standard Sworn Officer per 1,000 residents
 Number of Sworn Officers Required
 Police Costs

Table Ref.	Factor	1	2	3	4	5	6	7	8	9	10	11
9	1.20	556	1,189	2,365	3,332	4,454	5,580	6,632	7,675	9,046	10,642	12,928
9	128,055	68,381	182,714	263,437	511,889	684,467	854,375	1,019,159	1,179,360	1,389,965	1,635,322	1,966,521

FISCAL IMPACT TO OTHER COUNTY FUNDS

Fiscal Impact to Library Fund

Financing Sources
 Library Fund Ad Valorem Tax
 Basic Tax Adj. for Deletion
 Total County Library Tax
 Library Fund Operating Expenses
 Library Fund Revenue
 Revenue from Use of Money and Property
 Rents

Table Ref.	Factor	1	2	3	4	5	6	7	8	9	10	11
11	1.43%	\$ 1,333,050	\$ 2,810,889	\$ 5,399,069	\$ 7,342,895	\$ 9,710,999	\$ 12,127,652	\$ 14,328,792	\$ 16,528,216	\$ 19,684,324	\$ 23,046,364	\$ 29,358,830
11	0.14	\$ 19,079	\$ 40,231	\$ 76,415	\$ 105,075	\$ 139,920	\$ 173,577	\$ 205,061	\$ 236,560	\$ 281,732	\$ 342,732	\$ 420,196
11	0.01	\$ 135	\$ 245	\$ 434	\$ 592	\$ 776	\$ 957	\$ 1,132	\$ 1,303	\$ 1,522	\$ 1,795	\$ 2,147
11	0.01	\$ 6	\$ 12	\$ 21	\$ 28	\$ 37	\$ 46	\$ 54	\$ 62	\$ 73	\$ 86	\$ 103
		\$ 19,220	\$ 40,487	\$ 76,870	\$ 105,716	\$ 139,793	\$ 174,579	\$ 206,267	\$ 237,926	\$ 283,327	\$ 344,614	\$ 422,448

Financing Requirements

Library Services

11	8.68	\$ 6,142	\$ 14,811	\$ 28,254	\$ 35,896	\$ 46,879	\$ 57,894	\$ 68,517	\$ 78,878	\$ 92,124	\$ 108,659	\$ 129,955
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Total Financing Requirements

		\$ 8,142	\$ 14,811	\$ 28,254	\$ 35,896	\$ 46,879	\$ 57,894	\$ 68,517	\$ 78,878	\$ 92,124	\$ 108,659	\$ 129,955
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Net Annual Surplus/(Deficit)

		\$ 11,079	\$ 25,677	\$ 50,616	\$ 69,860	\$ 92,915	\$ 116,685	\$ 137,751	\$ 159,048	\$ 191,203	\$ 235,554	\$ 282,484
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Table Ref.	Factor	12	13	14	15	16	17	18	19	20	21	26	31
General Fund Financing Sources													
4	Property Tax	\$ 4,743,717	\$ 5,103,843	\$ 5,082,795	\$ 5,061,754	\$ 5,040,839	\$ 5,020,012	\$ 4,999,270	\$ 4,978,614	\$ 4,958,043	\$ 4,937,557	\$ 4,896,991	\$ 4,737,298
4	Property Tax In-Lieu of Sales Tax	512,714	551,842	549,562	547,291	545,030	542,778	540,535	538,302	536,077	533,853	522,824	512,710
5	Documentary Transfer Tax	2,980,318	3,217,522	3,204,328	3,191,088	3,177,993	3,164,773	3,151,698	3,138,674	3,125,706	3,112,791	3,089,013	2,980,318
5	On-Site Retail Sales and Use Tax	1,010,169	1,065,275	1,065,275	1,065,275	1,065,275	1,065,275	1,065,275	1,065,275	1,065,275	1,065,275	1,065,275	1,065,275
5	Off-Site Retail Sales and Use Tax	1,352,844	1,352,844	1,352,844	1,352,844	1,352,844	1,352,844	1,352,844	1,352,844	1,352,844	1,352,844	1,352,844	1,352,844
5	Transit Occupancy Tax	70,813	78,773	75,909	75,648	75,384	75,123	74,863	74,605	74,347	74,089	73,831	73,573
5	Intergovernmental Revenue	332,852	355,711	355,711	355,711	355,711	355,711	355,711	355,711	355,711	355,711	355,711	355,711
6	Other Discretionary Revenue	\$ 11,013,247	\$ 11,743,110	\$ 11,708,193	\$ 11,659,409	\$ 11,632,786	\$ 11,598,315	\$ 11,559,995	\$ 11,523,824	\$ 11,487,903	\$ 11,451,931	\$ 11,274,762	\$ 11,101,382
	Total Financing Sources	\$ 512,289	\$ 547,469	\$ 547,469	\$ 547,469	\$ 547,469	\$ 547,469	\$ 547,469	\$ 547,469	\$ 547,469	\$ 547,469	\$ 547,469	\$ 547,469
General Fund Financing Requirements													
8	Public Protection	211,852	228,507	228,507	228,507	228,507	228,507	228,507	228,507	228,507	228,507	228,507	228,507
8	Public Works	2,860,877	2,416,270	2,416,270	2,416,270	2,416,270	2,416,270	2,416,270	2,416,270	2,416,270	2,416,270	2,416,270	2,416,270
8	Police Protection	485,834	519,304	519,304	519,304	519,304	519,304	519,304	519,304	519,304	519,304	519,304	519,304
8	Fire Protection (Transfers to the Fire Fund)	743,980	540,270	548,992	557,677	566,326	574,939	583,517	592,090	600,567	609,039	617,517	625,994
8	Other Protection	2,556	2,731	2,731	2,731	2,731	2,731	2,731	2,731	2,731	2,731	2,731	2,731
8	Transfers to the Transportation Fund	108,752	116,220	116,220	116,220	116,220	116,220	116,220	116,220	116,220	116,220	116,220	116,220
8	Public Ways & Facilities	470,888	503,275	503,275	503,275	503,275	503,275	503,275	503,275	503,275	503,275	503,275	503,275
8	Health and Sanitation	610,267	652,211	652,211	652,211	652,211	652,211	652,211	652,211	652,211	652,211	652,211	652,211
8	Public Assistance	34,404	36,789	36,789	36,789	36,789	36,789	36,789	36,789	36,789	36,789	36,789	36,789
8	Education	3,914	4,183	4,183	4,183	4,183	4,183	4,183	4,183	4,183	4,183	4,183	4,183
8	Recreation & Cultural Services	468	500	500	500	500	500	500	500	500	500	500	500
8	Debt Service	-	-	-	-	-	-	-	-	-	-	-	-
	Total Financing Requirements	\$ 5,446,269	\$ 5,565,709	\$ 5,574,430	\$ 5,583,116	\$ 5,591,765	\$ 5,600,378	\$ 5,608,958	\$ 5,617,499	\$ 5,626,008	\$ 5,634,478	\$ 5,676,316	\$ 5,717,209
General Fund Fiscal Impact													
	Ongoing Surplus/Deficit	\$ 5,989,957	\$ 6,177,401	\$ 6,131,783	\$ 6,086,293	\$ 6,041,022	\$ 5,995,937	\$ 5,951,039	\$ 5,906,326	\$ 5,861,798	\$ 5,817,454	\$ 5,589,469	\$ 5,331,388
	Surplus/Deficit per Unit	701	728	722	717	712	706	701	696	690	685	659	634
	Revenue/Cost Ratio	2.02	2.11	2.10	2.09	2.08	2.07	2.06	2.05	2.04	2.03	1.99	1.94
Fiscal Impact to Fire Fund													
10, Exhibit B	Financing Sources	\$ 3,500,000	\$ 3,500,000	\$ 3,500,000	\$ 3,500,000	\$ 3,500,000	\$ 3,500,000	\$ 3,500,000	\$ 3,500,000	\$ 3,500,000	\$ 3,500,000	\$ 3,500,000	\$ 3,500,000
10, Exhibit B	Financing Requirements	\$ 3,500,000	\$ 3,500,000	\$ 3,500,000	\$ 3,500,000	\$ 3,500,000	\$ 3,500,000	\$ 3,500,000	\$ 3,500,000	\$ 3,500,000	\$ 3,500,000	\$ 3,500,000	\$ 3,500,000
	Net Annual Surplus / (Deficit)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Fiscal Impact to Library Fund													
11	Financing Sources	\$ 482,351	\$ 518,988	\$ 516,865	\$ 514,740	\$ 512,625	\$ 510,518	\$ 508,420	\$ 506,330	\$ 504,249	\$ 502,177	\$ 481,944	\$ 461,520
11	Financing Requirements	146,850	156,935	156,935	156,935	156,935	156,935	156,935	156,935	156,935	156,935	156,935	156,935
	Net Annual Surplus / (Deficit)	\$ 335,501	\$ 362,053	\$ 359,930	\$ 357,805	\$ 355,690	\$ 353,583	\$ 351,485	\$ 349,395	\$ 347,313	\$ 345,242	\$ 324,909	\$ 304,585
Fiscal Impact to Transportation Fund													
12	Financing Sources	\$ 675,412	\$ 721,834	\$ 721,834	\$ 721,834	\$ 721,834	\$ 721,834	\$ 721,834	\$ 721,834	\$ 721,834	\$ 721,834	\$ 721,834	\$ 721,834
12	Financing Requirements	721,834	721,834	721,834	721,834	721,834	721,834	721,834	721,834	721,834	721,834	721,834	721,834
	Net Annual Surplus / (Deficit)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Net Fiscal Impact of Project													
	Financing Sources	\$ 15,671,010	\$ 16,483,942	\$ 16,444,881	\$ 16,405,983	\$ 16,367,245	\$ 16,328,667	\$ 16,290,248	\$ 16,251,888	\$ 16,213,687	\$ 16,175,542	\$ 15,988,560	\$ 15,805,016
	Financing Requirements	9,788,552	9,944,478	9,953,199	9,961,884	9,970,533	9,979,147	9,987,725	9,996,267	10,004,774	10,013,248	10,055,084	10,098,085
	Net Annual Surplus / (Deficit)	\$ 5,902,458	\$ 6,539,464	\$ 6,491,683	\$ 6,444,099	\$ 6,396,711	\$ 6,349,520	\$ 6,302,523	\$ 6,255,721	\$ 6,209,112	\$ 6,162,688	\$ 5,933,475	\$ 5,706,931

RESIDENTIAL FINANCING SOURCES

Table Ref.

	12	13	14	15	16	17	18	19	20	21	26	31
Residential Absorption												
Village 1 (Town Center)												
TOWNS	3											
Stacked flats HHDR	3											
Stacked flats	3											
55X100	3											
50X70	3											
45X80	3											
45X80'	3											
55X100'	3											
60X100'	3											
Village 2 (Town Center West)												
60X100'	3											
50x100	3											
45x80	3											
50X100	3											
50X100	3											
Duplex	3											
40X62	3											
Stacked flats	3											
Triple-Adult	3											
Triple-Adult	3											
45X100	3											
Village 3 (Casa Active Adult)												
MIXED USE HHDR	43											
DUPLEX	3											
DUPLEX	3											
65x110	3											
75x100	3											
65x110	3											
DUPLEX	3											
50x90	3											
50x70	3											
DUPLEX	3											
40x90	3											
50x90	3											
40x90	3											
75x100	3											
85x115	3											
85x115	3											
75x100	3											
Village 4 (North Village)												
Duplex-Adult	3											
Duplex-Adult	3											
40X90	3											
50x100	3											
Duplex-family	3											
Duplex-family	3											
Standard Lot (60' X 100')	3											
Standard Lot (70' X 100')	3											
Duplex-Family	3											
Triplex Adult	3											
45x80	3											
45x80	3											
Village 5 (East Village)												
Duplex-Family	3											
Duplex-Family	3											
Duplex-Family	3											
Duplex-Family	3											
Duplex-Family	3											
70' X 100'	3	41										
70' X 100'	3		34									
85X115	3											
45X100	3											
50X70	3	50	22									
50X90	3	57										
55X100	3	59										
80X100	3	21										
55X100	3	12										
55X100	3											
70X100	3	50	50									
55X100	3	8										
55X100	3	50	40									
55X100	3	40										
70X100	3	40										
70X100	3	40										
Village 6 (South Village)												
50X70	3	50	56									
50x80	3	12										
40X90	3	40										
40X90	3	30	25									
50x90	3	58	39									
40X90	3	30	40									
40X90	3	30	27									
75x100	3		30									
65X110	3		40									
50X100	3		43									
50X100	3		50									
50X100	3		44									
85X115	3	30	28									
Total Residential Absorption	964	546										
Cumulative Residential Absorption	7,844	8,490	8,490	8,490	8,490	8,490	8,490	8,490	8,490	8,490	8,490	8,490
Share of Residential Units	93.61%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%
Total Population	1,765	1,011										
Cumulative Population	14,713	15,724	15,724	15,724	15,724	15,724	15,724	15,724	15,724	15,724	15,724	15,724
Persons per Household	3	1.85										

Exhibit C - Phasing Analysis, Constant Dollars
Paradise Valley
February 15, 2017

Table Ref.	Factor	12	13	14	15	16	17	18	19	20	21	26	31
Residential Property Tax													
1	1.000%	\$ 30,636,029	\$ 32,889,345	\$ 32,753,462	\$ 32,618,121	\$ 32,483,940	\$ 32,349,133	\$ 32,214,273	\$ 32,082,364	\$ 31,949,808	\$ 31,817,795	\$ 31,685,878	\$ 30,527,318
4	14.0253%	\$ 4,282,685	\$ 4,512,828	\$ 4,553,768	\$ 4,574,788	\$ 4,555,880	\$ 4,537,982	\$ 4,518,316	\$ 4,499,847	\$ 4,481,055	\$ 4,462,540	\$ 4,371,167	\$ 4,361,547
Off-Site Sales Tax In-Lieu of Sales Tax													
Residential Property Tax Redirected to Property Tax													
Property Tax From WVL													
Cumulative Residential AV Adj. for Deflation Factor of 0.41%													
Cumulative Non-Residential AV Adj. for Deflation Factor of 0.41%													
Total Assessed Valuation													
5	\$ 892	\$ 3,352,379	\$ 3,607,200	\$ 3,592,942	\$ 3,577,453	\$ 3,562,874	\$ 3,547,851	\$ 3,533,281	\$ 3,518,692	\$ 3,504,154	\$ 3,489,675	\$ 3,475,188	\$ 3,348,100
5	\$ 892	\$ 3,352,379	\$ 3,607,200	\$ 3,592,942	\$ 3,577,453	\$ 3,562,874	\$ 3,547,851	\$ 3,533,281	\$ 3,518,692	\$ 3,504,154	\$ 3,489,675	\$ 3,475,188	\$ 3,348,100
5	\$ 2,990,318	\$ 3,217,622	\$ 3,204,328	\$ 3,191,088	\$ 3,177,903	\$ 3,164,773	\$ 3,151,699	\$ 3,138,674	\$ 3,125,706	\$ 3,112,791	\$ 3,100,013	\$ 3,087,541	\$ 2,966,541
Residential Documentary Transfer Tax													
4	14.3%												
4	0.11%												
Transfer Tax as a % of Price													
Total Residential Documentary Transfer Tax													
Off-Site Sales Tax													
5	25.00%	\$ 763,395,723	\$ 822,233,621	\$ 818,838,301	\$ 815,453,019	\$ 812,083,715	\$ 808,728,333	\$ 805,386,814	\$ 802,059,103	\$ 798,745,140	\$ 795,444,870	\$ 792,146,940	\$ 763,162,940
5	32.00%	\$ 244,283,431	\$ 263,114,759	\$ 262,027,616	\$ 260,944,966	\$ 259,866,789	\$ 258,793,067	\$ 257,723,791	\$ 256,658,413	\$ 255,598,445	\$ 254,542,359	\$ 249,327,021	\$ 244,218,541
5	0.00%												
5	1.00%												
5	10.50%												
5	0.00%												
Total Off-Site Sales Tax Passed Through to County													
NON-RESIDENTIAL FINANCING SOURCES													
Retail													
3	450,323	34,640	34,640	450,323	450,323	450,323	450,323	450,323	450,323	450,323	450,323	450,323	450,323
3	231	\$ 7,846,438	\$ 7,846,438	\$ 839	\$ 839	\$ 839	\$ 839	\$ 839	\$ 839	\$ 839	\$ 839	\$ 839	\$ 839
3	200	81,542,215	88,337,400	88,337,400	88,337,400	88,337,400	88,337,400	88,337,400	88,337,400	88,337,400	88,337,400	88,337,400	88,337,400
3	106,380	13,298	13,298	106,380	106,380	106,380	106,380	106,380	106,380	106,380	106,380	106,380	106,380
3	231	\$ 407,711	\$ 441,687	\$ 441,687	\$ 441,687	\$ 441,687	\$ 441,687	\$ 441,687	\$ 441,687	\$ 441,687	\$ 441,687	\$ 441,687	\$ 441,687
3	500	7,846,438	8,339	8,339	8,339	8,339	8,339	8,339	8,339	8,339	8,339	8,339	8,339
3	200	81,542,215	88,337,400	88,337,400	88,337,400	88,337,400	88,337,400	88,337,400	88,337,400	88,337,400	88,337,400	88,337,400	88,337,400
3	106,380	13,298	13,298	106,380	106,380	106,380	106,380	106,380	106,380	106,380	106,380	106,380	106,380
3	193	\$ 2,566,418	\$ 2,566,418	\$ 168	\$ 168	\$ 168	\$ 168	\$ 168	\$ 168	\$ 168	\$ 168	\$ 168	\$ 168
3	800	147	147	168	168	168	168	168	168	168	168	168	168
3	100	100	100	100	100	100	100	100	100	100	100	100	100
3	95,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
3	0.35	35	35	35	35	35	35	35	35	35	35	35	35
3	375	37,549	37,549	37,549	37,549	37,549	37,549	37,549	37,549	37,549	37,549	37,549	37,549
3	300	300	300	300	300	300	300	300	300	300	300	300	300
3	200,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
3	300	300	300	300	300	300	300	300	300	300	300	300	300
3	32,800	9,840,014	9,840,014	9,840,014	9,840,014	9,840,014	9,840,014	9,840,014	9,840,014	9,840,014	9,840,014	9,840,014	9,840,014
3	Square Feet												
3	Cumulative Square Feet												
3	Assessed Value Additions												
3	Cumulative Value Additions												
3	Number of Rooms												
3	Cumulative Number of Rooms												
3	Assessed Value Additions												
3	Cumulative Value Additions												
3	Number of Employees												
3	Cumulative Number of Employees												
3	Assessed Value Additions												
3	Cumulative Value Additions												
3	Number of Schools												
3	Cumulative Number of Schools												
3	Assessed Value Additions												
3	Cumulative Value Additions												
3	Number of Other												
3	Cumulative Number of Other												
3	Assessed Value Additions												
3	Cumulative Value Additions												
3	Number of Cumulative Employees												
3	Cumulative Number of Employees												
3	Assessed Value Additions												
3	Cumulative Value Additions												
3	Number of Total Taxable Sales												
3	Cumulative Total Taxable Sales												
Total Non-Residential Assessed Value Additions													
Current Period Cumulative Assessed Value Additions													
Previous Period Adjusted Assessed Value													
Deflation Factor													
5	\$ 298,831,906	\$ 316,265,551	\$ 316,950,536	\$ 315,640,954	\$ 314,336,783	\$ 313,036,001	\$ 311,744,584	\$ 310,456,512	\$ 309,173,763	\$ 307,896,313	\$ 306,621,802	\$ 305,348,547	\$ 294,085,472
5	4,411	4,712	4,712	4,712	4,712	4,712	4,712	4,712	4,712	4,712	4,712	4,712	4,712
5	2,206	2,356	2,356	2,356	2,356	2,356	2,356	2,356	2,356	2,356	2,356	2,356	2,356
5	16,919	18,080	18,080	18,080	18,080	18,080	18,080	18,080	18,080	18,080	18,080	18,080	18,080
5	\$ 91,415,779	\$ 96,214,964	\$ 96,214,964	\$ 96,214,964	\$ 96,214,964	\$ 96,214,964	\$ 96,214,964	\$ 96,214,964	\$ 96,214,964	\$ 96,214,964	\$ 96,214,964	\$ 96,214,964	\$ 96,214,964

Exhibit C - Phasing Analysis, Constant Dollars
 Paradise Valley
 February 15, 2017

Table Ref.	Factor	12	13	14	15	16	17	18	19	20	21	26	31
Non-Residential Property Tax													
4	1.00%	\$ 2,958,319	\$ 3,182,656	\$ 3,169,505	\$ 3,156,410	\$ 3,143,368	\$ 3,130,360	\$ 3,117,446	\$ 3,104,565	\$ 3,091,738	\$ 3,078,963	\$ 3,015,878	\$ 2,964,095
4	10.00%	\$ 298,832	\$ 316,266	\$ 316,951	\$ 314,337	\$ 313,038	\$ 310,457	\$ 309,174	\$ 307,892	\$ 306,609	\$ 305,326	\$ 301,538	\$ 295,409
4	14.03%	\$ 461,033	\$ 491,015	\$ 488,986	\$ 486,965	\$ 484,953	\$ 482,950	\$ 480,954	\$ 478,967	\$ 476,988	\$ 475,017	\$ 467,244	\$ 455,751
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Non-Residential Property Tax In-Lieu of Sales Tax													
On-Site Sales Tax Redirected to Property Tax													
Non-Residential Documentary Transfer Tax													
4	10.00%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
4	0.11%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Non-Residential Documentary Transfer Tax													
		\$ 32,872	\$ 35,009	\$ 34,865	\$ 34,721	\$ 34,577	\$ 34,434	\$ 34,292	\$ 34,150	\$ 34,008	\$ 33,866	\$ 33,175	\$ 32,495
On-Site Sales Tax													
5	1.00%	\$ 914,188	\$ 982,150	\$ 982,150	\$ 982,150	\$ 982,150	\$ 982,150	\$ 982,150	\$ 982,150	\$ 982,150	\$ 982,150	\$ 982,150	\$ 982,150
5	10.50%	\$ 95,981	\$ 103,126	\$ 103,126	\$ 103,126	\$ 103,126	\$ 103,126	\$ 103,126	\$ 103,126	\$ 103,126	\$ 103,126	\$ 103,126	\$ 103,126
5	0.00%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
5		\$ 1,010,169	\$ 1,085,275	\$ 1,085,275	\$ 1,085,275	\$ 1,085,275	\$ 1,085,275	\$ 1,085,275	\$ 1,085,275	\$ 1,085,275	\$ 1,085,275	\$ 1,085,275	\$ 1,085,275
5		\$ 430,861	\$ 462,887	\$ 462,887	\$ 462,887	\$ 462,887	\$ 462,887	\$ 462,887	\$ 462,887	\$ 462,887	\$ 462,887	\$ 462,887	\$ 462,887
Transient Occupancy Tax													
5	10.00%	\$ 183,184	\$ 183,184	\$ 183,184	\$ 183,184	\$ 183,184	\$ 183,184	\$ 183,184	\$ 183,184	\$ 183,184	\$ 183,184	\$ 183,184	\$ 183,184
5	10.00%	\$ 1,169,460	\$ 1,169,460	\$ 1,169,460	\$ 1,169,460	\$ 1,169,460	\$ 1,169,460	\$ 1,169,460	\$ 1,169,460	\$ 1,169,460	\$ 1,169,460	\$ 1,169,460	\$ 1,169,460
		\$ 1,352,644	\$ 1,352,644	\$ 1,352,644	\$ 1,352,644	\$ 1,352,644	\$ 1,352,644	\$ 1,352,644	\$ 1,352,644	\$ 1,352,644	\$ 1,352,644	\$ 1,352,644	\$ 1,352,644
Interest Earnings													
4		\$ 4,743,717	\$ 5,103,843	\$ 5,082,755	\$ 5,061,754	\$ 5,040,639	\$ 5,020,012	\$ 4,999,270	\$ 4,978,614	\$ 4,958,043	\$ 4,937,557	\$ 4,836,391	\$ 4,737,298
4		\$ 512,714	\$ 551,842	\$ 549,592	\$ 547,291	\$ 545,030	\$ 542,778	\$ 540,535	\$ 538,302	\$ 536,077	\$ 533,863	\$ 522,924	\$ 512,210
5		\$ 1,010,189	\$ 1,085,275	\$ 1,085,275	\$ 1,085,275	\$ 1,085,275	\$ 1,085,275	\$ 1,085,275	\$ 1,085,275	\$ 1,085,275	\$ 1,085,275	\$ 1,085,275	\$ 1,085,275
5		\$ 6,266,620	\$ 6,740,860	\$ 6,717,592	\$ 6,694,320	\$ 6,671,144	\$ 6,648,065	\$ 6,625,080	\$ 6,602,191	\$ 6,579,396	\$ 6,556,695	\$ 6,444,591	\$ 6,334,763
5	1.13%	\$ 70,813	\$ 76,173	\$ 75,909	\$ 75,646	\$ 75,384	\$ 75,123	\$ 74,863	\$ 74,605	\$ 74,347	\$ 74,091	\$ 72,824	\$ 71,593
Total Interest Earnings													
		\$ 7,064,043	\$ 7,538,687	\$ 7,516,653	\$ 7,494,622	\$ 7,472,612	\$ 7,450,623	\$ 7,428,655	\$ 7,406,709	\$ 7,384,784	\$ 7,362,879	\$ 7,214,111	\$ 7,064,043
Other General Fund Discretionary Revenue													
6	\$	\$ 170,178	\$ 181,864	\$ 181,864	\$ 181,864	\$ 181,864	\$ 181,864	\$ 181,864	\$ 181,864	\$ 181,864	\$ 181,864	\$ 181,864	\$ 181,864
6	8.31	\$ 140,595	\$ 150,250	\$ 150,250	\$ 150,250	\$ 150,250	\$ 150,250	\$ 150,250	\$ 150,250	\$ 150,250	\$ 150,250	\$ 150,250	\$ 150,250
6	1.30	\$ 19,121	\$ 20,435	\$ 20,435	\$ 20,435	\$ 20,435	\$ 20,435	\$ 20,435	\$ 20,435	\$ 20,435	\$ 20,435	\$ 20,435	\$ 20,435
6	0.17	\$ 2,959	\$ 3,161	\$ 3,161	\$ 3,161	\$ 3,161	\$ 3,161	\$ 3,161	\$ 3,161	\$ 3,161	\$ 3,161	\$ 3,161	\$ 3,161
6	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
6	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
6	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
6	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
6	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
6	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Other General Fund Discretionary Revenue													
		\$ 332,852	\$ 355,711	\$ 355,711	\$ 355,711	\$ 355,711	\$ 355,711	\$ 355,711	\$ 355,711	\$ 355,711	\$ 355,711	\$ 355,711	\$ 355,711

POLICE PHASING

Cumulative Residents
Staffing Services Standard Sworn Officer per 1,000 residents
Peak of Sworn Officers Required

Table Ref.	Factor	12	13	14	15	16	17	18	19	20	21	26	31
9	1.20	14,713	15,724	15,724	15,724	15,724	15,724	15,724	15,724	15,724	15,724	15,724	15,724
		17,887	18,877	18,877	18,877	18,877	18,877	18,877	18,877	18,877	18,877	18,877	18,877
9	\$ 128,065	\$ 2,260,877	\$ 2,416,270	\$ 2,416,270	\$ 2,416,270	\$ 2,416,270	\$ 2,416,270	\$ 2,416,270	\$ 2,416,270	\$ 2,416,270	\$ 2,416,270	\$ 2,416,270	\$ 2,416,270

FISCAL IMPACT TO OTHER COUNTY FUNDS

Fiscal Impact to Library Fund

Financing Sources
Library Fund Ad Valorem Tax
Library Tax Act for Division
Total County Income Tax
Fines, Fofidures & Penalties
Library Fines and Fees
Revenue from Use of Money and Property
Rents

Table Ref.	Factor	11	12	13	14	15	16	17	18	19	20	21	26	31
11	1.43%	\$ 33,523,748	\$ 38,072,000	\$ 35,922,957	\$ 514,147	\$ 512,023	\$ 509,807	\$ 507,800	\$ 505,702	\$ 503,613	\$ 501,532	\$ 499,460	\$ 489,226	\$ 479,202
11	\$ 0.14	\$ 2,426	\$ 2,593	\$ 2,593	\$ 2,593	\$ 2,593	\$ 2,593	\$ 2,593	\$ 2,593	\$ 2,593	\$ 2,593	\$ 2,593	\$ 2,593	\$ 2,593
11	\$ 0.01	\$ 116	\$ 124	\$ 124	\$ 124	\$ 124	\$ 124	\$ 124	\$ 124	\$ 124	\$ 124	\$ 124	\$ 124	\$ 124
		\$ 482,351	\$ 518,898	\$ 518,865	\$ 512,825	\$ 514,740	\$ 512,825	\$ 510,518	\$ 508,420	\$ 506,330	\$ 504,249	\$ 502,177	\$ 481,944	\$ 461,920
11	\$ 8.66	\$ 146,860	\$ 156,935	\$ 156,935	\$ 156,935	\$ 156,935	\$ 156,935	\$ 156,935	\$ 156,935	\$ 156,935	\$ 156,935	\$ 156,935	\$ 156,935	\$ 156,935
		\$ 146,860	\$ 156,935	\$ 156,935	\$ 156,935	\$ 156,935	\$ 156,935	\$ 156,935	\$ 156,935	\$ 156,935	\$ 156,935	\$ 156,935	\$ 156,935	\$ 156,935
		\$ 335,501	\$ 362,063	\$ 359,830	\$ 357,805	\$ 355,680	\$ 353,563	\$ 351,445	\$ 349,327	\$ 347,209	\$ 345,091	\$ 342,973	\$ 340,855	\$ 338,737

Total Financing Sources

Financing Requirements

Library Services

Total Financing Requirements

Net Annual Surplus/ (Deficit)



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

*Juan C. Perez
Agency Director*



11/28/18, 7:59 am

SP00339

ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for SP00339. 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 - Preamble

This Advisory Notification Document is included as part of the justification for the recommendation of approval of this Plan (SP00339) and is intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property in accordance with approval of that entitlement and are in addition to the applied conditions of approval.

Advisory Notification. 2 AND - Design Guidelines

Compliance with applicable Design Guidelines:

1. County Wide Design Guidelines and Standards
2. Specific Plan Design Guidelines

Advisory Notification. 3 AND - EIR Mitigation Measures

Mitigation Measures from the Environmental Impact Report prepared for the Specific Plan have been incorporated as conditions of approval/advisory notices for the Specific Plan and are required to be incorporated for review and conditioning of implementing projects of the Specific Plan as appropriate based on the specifics of each mitigation measure.

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

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

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

- Native American Cultural Resources, and Human Remains (Inadvertent Find)
- School District Impact Compliance
 - Civil Code Section 815.3 & Government Code Sections 65040.2 et al - SB 18
(Tribal Intergovernmental Consultation)
 - Public Resources Code Section 5097.94 & Sections 21073 et al - AB 52 (Native Americans: CEQA)]

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

- Ord. No. 348 (Land Use Planning and Zoning Regulations)
- Ord. No. 413 (Regulating Vehicle Parking)
- Ord. No. 421 (Excavation Covering & Swimming Pool Safety)
- Ord. No. 457 (Building Requirements)
 - Ord. No. 458 (Regulating Flood Hazard Areas & Implementing National Flood Insurance Program)
- Ord. No. 460 (Division of Land)
- Ord. No. 461 (Road Improvement Standards)
- Ord. No. 484 (Control of Blowing Sand)
- Ord. No. 555 (Surface Mining and Reclamation)
- Ord. No. 625 (Right to Farm)
- Ord. No. 630 (Regulating Dogs and Cats)
- 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. 671 (Consolidated Fees)
- Ord. No. 679 (Directional Signs for Subdivisions)
- Ord. No. 742 (Fugitive Dust/PM10 Emissions in Coachella Valley)
- Ord. No. 787 (Fire Code)
- Ord. No. 847 (Regulating Noise)
- Ord. No. 857 (Business Licensing)
- Ord. No. 859 (Water Efficient Landscape Requirements)
- Ord. No. 915 (Regulating Outdoor Lighting)
- 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. 673 Coachella Valley Transportation Uniform Mitigation Fee (CV TUMF)
 - Ord. No. 875 Coachella Valley Multiple Species Habitat Conservation Plan (CV MSHCP)

Advisory Notification. 5 AND - Hold Harmless

The applicant/permittee or any successor-in-interest shall defend, indemnify, and hold

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 5 AND - Hold Harmless (cont.)
harmless the County of Riverside or its agents, officers, and employees (COUNTY) from the following:

(a) any claim, action, or proceeding against the COUNTY to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the Specific Plan, General Plan Amendment, Change of Zone, 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 Specific Plan, General Plan Amendment, Change of Zone, 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.

Advisory Notification. 6 AND - Project Description & Operational Limits

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 6 AND - Project Description & Operational Limits (cont.)
SPECIFIC PLAN NO. 339 is a proposal to establish a Specific Plan which would allow for a maximum of 8,490 dwelling units and up to 1.38 million square feet of non-residential uses within an approximate 1,848 development footprint divided between 6 Villages within an overall 5,000 acre overall Specific Plan area. Land use designations proposed by the Specific Plan include Residential, Commercial Retail, Mixed Use, Public Facilities, Open Space-Recreation, and Open Space-Conservation Habitat.

The majority of the site, approximately 3,100 acres, is to be left as natural open space and designated as Open Space-Conservation.

The residentially designated areas within the Specific Plan include a range of residential categories from Medium Density Residential to Highest Density Residential with an overall density range of 2 to 40 units per acre.

Of the 4 Mixed Use Planning Areas totaling approximately 177 acres, 3 Mixed Use Planning Areas could accommodate either residential or commercial development or a combination of residential and commercial and the other 1 Mixed Use Planning Area could accommodate either commercial or business park/industrial development.

A total of approximately 23.4 acres is designated for larger park areas throughout the development area while additional smaller parks are anticipated to be developed within some of the planning areas as outlined in the Specific Plan.

Of the Public Facilities areas, 5 future school sites are conceptually designated and the remaining Public Facilities areas are anticipated to accommodate infrastructure for drainage, water wells, and electrical substations.

The overall Specific Plan area is located east of the greater Coachella Valley on either side of Interstate-10 in an area known as Shavers Valley generally located 8 miles east of the City of Coachella and 10 miles west of Chiriaco Summit and abuts the southern boundary of the Joshua Tree National Park. The Mecca Hills bound the site on the south and west and the Orocopia Mountains are located to the southeast. Access from Interstate-10 to the project site is provided by an existing interchange with Frontage Road with on- and off-ramps.

Advisory Notification. 7 AND - Specific Plan Definitions

The words identified in the following list that appear in all capitals in the attached conditions of Specific Plan No. 339 shall be henceforth defined as follows:

SPECIFIC PLAN = Specific Plan No. 339, dated October 2018.

CHANGE OF ZONE = Change of Zone No. 6915.

GPA = General Plan Amendment No. 686.

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 7 AND - Specific Plan Definitions (cont.)

EIR = Environmental Impact Report No. 506.

VILLAGE or VILLAGES = A SPECIFIC PLAN's Planning District or group of planning areas. The intent of the VILLAGE is to break down a very large Specific Plan into manageable sections or pieces.

VILLAGE REFINEMENT PLAN = a substantial conformance to the SPECIFIC PLAN Design Guideline Document is to be submitted separately for each VILLAGE within the SPECIFIC PLAN. The VILLAGE REFINEMENT PLAN and/or the Conditions of Approval may address features that are specific to an individual VILLAGE and may not affect the entire SPECIFIC PLAN.

TOTAL DWELLING UNIT TRACKING MATRIX = A chart for purposes of tracking the total build out of the SPECIFIC PLAN maintained by TLMA Counter Services Division. The matrix shall differentiate between individual building permits and the total number of dwelling units that are represented by the building permits that have been issued for the entire Specific Plan.

BUILDING PERMITS = the number of dwelling units constructed within an implementing project. Any condition of approval that uses the term "building permit" to trigger an event or to cause another action to take place shall be interpreted to mean "Dwelling Units" as enumerated within the TOTAL DWELLING UNIT TRACKING MATRIX.

BS-Grade

BS-Grade. 1 0010-BS-Grade-SP- GEO/SOIL TO BE OBEYED

All grading shall be performed in accordance with the recommendations of the included -County approved- geotechnical/soils reports for this Specific Plan.

BS-Grade. 2 0010-BS-Grade-SP- ORD. NOT SUPERSEDED

Anything to the contrary, proposed by this Specific Plan, shall not supersede the following: All grading shall conform to the California Building code, County General Plan, Ordinance 457 and all other relevant laws, rules and regulations governing grading in Riverside County.

E Health

E Health. 1 0010-E Health-SP - 339 COMMENTS

The Department of Environmental Health (DEH) has received

ADVISORY NOTIFICATION DOCUMENT

E Health

E Health. 1 0010-E Health-SP - 339 COMMENTS (cont.)
and reviewed the Specific Plan and offers the following
comments:

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

2) Prior to the approval of any Planning Case project subject to the SP339, the Department of Environmental Health (DEH) will require additional information to evaluate if the proposed projects meet any/all applicable requirements that are under the jurisdiction of the Department.

Fire

Fire. 1 0010-Fire-SP-#100-FIRE STATION

Based on national fire standards, one new fire station and/or engine company could be required for every 2,000 new dwelling units, or 3.5 million square feet of commercial/industrial occupancy. Given the project's proposed development plan, up to 7 fire stations may be needed to meet anticipated service demands, given project densities.

Fire. 2 0010-Fire-SP-#71-ADVERSE IMPACTS

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

The Fire Department reserves the right to negotiate

ADVISORY NOTIFICATION DOCUMENT

Fire

Fire. 4 0010-Fire-SP-#86-WATER MAINS (cont.)
system, including all fire hydrant(s), shall be installed and accepted by the appropriate water agency and the Riverside County Fire Department prior to any combustible building materials placed on an individual lot. Contact the Riverside County Fire Department to inspect the required fire flow, street signs, and the required all weather surface access roadways. Approved water plans must be at the job site.

Further review of the project will occur upon receipt of building plans. Additional requirements may be necessary at that time.

The developer shall consult with the fire department on a mutually agreed upon fire station location. The proposed fire station will be in accordance with the Riverside County Fire Department Design Standards.

Planning

Planning. 1 0010-Planning-SP - GEO01846

County Geologic Report (GEO) No. 1846, submitted for this project (SP00339), was prepared by Earth Systems Southwest and is entitled: "Planning-Level Geotechnical Feasibility Report, Proposed Paradise Valley Specific Plan and Tentative Tract Map, Riverside County, California", dated November 4, 2005. In addition, Earth Systems Southwest prepared the following report:

"Response to Riverside County Building and Safety Department Planning-Level Geotechnical Report Review Checklist", dated September 24, 2007.

This additional report is now included as part of GEO No. 1846.

GEO No. 1846 concluded:

1.This site has a high potential to be affected by severe ground shaking produced by a major earthquake of above magnitude 7 on the nearby San Andreas Fault southern Segment. This is the primary geologic hazard for this site.

2.There is a high potential for this site to be affected by sheet flooding, flash flooding and the consequent erosion

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 1 0010-Planning-SP - GEO01846 (cont.)
produced by these phenomena. In addition, the site's granular soils are particularly susceptible to wind erosion due to the lack of cementation of the surficial soils.

3.This site does not lie within a currently delineated State of California or Riverside County established fault hazard zone. However, published geologic maps of the area indicate three faults crossing portions of the site which will need to be investigated in conjunction with future work on this site.

4.Ground subsidence from seismic events and/or hydroconsolidation of the site soils are potential hazards for this area.

5.The project site is located within UBC Seismic Zone 4, overlying a UBC Type Sd soil and located about 10.1 km from a UBC Type A Seismic source.

6.Significant volumes of oversize rock are present in many areas of the site and will require specialized grading procedures for disposal possibly including crushing for use in the proposed fills. The potential exists that these materials may be of such a quality as to be usable for production of the necessary crushed rock products needed for the construction of this project.

7.Hazards from slope instability, landslides and/or debris flows exist in the elevated northern portions of this site.

8.The liquefaction potential for this site is considered low or negligible due to the depth to groundwater on this site and the low potential for future groundwater rise. Groundwater-related issues should not be a factor in the design or construction on this site.

GEO No. 1846 recommended:

1.Due to slight to moderate potentials for surface fault rupture, additional detailed study and field investigation is recommended to evaluate the activity of faults mapped across the site. This study should evaluate the potential

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 1 0010-Planning-SP - GEO01846 (cont.)
activity and possible impact to site development.

2.All proposed structures should be designed in accordance with at least the minimum building code standards for Seismic Zone 4 as described in the 2001 California Building Code. Construction should allow for all plumbing and utility services to be connected with flexible connections and provided with convenient shutoffs. The site will likely experience peak horizontal accelerations in the range of 0.42 to 0.56 g with a 10% probability of exceedence in 50 years.

3.Measures to minimize flooding and erosion should be incorporated into the overall project design. In general, erosion should be mitigated by proper drainage design including collecting and conveyance of storm waters to approved points of discharge.

4.Construction proposed within or adjacent to hillside areas of the site will require site-specific detailed geotechnical studies incorporated with specific design parameters to evaluate slope stability of the existing and planned slopes and provide additional mitigation measures as necessary. Appropriate structure setbacks from ascending and descending slopes should be incorporated in the site design.

GEO No. 1846 satisfies the requirement for a Geologic/Seismic Study for Planning /CEQA purposes for this Specific Plan. GEO No. 1846 is hereby accepted for Planning purposes for this Specific Plan. This approval is not intended, and should not be misconstrued as approval for project-level entitlement or grading permit.

Additional reporting and review will be required for all implementing projects within the Specific Plan.

In addition, engineering and other building code parameters will be reviewed and additional comments and/or conditions may be imposed by the Building and Safety Department upon application for project entitlement and/or grading and/or building permits.

Planning. 2 0010-Planning-SP - PDP01488 ACCEPTED

County Paleontological Report (PDP) No.1488, submitted for this case (SP00339), was prepared by Courtney Richards and

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning, 4 0030-Planning-SP - PALEO PRIMP & MONITOR (cont.)
samples and specimens.

8.Fossil identification and curation procedures to be employed.

9.Identification of the permanent repository to receive any recovered fossil material. * The County of Riverside must be consulted on the repository/museum to receive the fossil material prior to being curated.

10.All pertinent exhibits, maps and references.

11.Procedures for reporting of findings.

12.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.

All reports shall be signed by the qualified paleontologist and all other professionals responsible for the report's content (eg. Professional Geologist), as appropriate. Two wet-signed original copies of the report shall be submitted to the office of the County Geologist along with a copy of this condition and the grading plan for appropriate case processing and tracking. These documents should not be submitted to the project Planner, the Plan Check staff, the Land Use Counter or any other County office. In addition, the applicant shall submit proof of hiring (i.e. copy of executed contract, retainer agreement, etc.) a qualified paleontologist for the in-grading implementation of the PRIMP.

Planning, 5 0030-Planning-SP *- GEO STUDY REQUIRED

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

"PRIOR TO PROJECT APPROVAL, a geological/geotechnical study shall be submitted to the Planning Department Engineering Geologist for review and approval.

This condition shall be considered MET if the relevant study has been approved by the Planning Department. This condition may be considered as NOT APPLICABLE if the

ADVISORY NOTIFICATION DOCUMENT

Planning

- Planning. 6 Affordable Housing Thresholds (cont.)
- Payment of in-lieu fees under a County approved in-lie fee program

The master developer will specify the method of satisfying the affordable housing requirements in the AHIP.

- Planning. 7 Building Permit Tracking

Prior to the approval of any implementing project, the applicant shall provide a "SP 339 Total Dwelling Unit Tracking Spreadsheet." This spreadsheet shall be considered part of the SPECIFIC PLAN. Over time, this spreadsheet will track per Planning Area entitled units, tentative tract map units, final map recorded units and units actually built within every Planning Area in the SPECIFIC PLAN. The purpose of this tracking sheet is to enable the Planning Department to ensure compliance with the established Planning Area development ranges as outlined in the SPECIFIC PLAN.

- Planning. 8 Energy Generation Thresholds

Unless as otherwise allowed by the Specific Plan and/or the Specific Plan Climate Action Plan, the following amount of electricity power shall be met by implementing development of the Specific Plan:

- At the time of the first 1,200 residential dwelling units (DUs) and/or 250,000 sq. ft. of non-residential floor area are built, the project shall include at least 20 percent of the power needs by onsite renewable energy sources.
- At the time that a total of 2,700 DUs and/or 500,000 sq. ft. of non-residential floor area are built, the project shall include at least 30 percent of the power needs by onsite renewable energy sources.
- At the time that a total of 4,500 DUs and/or 750,000 sq. ft. of non-residential floor area are built, the project shall include at least 40 percent of the power needs by onsite renewable energy sources.
- At the time that a total of 5,500 DUs and/or 1,000,000 sq. ft. of non-residential floor area are built, the project shall include at least 50 percent of the power needs by onsite renewable energy sources.
- At the time that a total of 7,000 DUs and/or 1,250,000 sq. ft. of non-residential floor area are built, the project shall include at least 55 percent of the power needs by onsite renewable energy sources.
- At Project buildout totaling approximately 8,490 DUs and 1,380,990 sq. feet of nonresidential floor area, the project shall include at least 60 percent of the power needs by onsite renewable energy sources.

- Planning. 9 Facility Funding and Maintenance-CSA/CFD/CSD

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 9 Facility Funding and Maintenance-CSA/CFD/CSD (cont.)

With each implementing project, the developer or project proponent shall consider the potential facilities funding and maintenance mechanisms to cover the various public improvements and services that would be included within the SPECIFIC PLAN. This should first be analyzed prior to the first implementing project to establish a framework for the entire SPECIFIC PLAN. Pursuant to the SPECIFIC PLAN section 9.5.4 as well as the Fiscal Impact Analysis, it is anticipated that these would be accommodated by either establishing a County Service Area (CSA), a Community Facilities District (CFD), and/or Community Services District (CSD). The developer and project proponent shall consider available options for the varied types of facilities and maintenance necessary for those uses listed in, but not limited to, Tables 9-1 and 9-2 of the SPECIFIC PLAN and propose to the County a plan for consideration and approval as appropriate. The mechanisms ultimately established shall be consistent with the SPECIFIC PLAN and the fiscal impact analysis prepared for the SPECIFIC PLAN to ensure the SPECIFIC PLAN provides adequate revenue to offset increased costs to the County. Particular focus on providing adequate funding for Fire and Sheriff services should be included in the analysis and the mechanism established.

Planning. 10 Fire Protection Service/Facility Thresholds

Unless as otherwise allowed by the Specific Plan, the following services and facilities for fire protection services shall be met by implementing development of the Specific Plan:

- A temporary fire station staffed with one (1) 3-person paramedic fire engine will be provided concurrent with the delivery of combustibles. The precise size and location to be determined based on coordination with the Riverside County Fire Department (RCFD).
- A permanent fire station staffed with one (1) 3- person paramedic fire engine will be required concurrent with the 1,000th residential building permit. The precise size and location to be determined based on coordination with the Riverside County Fire Department (RCFD).
- A second squad, fire engine and/or fire sub-station may be required prior to build out. Prior to tentative tract map approval of the 4,000th residential unit and/or the issuance of building permits for 3,000,000 cumulative square feet of retail, commercial office and industrial space, whichever first occurs, the project proponent will coordinate with RCFD regarding the need for a second squad, fire engine and/or fire sub-station site based on the needs of residents.
- A third squad, fire engine and/or fire sub-station may be required prior to build out. Prior to tentative tract map approval of the 6,000th residential unit and/or the issuance of building permits for 6,000,000 cumulative square feet of retail, commercial office and industrial space, whichever first occurs, the project proponent will coordinate with RCFD regarding the need for a third squad, fire engine and/or fire sub-station site based on the needs of residents.
- Permanent fire hydrants shall be constructed prior to vertical construction.
- All Fire hydrants will meet the minimum flow requirements per the California Fire Code.

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 10 Fire Protection Service/Facility Thresholds (cont.)

- The project proponents/developers shall also participate in the development Impact Fee program as adopted by the Riverside County Board of Supervisors to mitigate a portion of these impact on the Fire Departments. This will provide funding for capital improvements such as land/equipment purchases and fire station construction.
- Due to the remoteness of the project, Fire Operations shall be funded through a Community Service District (CSD) or other County taxing mechanism. The Fire Department reserves the right to negotiate developer agreements associated with the development of land and/ or construction of fire facilities to meet service demands through the regional integrated fire protection response system.

Planning. 11 Library Service/Facility Thresholds

Unless as otherwise allowed by the Specific Plan, the following services and facilities for library services shall be met by implementing development of the Specific Plan:

- A new library facility will be required by the Riverside County Library System (RCLS).
- Proposals for the library building, its size and location must be submitted to the RCLS prior to the issuance of the 2,000th building permit.
- The library facilities must be operational prior to the issuance of the 4,000th building permit.

Planning. 12 Limits of Specific Plan Document

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

Planning. 13 Medical Service/Facility Thresholds

Unless as otherwise allowed by the Specific Plan, the following services and facilities for medical services shall be met by implementing development of the Specific Plan:

- Prior to the issuance of the 1,500th building permit within the Specific Plan, detailed plans for the outpatient medical facility within the Specific Plan area shall be approved by the Planning Department. All designs shall substantially conform to the design criteria as specified in the Village Refinement Plan for the respective Village. The development of medical facilities shall be subject to an agreement with a health care provider to construct and operate these facilities.
- Prior to the issuance of the 2,500th building permit within the Specific Plan an outpatient medical facility shall be constructed and operating.

Planning. 14 MM AIR-1 - Fugitive Dust

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 14 MM AIR-1 - Fugitive Dust (cont.)

As required by South Coast Air Quality Management District Rules 403 and 403.1—Fugitive Dust, all construction activities that are capable of generating fugitive dust are required to implement dust control measures during each phase of project development to reduce the amount of particulate matter entrained in the ambient air. These measures include the following, which shall be placed on construction plans and cleared with the County:

- Applying soil stabilizers to inactive construction areas
- Quickly replacing ground cover in disturbed areas
- Watering exposed surfaces three times daily
- Watering all unpaved haul roads three times daily
- Covering all stockpiles with a tarp
- Reducing vehicle speed on unpaved roads
- Posting signs on site limiting traffic speed to 15 miles per hour or less
- Sweeping streets adjacent to the project site at the end of the day if visible soil material is carried over to adjacent roads
- Covering or watering the exposed surface of all trucks hauling dirt, sand, soil, or other loose materials prior to leaving the site to prevent dust from impacting the surrounding areas
- Installing wheel washers where vehicles enter and exit unpaved roads onto paved roads to wash off trucks and any equipment leaving the site each trip
- Providing Large Operation Notification Form 403 N that complies with requirements in Rule 403(e)
- Installing and maintaining project signage with project contact signage prior to initiating any earthmoving activities
- Identifying a dust control supervisor that complies with requirements in Rule 403(e)
- When wind speeds reach or exceed 25 miles per hour, all grading and soil disturbance activities except the use of water trucks must cease and activities focus on dust suppression by watering exposed surfaces
- Developing a fugitive dust control plan and securing SCAQMD's approval thereof before initiating any earth-moving activities, and compliance with such approved plan during all earth-moving activities
- Compiling written daily records to document the specific actions taken to comply with the Rules

In addition, wind speed and fugitive dust monitoring shall be conducted during all construction phases, which shall be in charge of managing and implementing adaptive management strategies when planning mitigation measures are ineffective in the control of fugitive dust.

Planning. 15 MM AIR-10 - I-10 Residential Air Filtration Area 2

Project applicant shall require that residential development proposed between 730 feet and 1,150 feet south of or between 230 feet and 300 feet north of the I-10 freeway to install a sealed HVAC system in conjunction with a MERV 14 or higher rated filter. The sealed air system will be designed so that all ambient air introduced into the interior

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 23 MM AIR-7 - SCAQMD Rule 1113-VOC (cont.)

The County of Riverside shall require the project applicants to comply with SCAQMD Rule 1113 – Architectural Coatings and use paints no more than 50 grams of VOC per liter of coating. The project applicants shall use water-based paints for interior use when feasible. In addition, to reduce the exterior area of the buildings that needs to be repainted during operation, when feasible, the project applicants shall use construction materials that do not require painting onsite.

Planning. 24 MM AIR-8 - Village 1 Residential Air Filtration

The project applicant shall require residential development proposed in the early-occupied project area in Village 1 of the Paradise Valley Specific Plan to install a sealed HVAC system in conjunction with a Minimum Efficiency Reporting Value of 13 (MERV 13) or higher-rated filter, designed to remove approximately 75 percent of particulates of 0.3 microns or larger in size from the ambient air that is introduced to the system. The sealed air system will be designed so that all ambient air introduced into the interior living space would be filtered through MERV 13 or higher-rated filters to remove DPM and other particulate matter. Therefore, a 75 percent reduction of particulate matter is anticipated with respect to this measure. Building specifications identifying compliance with this measure shall be included in project design documents, which shall be reviewed by the County of Riverside prior to issuance of a building permit.

Planning. 25 MM AIR-9 - I-10 Residential Air Filtration Area 1

The project applicant shall require that residential development proposed less than 730 feet south of and less than 230 feet north of the I-10 freeway to install a sealed HVAC system in conjunction with a MERV 15 or higher rated filter. The sealed air system will be designed so that all ambient air introduced into the interior living space would be filtered through MERV 15 or higher rated filters to remove DPM and other particulate matter. The MERV 15 or higher rated filter is designed to remove approximately 95 percent of particulates of 0.3 microns or larger in size from the ambient air that is introduced to the system. Therefore, a 95 percent reduction of particulate matter is anticipated with respect to this measure. Building specifications identifying compliance with this measure shall be included in project design documents, which shall be reviewed by the County of Riverside prior to issuance of a building permit.

Planning. 26 MM GHG-1 - Non-Residential Trip Reduction Program

The proposed project will adopt a trip reduction program for new commercial and industrial development that promotes commuter choices, employer transportation management, guaranteed ride home programs, and commuter assistance and outreach-type programs intended to reduce commuter vehicle miles traveled. In accordance with SCAQMD Rule 2202, the operator of each business within the Paradise Valley Specific Plan that employs 100 or more on-site employees will be required to develop and implement an Employee Trip Reduction Program that will reduce employee associated commute trip emission related vehicle miles traveled (VMT) at least 20% below the level of emissions producing VMT that would otherwise

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 30 MM GHG-5 - High-Efficiency Lighting (cont.)
(2016) standards.

Planning. 31 MM GHG-6 - Solar Panels-Electricity Generation

The proposed project will include rooftop photovoltaic (PV) solar energy panels on homes and carports, where practicable. At the neighborhood-scale, the proposed project will provide PV solar panels mounted on elevated racks in parking lots as a sustainability strategy that creates shade and reduces the urban heat island effect, while generating renewable energy for the project. In addition, ground-mounted PV solar panels will be installed at industrial facilities, such as the water and wastewater treatment plants, which will reduce the carbon intensity of electricity being used to treat and transport the project's water supplies. Furthermore, the feasibility of other renewable energy sources such as wastewater methane capture and fuel cell generation is also being considered for this project.

Overall, the proposed project shall supply 60 percent of the electricity needs of the entire project by buildout in 2035, as enforced by the County of Riverside through Conditions of Approval on the project and verified through building inspections prior to issuance of certificate of occupancy for the following phases of the project:

- At the time of the first 1,200 residential dwelling units (DUs) and/or 250,000 sq. ft. of non-residential floor area are built, the project shall include at least 20 percent of the power needs by on-site renewable energy sources.
- At the time that a total of 2,700 DUs and/or 500,000 sq. ft. of non-residential floor area are built, the project shall include at least 30 percent of the power needs by on-site renewable energy sources.
- At the time that a total of 4,500 DUs and/or 750,000 sq. ft. of non-residential floor area are built, the project shall include at least 40 percent of the power needs by on-site renewable energy sources.
- At the time that a total of 5,500 DUs and/or 1,000,000 sq. ft. of non-residential floor area are built, the project shall include at least 50 percent of the power needs by on-site renewable energy sources.
- At the time that a total of 7,000 DUs and/or 1,250,000 sq. ft. of non-residential floor area are built, the project shall include at least 55 percent of the power needs by on-site renewable energy sources.
- At project buildout totaling approximately 8,490 DUs and 1,380,990 sq. feet of non-residential floor area, the project shall include at least 60 percent of the power needs by on-site renewable energy sources.

Inspection of the project during each phase of the project is needed to verify that that renewable energy has been installed and meets the interim conditions outlined in the bullet points above. Inspection of the last phase of the project needs to show that the project as a whole has 60 percent of its electricity needs supplied by renewable energy sources. This can be demonstrated by comparing the project's total electricity to the total amount of renewable energy being generated on-site.

Planning. 32 MM GHG-7 - Energy Efficient Appliances

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 32 MM GHG-7 - Energy Efficient Appliances (cont.)

The proposed project has established energy efficiency criteria for appliances installed at the project site. As shown below, the required energy efficiency of an appliance ranges from 15 percent to 50 percent over the 2016 Title 24 requirements.

Summary of High Efficiency Appliances

Clothes Washer

- Single-Family Housing: 30% Improvement
- Retirement Community: 30% Improvement
- Condo/Townhouse: 30% Improvement

Dishwasher

- Single-Family Housing: 15% Improvement
- Retirement Community: 15% Improvement
- Condo/Townhouse: 15% Improvement

Fan

- Single-Family Housing: 50% Improvement
- Retirement Community: 50% Improvement
- Condo/Townhouse: 50% Improvement

Refrigerator

- Single-Family Housing: 15% Improvement
- Retirement Community: 15% Improvement
- Condo/Townhouse: 15% Improvement

Planning. 33 MM GHG-8 - Recycling and Composting

According to 2008 statewide waste characterization data, the commercial sector generates nearly 75 percent of the solid waste in California. Furthermore, much of the commercial sector waste disposed of in landfills is readily recyclable. Increasing the recovery of recyclable materials will directly reduce GHG emissions. In particular, recycled materials can reduce the GHG emissions from multiple phases of production, including extraction of raw materials, pre-processing, and manufacturing.

The Paradise Valley Specific Plan lies within the County of Riverside Franchise Area 13 of the Department of Environment Health, and is serviced by CR&R Waste and Recycling Services. CR&R currently serves more than 2.5 million people and approximately 5,000 businesses throughout southern California. The Paradise Valley Specific Plan plans to institute recycling and composting services to divert at least 75 percent of the current waste volume. Services provide:

- Recycling containers within all multi-family residential communities and non-residential buildings
- Composting opportunities within commercial and office facilities

Planning. 34 MM GHG-9 - Water Conservation

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Planning. 34 MM GHG-9 - Water Conservation (cont.)

Paradise Valley Specific Plan will implement water conservation strategies that are designed to be as efficient as possible (20 percent indoor efficiency) with potable water supplies. At buildout, all landscape irrigation needs within the project except for the backyards of residential units will be supplied with recycled water supplies. In addition, a drought tolerant and native plant landscape pallet will be developed for the project with the goal of conserving water. The project will provide a comprehensive water service program that addresses the long-term requirements of the project and conservation, including the treatment and use of reclaimed water for outdoor uses, such as irrigating common open spaces. Furthermore, Paradise Valley Specific Plan is committing to a regionally appropriate landscape aesthetic by forbidding turf in private single-family detached residential front yards.

Planning. 35 MM HAZ-1 - Underground Gas Lines-Site Design

During the siting and engineering process, contractors shall contact the Underground Service Alert of Southern California to determine the precise locations of all gas lines and associated easement boundaries in the project area and provide appropriate temporary warning signage including weight limitations of equipment that may utilize crossings of the pipelines. Applicants shall coordinate directly with Southern California Gas Company regarding construction projects located adjacent to or within gas line easements including temporary crossings, permanent roadways, or other infrastructure, that would cross over the existing natural gas transmission lines.

Planning. 36 MM HAZ-2 - Underground Gas Lines-Grading

Prior to initiation of the first lot grading within the site, the contractor shall contact and notify Southern California Gas (SCG) Company's transmission services organization so that SCG may evaluate the level of pipeline safety that would be required relative to the density, location, and timing of the planned development, and conduct planning for pipeline upgrades as necessary to maintain compliance with state and federal safety codes, including 49 CFR Part 192, as development and occupation of the project progresses.

Planning. 37 MM HAZ-4 – School Facilities-Haz Mat

Prior to development of school facilities, plans shall be submitted to the California Department of Education, including a consistency finding with Public Resource Code 21151.8, to evaluate safety related to hazardous emissions or handling of hazardous materials or waste within 0.25 miles of proposed school sites.

Planning. 38 MM NOI-1 - Off-Site Noise Barriers

Working with the County and owners of the affected homes to reduce noise impacts at the Village Refinement environmental review stage of the project, the applicant is to provide permanent noise barrier walls or other noise attenuation features at the following residential locations where sufficient exterior noise protections do not exist: a)

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Planning. 38 MM NOI-1 - Off-Site Noise Barriers (cont.)
homes along Avenue 50 between Van Buren Street and Harrison Street, b) homes along Fred Waring Drive east of Madison Street, c) homes along Fillmore Street from Avenue 50 to Avenue 54, and d) two existing homes along the I-10 freeway segment between Dillon Road and the location of the planned Avenue 50 interchange.

Planning. 39 MM NOI-10 - Construction Notification Plan

To address the noise concerns of local residents, the applicant shall establish a Construction Notification Plan; the plan shall address a timeline for construction notification, the method of notification, and how often progress reports will be provided. The Plan must establish a public information hotline to receive public complaints regarding construction noise levels.

The construction contractor shall designate a Noise Disturbance Coordinator to respond to any public complaints related to noise generation.

Planning. 40 MM NOI-11 - Construction Noise Scheduling

To reduce temporary noise impacts from construction activity, the construction contractor shall, to the extent feasible, schedule the noisiest operations to occur simultaneously in the construction plan to avoid prolonged periods of annoyance.

Planning. 41 MM NOI-12 - Construction Equipment Staging

To minimize temporary noise impacts from construction, the construction contractor shall locate equipment staging in areas that will create the farthest distance between the construction-related noise sources and any noise sensitive receptors nearest the project site during all construction activity.

Planning. 42 MM NOI-13 - Construction Music/Amplified Speech

To minimize temporary noise impacts from construction activity, the construction contractor shall, to the extent feasible, ensure that no music or electronically reinforced speech from construction workers shall be excessively audible at noise-sensitive property.

Planning. 43 MM NOI-14 - Construction Workers Protection

To minimize temporary noise impacts on construction workers, the contractor shall ensure that those project workers exposed to noise levels above 85 dB be provided with personal protective equipment for hearing protection (i.e., earplugs or earmuffs). The contractor shall clearly identify those areas where noise levels are expected to routinely exceed 85 dB by posting signs requiring hearing protection to be worn.

Planning. 44 MM NOI-15 - Rock Crushing Location

Rock crushing operations during construction shall be staged at locations where existing topographic features would provide noise attenuation for noise-sensitive

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Planning. 44 MM NOI-15 - Rock Crushing Location (cont.)
receptors to the maximum extent feasible. In addition, temporary material stockpiles can be located in close proximity to the crusher, which would assist in blocking noise. If no stockpiles are available a 15-foot sound blanket adjacent to the crusher could provide at least 10 dB of noise attenuation at the nearest sensitive use.

Planning. 45 MM NOI-16 - Blasting Program

A blasting program shall be developed that provides for minimum off-site noise and vibration levels. Any blasting in the vicinity of sensitive uses shall be designed to reduce vibration and air over pressure including limiting the size of blasting charges.

Planning. 46 MM NOI-17 - Blasting Notification

Advanced notification of proposed blasting activities shall be provided to all residences within 1,000 feet of such activities. The notification should identify potential noise, work hours and time frame, and contact information.

Planning. 47 MM NOI-18 - Blasting Monitoring

Site specific noise and vibration shall be monitored by a blasting expert. The blasting program should provide for response and investigation of complaints. If complaints are received blasting shall not resume until it has been determined whether an alternative blasting strategy or site specific mitigation needs to be implemented.

Planning. 48 MM NOI-2 - On-Site Residential I-10 Noise Analysis and Barriers

To reduce freeway noise impacts to residential uses, applicants of implementing projects with one or more residential units to be located within 675 feet of the I-10 freeway centerline shall demonstrate whether these units would be adequately protected from freeway noise by existing topographic barriers, or intervening structures such as sound walls or other buildings, for residences to meet the 65 dB CNEL exterior noise standard. Supporting documentation and/or an acoustical analysis must be reviewed, and approved by appropriate County staff, under the direction of the County Planning Department, prior to project approval (or if an individual home, prior to issuance of building permit). General methods that may be implemented to meet the standards include, but are not limited to, providing noise walls of sufficient size to reduce freeway noise impacts at residential areas, open-space buffers, natural barriers such as hills, berms, boulders, and dense vegetation, or a combination of these methods. Specific methods may include:

- Placing noise-sensitive outdoor land uses at a setback distance of 675 feet from the I-10 centerline.
- Constructing appropriately sized noise walls that may be needed in addition to the project's proposed edge conditions noise walls.
- Ensuring residential amenities for outdoor use (e.g. balconies, backyards, playgrounds) are sited on the opposite side of a building from the freeway so that the structure itself provides noise protection, or otherwise be sufficiently shielded from

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Planning. 48 MM NOI-2 - On-Site Residential I-10 Noise Analysis and Barriers (cont.)

freeway noise.

Planning. 49 MM NOI-3 - On-Site Non-Residential I-10 Noise Analysis and Barriers

To reduce freeway noise impacts to commercial uses with an exterior noise-sensitive component, applicants of future implementing projects within planning areas adjacent to the I-10 freeway must provide supplemental acoustical analysis to verify that adequate noise protection exists to meet the 70 dB CNEL exterior noise standard for commercial uses. Specific methods may include:

- Siting outdoor eating areas a setback distance of 311 feet or greater from the I-10 freeway centerline to ensure outdoor noise exposure levels would be less than 70 dB CNEL, or
- Orienting patios on the side of the restaurant away from the I-10 such that the restaurant structure itself would provide needed noise attenuation, or
- Constructing a freeway or patio noise wall.

Planning. 50 MM NOI-4 - On-Site Residential Interior Noise Analysis and Barriers

Applicants of implementing projects proposing residential and/or other noise sensitive uses within the Paradise Valley Specific Plan boundary shall verify in their applications whether the noise sensitive uses would be located adjacent to an arterial or collector roadway as defined in the Specific Plan and within the 65 dB CNEL or greater noise contours shown in EIR Figure 4.12-3, Predicted Noise Contours at Project Buildout. The County planner will verify these locations during the application review phase. Where sensitive uses are proposed within the depicted 65 dB CNEL or greater noise contours, applicants shall prepare and submit for County review a supplemental acoustical analysis in order to verify that adequate noise protection exists, or would be provided for sensitive uses to meet the following during project operation: a 65 dB CNEL exterior standard and a 45 dB CNEL interior standard. General methods that may be implemented to meet the standards include, but are not limited to, use of dual-paned windows and other building materials that adequately limit noise transmission from exterior sources, as well as exterior noise abatement features such as noise walls of sufficient size to adequately attenuate traffic noise at sensitive land uses, open-space buffers, natural barriers such as hills, berms, boulders, and dense vegetation, or a combination of these methods. Noise sensitive uses subject to these noise standards are defined in the 2015 County General Plan (Policy N 1.3) as follows: schools, hospitals, rest homes, long term care facilities, mental care facilities, residential uses, libraries, and places of worship.

Planning. 51 MM NOI-5 - On-Site Non-Residential Interior Noise Analysis and Barriers

Applicants of future development projects that would place non-residential stationary noise generators adjacent to noise-sensitive land uses shall provide an acoustical study

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unit.

Non-Residential Development Thresholds (cont.)

- Construction of 85,000 SF (cumulative 242,000 SF) of non-residential development shall commence at or before commencement of construction of the 6,000th residential unit.
- Construction of 80,000 SF (cumulative 322,000 SF) of non-residential development shall commence at or before commencement of construction of the 8,000th residential unit.
- Construction of 20,000 SF (cumulative 342,000 SF) of non-residential development shall commence at or before commencement of construction of the 8,490th residential unit.

Planning. 63

Planning Area Definition

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map or parcel map), the following condition shall be placed on the implementing project: "PRIOR TO MAP RECORDATION in the case of land division applications (tentative parcel maps or tentative tract maps) or PRIOR TO BUILDING PERMITS in the case of use permit applications (plot plans, conditional use permits, or public use permits): "The planning areas for which this land division application is located must be legally defined. Any of the following procedures may be used in order to legally define these planning areas:

1. The project proponent has processed a FINAL CHANGE OF ZONE MAP concurrent with the SPECIFIC PLAN which legally defined these planning areas.
2. The project proponent shall file a change of zone application along with a legal description defining the boundaries of the planning area affected by this land division application. The applicant will not be changing the allowed uses or standards within the existing zone but will merely be providing an accurate legal description of the affected planning area. The change of zone shall be approved and adopted by the Board of Supervisors."

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School Service/Facility Thresholds

Unless as otherwise allowed by the Specific Plan, the following services and facilities for medical services shall be met by implementing development of the Specific Plan:

- Prior to tentative tract map approval of the 531st non-age-restricted residential unit, the project proponent will dedicate an elementary school site and coordinate with CVUSD regarding the needs of residents.
- Prior to the tentative tract map approval of the 2,597th non-age-restricted residential unit, the project proponent will dedicate an elementary school site and coordinate with CVUSD regarding the needs of residents.

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School Service/Facility Thresholds (cont.)

- Prior to the tentative tract map approval of the 4,662th non-age-restricted residential unit, the project proponent will dedicate an elementary school site, which may be combined with a Middle School (K-8), and coordinate with CVUSD regarding the needs of residents.
- Prior to the 5,420th non-age restricted dwelling unit, in which student generation equates to roughly half a Middle School ($5,420 \times 0.1107 = 600$), the project proponent will dedicate a middle school site, which may be combined with the third Elementary School (K-8) and coordinate with CVUSD regarding the needs of residents.
- Prior to the 5,448th non-age restricted dwelling unit, in which student generation equates to roughly half a High School ($5,448 \times 0.2019 = 1,100$), the project proponent will dedicate a high school site and coordinate with CVUSD regarding the needs of residents.

Planning. 65

Sheriff Service/Facility Thresholds

Unless as otherwise allowed by the Specific Plan, a Sheriff's Substation is conceptually located within Village 1, the Town Center, and will be dedicated prior to the first residential building permit.

Planning. 66

Village Refinement Plan

Prior to or concurrent with the first approval of any implementing project within any VILLAGE, a Specific Plan Substantial Conformance application for a VILLAGE REFINEMENT PLAN shall be required in accordance with Section 9.3 of the SPECIFIC PLAN. No implementing project shall be approved before a VILLAGE REFINEMENT PLAN for the corresponding VILLAGE receives approval from the Planning Commission. The VILLAGE REFINEMENT PLAN shall establish number of building permit/dwelling unit triggers for park plans to be submitted and approved and for parks to be constructed. Such triggers shall consider both the provision of parks as early as possible to offer amenities to residents and the funding of maintenance of such parks based on revenue generated by constructed dwelling units.

Note: The VILLAGE REFINEMENT PLAN is processed as a Specific Plan Substantial Conformance; however, as may be necessary for tracking of building permits and condition compliance, once approved the Planning Director may create a new development number for the land management tracking system and all implementing projects within the respective VILLAGE shall be attached to the new VILLAGE REFINEMENT PLAN development number. Once the VILLAGE REFINEMENT PLAN is approved, all Specific Plan Conditions of approval would be transferred into the new development number created by the VILLAGE REFINEMENT PLAN. All dwelling units shall be tracked at the VILLAGE level through the VILLAGE REFINEMENT PLAN development number and through the separate spread sheet referenced in condition titled Building Permit Tracking. Once approved, the VILLAGE REFINEMENT PLAN

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Planning-CUL. 1 MM CUL-1 (cont.)

American monitoring has not previously been required, the extent of monitoring shall be amended and the presence of an archaeological and/or Native American monitor shall be incorporated into the CRMP program for the affected area.

c. If evidence of potentially significant prehistoric, ethnographic, or historic resources is uncovered during project-related grading in areas where archaeological and Native American monitoring is already required, the extent of monitoring shall be reviewed and any agreed upon changes to the archaeological and/or Native American monitoring activity deemed necessary by the Planning Director shall be incorporated into the CRMP program for the affected area.

Planning-CUL. 2 MM CUL-11

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

MM CUL-11 If an unexpected cultural resource is discovered during archaeological and Native American monitoring, as outlined in MM CUL-5 above and by following the project CRMP, and the cultural resource is later confirmed to be a Traditional Cultural Place (TCP, as defined by SB-18) or a Tribal Cultural Resource (TCR, as defined by AB 52), then consultation will take place between Native American tribal representative(s) and the Planning Director to discuss mitigation of the find. Consultation will follow SB-18 guidelines and AB 52 mitigation guidelines, as applicable. Further ground disturbance shall not resume within the area of the discovery until the Native American tribal representative(s) has an opportunity to make recommendations. The Planning Director, considering the recommendation, can make a determination on the appropriate preservation, evaluation, or mitigation measures for the TCP/TCR, or until the significant impact can otherwise be avoided.

Planning-CUL. 3 MM CUL-2

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

MM CUL-2 The Coachella Canal (33-05705) shall be avoided and the Colorado River Aqueduct (33-11265) will be avoided during construction of all improvements other than the project turnout and related facilities which are needed to deliver Colorado River Water from the Colorado River Aqueduct to the project site and which shall be approved and permitted in advance by all applicable governmental agencies, including MWD. A minimal 50-foot no-entry buffer will be set up around both resources during construction. Avoidance strategies for these two resources will be outlined in the CRMP, and may include fencing, flagging, or special designations to guard against impacts to the resources during construction. Protection of the Coachella Canal, the Colorado River Aqueduct, and any other nearby cultural resources after construction will also be addressed in the CRMP, which will develop resource protection strategies and guidelines to use after development of the property is completed.

Planning-CUL. 4 MM CUL-3

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Planning-CUL. 4 MM CUL-3 (cont.)

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

MM CUL-3 Prior to issuance of a grading permit for the proposed project, the Paradise Valley Specific Plan CRMP will be completed and submitted to the County for approval. Such documents will outline known resources within the project APE, will have clear and distinct rules of conduct for environmental resource monitoring, shall provide detailed communication and discovery plans, and will identify where Environmentally Sensitive Areas (ESA) will be established around known significant cultural resources. An ESA shall be the cultural resource boundary, plus a 50-foot buffer area (where feasible), and shall be designated by the generic title of "ESA" rather than being labeled directly as a cultural resource.

Planning-CUL. 5 MM CUL-4

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

MM CUL-4 Two prehistoric sites (P-33-13981 and P-33-13985) that are partially located within the southern power line APE and several cultural resources within the open space buffer area are currently "unknown" as to significance. If the optional southern power line alignment is used, then these two sites shall be avoided during construction. Avoidance practices will be outlined in the CRMP. Protection of the Coachella Canal, the Colorado River Aqueduct, and any other nearby cultural resources after construction will also be addressed in the CRMP, which will develop resource protection strategies and guidelines to use after development of the property is completed. If project variance encroaches upon the unevaluated cultural resources identified within the project open space buffer area, then such resources will likewise be evaluated as to significance following the procedure outlined in this mitigation measure.

All archaeological site location data collected during the cultural resources surveys and literature searches must be considered to be of a sensitive nature and therefore must remain confidential. Caution must be exercised when disseminating this information. Maps and site location data should only be made available to managers, County officials, and other professionals who have a legitimate need to know such data.

Where the Coachella Canal bisects the project APE there will be established an ESA No-entry area that shall be at the edge of the Coachella Canal, plus a 50-foot buffer, where feasible. Flagging or other signage will be used to indicate the no-entry area; such flagging and /or signage will be periodically monitored to ensure that damage does not degrade the boundary demarcation.

Where the Colorado River Aqueduct is located at the edge of the proposed project will be established an ESA no-entry area that shall be at the edge of the Aqueduct, plus a 50-foot buffer, where feasible, except for entry for purposes of designing, engineering

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Planning-CUL. 5 MM CUL-4 (cont.)

and constructing the project turnout and related facilities which are needed to deliver Colorado River Water from the Colorado River Aqueduct to the project site and which shall be approved and permitted in advance by all applicable governmental agencies, including MWD. Flagging or other signage will be used to indicate the no-entry area; such flagging and /or signage will be periodically monitored to ensure that damage does not degrade the boundary demarcation. Since a tap valve related to the proposed project will be constructed along the aqueduct, the insertion point and necessary access area will be exempt from the ESA designation.

Planning-CUL. 6 MM CUL-5

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

MM CUL-5 Within the project APE and open space areas, professional archaeologists and culturally-affiliated Native Americans, with knowledge in cultural resources, shall monitor all project-related ground-disturbing activities, including grading, trenching, and boring. The CRMP must outline the appropriate steps for the identification and evaluation of an inadvertent discovery of cultural resources.

All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted until a meeting is convened between the developer, the project archaeologist, the Native American tribal representative (or other appropriate ethnic/cultural group representative), and the Planning Director to discuss the significance of the find (i.e., whether the resource qualifies as an historical resource, a unique archaeological resource, or a tribal cultural resource). At the meeting, the significance of the discoveries shall be discussed and after consultation with the Native American tribal representative (or other appropriate ethnic/cultural group representative) and the archaeologist, a decision is made, with the concurrence of the Planning Director, as to the appropriate mitigation (documentation, evaluation, data recovery, avoidance, etc.) for the cultural resource. Further ground disturbance shall not resume within the area of the discovery until an agreement has been reached by all parties as to the appropriate preservation, evaluation, or mitigation measures. If the discovered archaeological resource is evaluated and determined to not be significant (i.e., because the resource is neither an historical resource, a unique archaeological resource, nor a tribal cultural resource), no further evaluation needs to be done and construction can resume, as outlined by the CRMP.

If the archaeological resource discovery is determined to be an historical resource, a unique archaeological resource, or a tribal cultural resource, the Planning Director, with input from the archaeologist and/or the Native American tribal representative (or other appropriate ethnic/cultural group representative), shall consider whether avoidance is feasible. In doing so, the Planning Director shall consider whether development contemplated within an affected area can be feasibly designed or redesigned to avoid the archaeological resource in question. Where the resource cannot be avoided, then the project proponent will develop a Data Recovery Plan to mitigate impacts to the

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Planning-CUL. 6 MM CUL-5 (cont.)
 discovered resource. The Data Recovery Plan shall include provisions for the preparation and implementation of a Phase III Data Recovery Program, including the curation of collected artifacts and the participation of Native American monitors if the resource is prehistoric in nature. The Data Recovery Plan will be reviewed and approved by the County Planning Director. Completion of the Data Recovery must be approved by the County prior to grading recommencement.

Planning-CUL. 7 MM CUL-6

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

MM CUL-6 The developer/permit holder or any successor in interest shall comply with the following statutory requirements for the life of this project: if human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made the necessary findings as to origin. Further, pursuant to Public Resources Code Section 5097.98 (b), remains shall be left in place and free from disturbance until a final decision as to the treatment and their disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within the period specified by law. Subsequently, the Native American Heritage Commission shall identify the "Most Likely Descendant." The Most Likely Descendant shall then make recommendations and engage in consultation with the County and the property owner concerning the treatment of the remains as provided in Public Resources Code Section 5097.98. Notwithstanding the foregoing, however, the landowner or his authorized representative may rebury the Native American human remains and associated grave goods with appropriate dignity on the property in a location not subject to further subsurface disturbance if any of the following occur: (i) the Native American Heritage Commission is unable to identify a Most Likely Descendant or the Most Likely Descendant failed to make a recommendation within 24 hours after being notified by the commission; (ii) the identified Most Likely Descendant fails to make a recommendation; or (iii) the landowner or its authorized representative reject the recommendation of the Most Likely Descendant, and mediation conducted by the Native American Heritage Commission fails to provide measure acceptable to the landowner. Human remains from other ethnic/cultural groups with recognized historical associations to the project APE shall also be subject to consultation between appropriate representatives from that group and the County Planning Director.

Planning-CUL. 8 MM CUL-7

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

MM CUL-7 Except as qualified by statutory limitations on landowner mitigation obligations for unique archaeological resource set forth in Public Resources Code section 21083.2 (c) and (e), the project proponent shall bear all expenses related to the

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Planning-CUL. 8 MM CUL-7 (cont.)

identification, evaluation, and treatment of cultural resources directly or indirectly affected by project-related construction activities; construction monitoring, including Native American monitoring; and pre-construction documents, such as the project CRMP. Such expenses can include pre-field planning, fieldwork related to discovery, post-field analysis, research, interim and summary report production, Native American consultation, and all drafts and final reports produced to meet cultural resource compliance requirements, including draft and final versions of monitoring reports, resource inventory and evaluation reports, data recovery reports, and the costs associated with the curation of project documents and recovered artifacts.

Final cultural resource inventory and monitoring reports, and reports generated from the discovery of cultural resources, on behalf of the County and the project applicant, will be submitted to the appropriate Archaeological Information Centers of the California Historical Resources Inventory System (CHRIS) for their curation so as to make the information in the reports available to other researchers. In the case discovery leads to a Phase III Data Recovery Report, such report(s) shall also be submitted to local libraries, schools, and historical societies to enable the public to learn about their local cultural heritage. The project proponent shall bear all expenses related to these submittals.

Planning-EPD

Planning-EPD. 1 0015-EPD-BIO-9 Weed Management Plan

Prior to issuance of a grading permit for any tract within the project, the Applicant shall develop and implement a Weed Management Plan (WMP). The WMP shall be reviewed and approved by the Riverside County Environmental Programs Department or other appropriate agency to determine the Plan's adequacy prior to implementation. The WMP shall be administered by the Master Home Owners Association in consultation with the Riverside County environmental Programs Department. The objective of the WMP shall be to prevent the introduction of any new weeds and the spread of existing weeds as a result of project construction and operation within the Specific Plan area. The Draft WMP, submitted by the Applicant, shall provide the basis for the final Plan, subject to review and revisions from the Riverside County Environmental Programs Department. The WMP shall include the following:

Weed Plan Requirements. The Applicant shall provide a map to the Riverside County Environmental Programs Department indicating the location of the Weed Management Area, which shall include all areas within 100 feet of the development footprint, access roads, staging and laydown sites, and all other areas subject to temporary disturbance. The project owner shall provide a WMP for the Weed Management Area, which includes at a minimum the following information: specific weed management objectives and measures for each target non-native weed species; baseline conditions; a map of the Weed Management Areas; map of existing populations of target weeds within 100 feet of the development footprint and access roads; weed risk assessment; measures to prevent the introduction and spread of weeds; measures to minimize the risk of

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Planning-EPD. 1 0015-EPD-BIO-9 Weed Management Plan (cont.)
unintended harm to wildlife and other plants from weed control activities; monitoring and surveying methods; and reporting requirements. Weed control described in the WMP shall address prevention, early detection of new infestations, and early eradication for the life of the project. Weed control shall be limited to the areas where soils were disturbed during construction. Weed monitoring shall occur a minimum of once per year during the early spring months (March-April) to detect seedlings before they set seed. The focus of the WMP shall be on avoiding the introduction of new invasive weeds or the spread of highly invasive species, such as Sahara mustard. Non-native species with low ecological risk, or that are very widespread, such as Mediterranean grass, shall be noted but control shall not be required. When detected, infestations of high priority species shall be eradicated immediately.

Avoidance and Treatment of Dense Weed Populations. The WMP shall include a requirement to flag and avoid dense populations of the most invasive non-native weeds during any project-related construction operation in or adjacent to infestations. If these areas cannot be avoided, they shall be pre-treated by one of the following methods: a) treating the infested areas in the season prior to construction by removing and properly disposing of seed heads by hand, prior to maturity, or spraying the new crop of plants that emerge in early spring, the season prior to construction, to reduce the viable seed contained in the soil, or b) removing and disposing the upper 2 inches of soil and disposing it off site at a sanitary landfill or other site approved by the County Agricultural Commissioner, or burying the infested soil, e.g., in a pit, and covering the infested soil with at least three feet of uncontaminated soil.

Cleaning Vehicles and Equipment. The WMP shall include specifications and requirements for the cleaning and removal of weed seed and weed plant parts from vehicles and equipment involved in project-related construction and operation. Vehicles and equipment working in weed-infested areas (including previous job sites) shall be required to clean the equipment tires, tracks, and undercarriage before entering the project area and before moving to infested areas of the development footprint to non-infested areas. Cleaning shall be conducted on all track and bucket/blade components to adequately remove all visible dirt and plant debris. Cleaning using hand tools, such as brushes, brooms, rakes, or shovels, is preferred. If water must be used, the water/slurry shall be contained to prevent seeds and plant parts from washing into adjacent habitat.

Safe Use of Herbicides. The final WMP shall include detailed specifications for avoiding herbicide and soil stabilizer drift, and shall include a list of herbicides and soil stabilizers that will be used on the project with manufacturer's guidance on appropriate use. The WMP shall indicate where the herbicides will be used, and what techniques will be used to avoid chemical drift or residual toxicity to special-status species and their pollinators, and consistent with the Nature Conservancy guidelines. Only weed control measures for target weeds with a demonstrated record of success shall be used, based on the best available information from sources such as The Nature Conservancy's The

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Planning-EPD. 1 0015-EPD-BIO-9 Weed Management Plan (cont.)

Global Invasive Species Team, California Invasive Plant Council:

http://www.cal-ipc.org/ip/management/plant_profiles/index.php, and the California Department of Food & Agriculture Encyclopedias: http://www.cdfa.ca.gov/phpps/ipc/encyclopedias/encyclopedias_h p.htm.

The methods for weed control described in the final Plan shall meet the following criteria:

- a. Manual: Well-timed removal of plants or seed heads with hand tools; seed heads and plants must be disposed of in accordance with guidelines from the Riverside County Agricultural Commissioner;
- b. Chemical: Herbicides known to have residual toxicity, such as pre-emergents and pellets, shall not be used in natural areas or within the engineered channels. Only the following application methods may be used: wick (wiping onto leaves); inner bark injection; cut stump; frill or hack and squirt (into cuts in the trunk); basal bark girdling; foliar spot spraying with backpack sprayers or pump sprayers at low pressure or with a shield attachment to control drift, and only on windless days, or with a squeeze bottle for small infestations (see Nature Conservancy guidelines described above);
- c. Biological: Biological methods may be used subject to review and approval by CDFW and USFWS and only if approved for such use by California Department of Food and Agriculture, and are either locally native species or have no demonstrated threat of naturalizing or hybridizing with native species; and
- d. Mechanical: Disking, tilling, and mechanical mowers or other heavy equipment shall not be employed in natural areas but hand weed trimmers (electric or gas-powered) may be used. Mechanical trimmers shall not be used during periods of high fire risk and shall only be used with implementation of fire prevention measures.

Planning-EPD. 2 0015-EPD-MM BIO-1 CVMSHCP Take Permit

Prior to approval of each project-level entitlement, the Applicant in consultation with the Riverside County Planning Department during the JPR process for each implementing project, shall determine the amount of compensation acreage for each entitlement phase of the proposed project, and demonstrate control of sufficient compensation acreage to maintain consistency with the relevant DTLCA and MHOMCA Conservation Objectives, Required Measures, and Land Use Adjacency Guidelines.

Planning-EPD. 3 0015-EPD-MM BIO-10 Hydroseeding Plan

Prior to issuance of a grading permit for the project and future implementing projects, the Applicant or grading contractor shall develop a plan indicating that all graded areas, in the event that construction activities are anticipated to be postponed for longer than one year subsequent to continued grading, shall be hydroseeded with a cover crop of locally indigenous native annual species prior to the first rainfall subsequent to the cessation of construction activity so as to discourage the growth of invasive species within disturbed areas. The hydroseeding plan shall be reviewed and approved by the Riverside County Environmental Programs Department or other appropriate agency to

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Planning-EPD. 3 0015-EPD-MM BIO-10 Hydroseeding Plan (cont.)
determine the Plan's adequacy prior to implementation.

Planning-EPD. 4 0015-EPD-MM BIO-11 Worker Environmental Awareness
Program

Prior to any construction activity (e.g., vegetation removal, ground disturbance) the Applicant shall develop and implement a project-specific Worker Environmental Awareness Program (WEAP). The WEAP shall be reviewed and approved by the Riverside County Environmental Programs Department prior to implementation. The WEAP shall be administered by an Acceptable Biologist to all on-site personnel including surveyors, construction engineers, employees, contractors, contractor's employees, supervisors, inspectors, subcontractors, and delivery personnel. The WEAP shall be implemented during site preconstruction, construction, operation, and closure. The WEAP shall:

- a. Be developed by or in consultation with a qualified biologist and consist of an on-site or training center presentation in which supporting written material and electronic media, including photographs of protected species, is made available to all participants;
- b. Discuss the locations and types of sensitive biological resources on the project site and adjacent areas, and explain the reasons for protecting these resources; provide information to participants that no snakes, reptiles, or other wildlife shall be harmed;
- c. Include a discussion of fire prevention measures to be implemented by workers during project activities; request workers dispose of cigarettes and cigars appropriately and not leave them on the ground or buried;
- d. Describe the temporary and permanent habitat protection measures to be implemented at the project site;
- e. Describe measures to minimize disturbance impacts to sensitive species (e.g., CVMSHCP covered and non-covered special-status species), including but not limited to the following:
 - a. Develop construction corridors to account for both temporary and permanent impacts and restrict work to inside flagged areas. Use of construction corridors will reduce impacts to native vegetation.
 - b. Equipment and vehicle travel will be limited to existing roads or construction corridors during construction. Construction traffic, parking and laydown areas will occur within previously disturbed lands to the extent feasible.
 - c. Any vegetation that is removed for temporary work zones will leave the underground roots of woody plants intact. The grubbing will skim the surface of the ground to crush or slice off the aboveground portions of vegetation, leaving the root crowns intact. This will allow for regeneration of woody plant species.
 - d. Vehicular speed will be limited to 20 miles per hour, 15 mph during high activity seasons for desert tortoise (April-May and September-October), on all project roads to reduce risk of collision with wildlife. Speed limits could be lowered during the sensitive period for the species in this plan if special-status species are observed on project roads.
- f. Identify whom to contact if there are further comments and questions about the material discussed in the program;

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Planning-EPD. 4 0015-EPD-MM BIO-11 Worker Environmental Awareness Program (cont.)

- g. Include a training acknowledgment form to be signed by each worker indicating that they received training and shall abide by the guidelines; and
- h. Employee records of training and any violations will be documented and maintained by the Applicant or designated contractor.

Planning-EPD. 5 0015-EPD-MM BIO-12 Best Management Practices

Prior to ground disturbing activities, appropriate Best Management Practices (BMPs) shall be developed in accordance with those measures specified in the California Stormwater Best Management Practice Handbooks for Municipal, Industrial/Commercial and Construction Activity and those measures identified by the Lead Agency. BMPs shall mean any activities, prohibitions, practices, procedures, programs, or other measures designed to prevent or reduce the discharge of pollutants directly or indirectly into waters of the United States. The following measures shall be implemented during the construction phase to avoid impacts to native habitats and ephemeral streams adjacent to or in the vicinity of the limits of disturbance, as well as special-status flora and fauna associated with these habitats.

- a) For each implementing project, the Applicant shall demarcate the project limits of disturbance with exclusionary fencing to prevent encroachment of project activities into adjacent native habitats and to dissuade wildlife from entering the construction area. The fencing shall be marked with highly visible flagging and signed as a sensitive area. The County shall verify the fencing has been correctly installed prior to the start of ground disturbance or construction activities. The temporary fencing shall be routinely inspected and maintained in functional condition for the duration of project construction.
- b) All construction and maintenance activities, except in an emergency, shall be limited to the hours of 7:00 AM to 7:00 PM.
- c) If construction lighting is required, then lighting shall be pointed away from native habitats, directed toward the ground, and shielded.
- d) No pets shall be allowed on the project site. The employee or contractor that bring a pet(s) to the project site will be asked to remove the animal from the project site. Failure to remove the animal from the site would result in the removal of the employee or contractor and the animal from the project site.
- e) All food-related trash shall be disposed of in closed animal-proof containers. The project Applicant shall be required to provide sufficient containers on site during project construction.
- f) All trenches shall be filled within the same day, or escape ramps will be constructed if trenches are to be left open overnight.
- g) All project related equipment and vehicles shall be cleaned and decontaminated of weeds and soils prior to entering the project site to reduce the potential for the spread and introduction of invasive and noxious weeds.
- h) The Applicant is expected to comply with the provisions of future entitlements (e.g., grading permit), including standard erosion control measures that employ BMPs. Future entitlement projects involving the grading of large tracts of land must also be in compliance with provisions of a National Pollutant Discharge Elimination System (NPDES) General Construction permit available from the RWQCB.

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Planning-EPD. 6 0015-EPD-MM BIO-13 Landscape Regulations (cont.)

Planning-EPD. 6 0015-EPD-MM BIO-13 Landscape Regulations

All development within the Specific Plan area shall comply with the requirements set forth in the Landscape Regulations of the Specific Plan, which will be consistent with the Coachella Valley Native Plants Recommended for Landscaping per the CVMSHCP (Appendix D-9). Plant species included in the Prohibited Invasive Ornamental Plants per the CVMSHCP (Appendix D-9) shall be prohibited from all landscape plant palettes.

Prior to the issuance of building permits within any tract within the project, the project applicant shall record against such tract, Covenants Conditions and Restrictions, which prohibit the use of plant materials not allowed under the Landscape Regulations of the Specific Plan. The landscape plan shall incorporate water-wise concepts in project landscape design. The HOA, or an acceptable land manager/agency, as approved by the Riverside County Environmental Programs Department, shall be responsible for providing the landscape plan to landscapers hired to install landscaping in common areas within the proposed project site. The HOA, or an acceptable land manager/agency, as approved by the Riverside County Environmental Programs Department, shall supply future residents of the project site with a list of invasive plant species prohibited from being planted on the project site and with educational materials emphasizing the importance of planting non-invasive, drought-tolerant plants.

Planning-EPD. 7 0015-EPD-MM BIO-14 Couch's Spadefoot Toad Surveys

Impacts resulting from project construction to Couch's spadefoot, which is not covered under the CVMSHCP, shall be mitigated. Prior to ground disturbing activities, in areas of suitable habitat for Couch's spadefoot on the project site, a qualified biologist currently holding an MOU with Riverside County shall conduct focused surveys including areas of ruts or small pools, and relocate any toad individuals or eggs found to suitable on-site habitat that will not be directly impacted by project implementation. The survey shall be conducted during the active season of Couch's spadefoot (which corresponds with the rainy season). The survey results shall be submitted to the Riverside County Environmental Programs Department and CDFW.

If the above surveys result in the observation of Couch's spadefoot within project impact areas, observed individuals and/or eggs shall be removed from project impact areas (with the prior approval from the CDFW) and relocated to suitable on-site habitat that will not be directly impacted by project implementation. In the event that off-site habitat areas within 500 feet of grading are not accessible during preconstruction surveys, the presence of Couch's spadefoot shall be assumed and the entire project site boundary within 500 feet of said grading activities shall be fenced to prohibit entry of the toad into the grading site. The fence shall be monitored as a regular part of construction monitoring.

Planning-EPD. 8 0015-EPD-MM BIO-15 Raven Management Plan

Prior to issuance of a grading permit, the Applicant shall obtain approval from the County Environmental Programs Division for a raven management plan that minimizes

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Planning-EPD. 8 0015-EPD-MM BIO-15 Raven Management Plan (cont.)
attractants/subsidies to the maximum extent practicable, and implements measures to prevent establishment of resident populations of ravens, and reduce raven predation on desert tortoise. The Raven Management Plan shall be consistent with the recommendations of the Environmental Assessment to Implement a Desert Tortoise Recovery Plan Task: Reduce Common Raven Predation (USFWS 2008) or other more recent USFWS-approved raven management guidelines, if available. In addition, prior to the issuance of a grading permit, the Applicant shall provide proof of payment of the USFWS Raven Management fee to the County.

The raven management plan shall address each of the following elements for each phase of project implementation:

- Construction management practices and project design features/operational practices to manage attractants/subsidies that may attract ravens to the area;
- Methods for removing ravens from the site;
- Documentation of the effectiveness of project design features and BMPs;
- Identification of triggers that will prompt implementation of adaptive management procedures; and
- Regular reporting to document raven management measures that have been implemented and results of raven abundance and effectiveness monitoring.

Planning-EPD. 9 0015-EPD-MM BIO-16 Rosy Boa Pre-Con Surveys

Prior to ground disturbing activities, potential impacts resulting from project construction to rosy boa, which is not covered under the CVMSHCP, shall be mitigated through pre-construction surveys and relocation. The Applicant shall retain a qualified biologist to conduct focused pre-construction surveys for individuals of this species within suitable habitat for the species. Surveys shall be conducted within suitable habitat located within 500 feet of the grading limits. Surveys shall include an examination of those portions of Sonoran creosote bush scrub, dry desert woodland, and Sonoran creosote bush scrub bench habitats that will be developed as part of project implementation.

If rosy boa individuals are found, an active trapping and relocation program conducted by a qualified biologist will move individuals to suitable on-site habitat that will not be directly impacted by project implementation, shall take place.

Planning-EPD. 10 0015-EPD-MM BIO-17 Nesting Bird Protection

Potential impacts to all nesting bird species and birds protected under the Migratory Bird Treaty Act (MBTA) and Sections 3503, 3503.5, and 3513 of the California Fish and Game Code resulting from project construction shall be mitigated through a combination of pre-construction surveys and avoidance. Surveys for nesting individuals of these species shall include examination of trees, shrubs, and the understory, as several bird species known to the area and project site, are ground nesters, including burrowing owl, California horned lark, and mourning dove.

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Planning-EPD. 10 0015-EPD-MM BIO-17 Nesting Bird Protection (cont.)

Prior to any construction activity (e.g., vegetation removal, ground disturbance), if the project must occur during the avian breeding season (February 1st to August 31st, and as early as January 1st for some raptors), the Applicant shall work with CDFW and Riverside County to prepare a Nesting Bird Management, Monitoring, and Reporting Plan (NBMMRP) to address avoidance of impacts to nesting birds.

The Applicant shall submit the NBMMRP to the County Environmental Programs Department for review and approval prior to commencement of grading activities associated with the proposed project. The NBMMRP shall include the following:

1. Nest Survey Protocols describing the nest survey methodologies.
2. A Management Plan describing the methods to be used to avoid nesting birds and their nests, eggs, and chicks (e.g., sound walls and project phasing).
3. A Monitoring and Reporting Plan detailing the information to be collected for incorporation into a regular Nest Monitoring Log (NML) with sufficient details to enable the County to monitor the Applicant's compliance with Fish and Game Code Sections 3503, 3503.5, 3511, and 3513.
4. A schedule for submittal of the NML, which is usually weekly.
5. Standard buffer widths deemed adequate to avoid or minimize significant project-related edge effects (disturbance) on nesting birds and their nests, eggs, and chicks.
6. A detailed explanation of how the buffer widths were determined.
7. All measures the Applicant will implement to preclude birds from utilizing project-related structures (e.g., construction equipment, facilities, or materials) for nesting.

The survey protocols shall include a detailed description of methodologies utilized by CDFW and Riverside County approved avian biologists to search for nests and describe avian behaviors that indicate active nests. The protocols shall include but are not limited to the size of the proposed project area being surveyed, method of search, and behavior that indicates active nests.

Each nest identified in the project area shall be included in the NML. The NMLs shall be updated daily and submitted to the CDFW weekly. Since the purpose of the NMLs is to allow the CDFW to track compliance, the NMLs shall include information necessary to allow comparison between nests protected by standard buffer widths recommended for the project (300 feet for passerine birds, 500 feet for raptors) and nests whose standard buffer width was reduced by encroachment of project-related activities. The NMLs shall provide a summary of each nest identified, including the species, status of the nest, buffer information, and fledge or failure data. The NMLs will allow for tracking the success and failure of the buffers and will provide data on the adequacy of the buffers for certain species.

A qualified biologist currently holding an MOU with Riverside County shall determine the

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Planning-EPD. 10 0015-EPD-MM BIO-17 Nesting Bird Protection (cont.)
 appropriate buffer widths for nests within the project corridor/footprint to employ based on the sensitivity levels of specific species or guilds of avian species. The determination of the buffer widths shall be site- and species-specific and data-driven and not based on generalized assumptions regarding all nesting birds. The determination of the buffer widths shall consider the following factors:

1. Nesting chronologies
2. Geographic location
3. Existing ambient conditions (i.e., human activity within line of sight – cars, off-highway vehicles, pedestrians, dogs, noise, etc.)
4. Type and extent of disturbance (e.g., noise levels and quality – punctuated, continual, ground vibrations – blasting-related vibrations, etc.)
5. Visibility of disturbance
6. Duration and timing of disturbance
7. Influence of other environmental factors
8. Species' site-specific level of habituation to the disturbance

Application of the buffer widths shall avoid the potential for project-related nest abandonment and failure of fledging, and minimize any disturbance to the nesting behavior. If project activities cause or contribute to a bird being flushed from a nest, the buffer must be widened.

At the conclusion of all grading activity, the biological monitor shall submit a letter report to the Riverside County Environmental Programs Department summarizing the result of the grading activity.

Planning-EPD. 11 0015-EPD-MM BIO-18 San Diego Pocket Mouse Surveys and Trapping

Potential impacts resulting from project construction to pallid San Diego pocket mouse, which is not covered under the CVMSHCP, shall be mitigated through focused pre-construction surveys utilizing small mammal trapping and relocation of this species. Prior to any construction activity (e.g., vegetation removal, ground disturbance) the Applicant shall retain a qualified biologist currently holding an MOU with Riverside County to conduct the trapping. The survey results shall be submitted to the Riverside County Environmental Programs Department and CDFW.

If pallid San Diego pocket mouse is found during small mammal trapping efforts, a qualified biologist currently holding an MOU with Riverside County, in coordination with the CDFW, shall conduct an active trapping and relocation program. The active trapping and relocation program shall move individuals to suitable on-site or off-site habitat that will not be directly impacted by project implementation.

Planning-EPD. 12 0015-EPD-MM BIO-19 Colorado Valley Woodrat

Potential impacts resulting from project construction to Colorado Valley woodrat, which is not covered under the CVMSHCP, shall be mitigated through pre-construction

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Planning-EPD. 12 0015-EPD-MM BIO-19 Colorado Valley Woodrat (cont.)
surveys and relocation. Prior to any construction activity (e.g., vegetation removal, ground disturbance) the Applicant shall retain a qualified biologist Potential impacts resulting from project construction to Colorado Valley woodrat, which is not covered under the CVMSHCP, shall be mitigated through pre-construction surveys and relocation. Prior to any construction activity (e.g., vegetation removal, ground disturbance) the Applicant shall retain a qualified biologist currently holding an MOU with Riverside County, to conduct focused pre-construction surveys for individuals of this species within suitable habitat for the species. Surveys shall be conducted within suitable habitat located within 500 feet of grading limits. Surveys shall include an examination of those portions of Sonoran creosote bush scrub, desert dry wash woodland, and Sonoran creosote bush scrub bench habitats that will be developed as part of project implementation. The biologist shall survey for Colorado Valley woodrat nests.

Where a Colorado Valley woodrat nest is found, the direction of escape shall be determined. Vegetation around the nest in the opposite direction shall be cleared to discourage woodrat individuals from moving in that direction. Once vegetation in that direction is cleared, the nest shall be nudged with a front-end loader, encouraging any woodrats in the nest to exit the structure in the direction that leads toward adjacent suitable habitat. Once any woodrats present in the nest have been encouraged to exit the nest, nest materials shall be carefully and slowly picked up with a front end loader (slowly enough that any woodrats remaining in the nest can escape), and the materials shall be moved to adjacent suitable habitat that will not be impacted by project development, where woodrats may scavenge nest materials to build new nests. Due to hantavirus hazards, the nest shall not be excavated by hand, and nest materials shall not be carried by hand.

In the event that off-site habitat areas within 500 feet of grading are not accessible during preconstruction surveys, the presence of Colorado Valley woodrat shall be assumed and the entire project site boundary within 500 feet of grading activities shall be fenced to prohibit entry of woodrats into the grading site. The fence shall be monitored as a regular part of construction monitoring.

Planning-EPD. 13 0015-EPD-MM BIO-2 CVMSHCP Required Avoidance, Minimization, and Mitigation Measures

Prior the County deeming an application complete for any implementing project that will result in any ground disturbance, vegetation removal, grading, or actual development including construction activities, the Applicant, in consultation with the Riverside County Planning Department shall complete a JPR process pursuant to the requirements of CVMSHCP Section 6.6.1.1, or provide evidence that the implementing project was addressed in a previously completed JPR process. Additionally, the Applicant shall obtain Take authorization from the County under the CVMSHCP for the Covered Species within the area to be developed pursuant to the project-level entitlement. To obtain authorization, the Applicant shall conserve sufficient mitigation lands through the methods allowed under the CVMSHCP to compensate for the impacts consistent with

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Planning-EPD. 13 0015-EPD-MM BIO-2 CVMSHCP Required Avoidance, Minimization, and Mitigation Measures (cont.)

the requirements of the Desert Tortoise and Linkage Conservation Area (DTLCA) and Mecca Hills/Orocopia Mountains Conservation Area (MHOMCA) Conservation Objectives, Required Measures, and Land Use Adjacency Guidelines.

Planning-EPD. 14 0015-EPD-MM BIO-20 Bat Species Protection

Potential impacts resulting from project construction to bat species not covered under the CVMSHCP shall be mitigated through a pre-construction clearance survey and associated mitigation. If snag, tree, building or bridge removal or improvements is to take place during summer months when bats may be roosting, a bat roost survey shall be conducted. If no roosting bats are found, no further mitigation would be required. If bats are detected, a 50-foot buffer exclusion zone shall be established around each occupied snag or tree until the roosting period has ended. Bat surveys will not be necessary if tree, snag or building removal were to occur in September and October, after the bat breeding season and before the bat hibernation season.

Planning-EPD. 15 0015-EPD-MM BIO-21 American Badger and Desert Kit Fox Pre-Construction Surveys

Potential impacts resulting from project construction to American badger and desert kit fox, which are not covered under the CVMSHCP, shall be mitigated through a pre-construction clearance surveys and prepare an American Badger and Desert Kit Fox Mitigation and Monitoring Plan (Plan) and submit the Plan to the County for written approval. Prior to any construction activity (e.g., vegetation removal, ground disturbance) the Applicant shall retain a qualified biologist currently holding an MOU with Riverside County to conduct focused pre-construction surveys for individuals of this species within suitable habitat for the species.

1. The biologist shall complete a baseline pre-construction survey of desert kit fox and American badger populations on the project site and the anticipated dispersal areas for passive relocation between 30 and 60 days prior to initiation of any ground disturbing activities. The anticipated dispersal areas shall be defined as all suitable desert kit fox habitat within 500 meters of the project boundaries where desert kit fox would likely be displaced. The survey shall identify and record the locations of all potential dens throughout the project site (or phase) and shall characterize the approximate number and distribution of the badger and kit foxes on the site and anticipated dispersal areas.

The baseline preconstruction survey shall include the following components:

- a. An inventory and mapped locations of desert kit fox dens and burrows on the project site (including all project disturbance areas) and in the anticipated dispersal areas, and an evaluation whether each burrow is occupied, and reproductive status of kit foxes (single animal, mated pair, or family group with young), if known. If status unknown measures as required under Item 1b, will be implemented.
- b. Reporting: The project owner shall provide a draft Summary Report of the Baseline

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Planning-EPD. 15 0015-EPD-MM BIO-21 American Badger and Desert Kit Fox Pre-Construction Surveys (cont.)

American Badger and Desert Kit Fox Survey to the County for review in consultation with CDFW. The project owner and the project owner's Acceptable Biologist shall consult with the County on any changes to the final Plan that would result from the baseline preconstruction survey data provided in the Summary Report. The project owner shall not implement the Plan until receiving the County written approval of the final Plan.

The objective of the Plan shall be to avoid direct impacts to the American badger and desert kit fox as a result of site mobilization and construction of the implementing projects.

The final Plan shall include, but is not limited to, the following procedures and impact avoidance measures:

2. Describe pre-construction survey and clearance field protocol, to determine the number and locations of single or paired kit foxes or badgers on the project site that would need to be avoided or passively relocated and the number and locations of desert kit fox or badger burrows or burrow complexes that would need to be collapsed to prevent re-occupancy by the animals.

i. Pre-Construction Surveys. A baseline, preconstruction survey shall be conducted as described above. Surveys may be concurrent with desert tortoise and burrowing owl surveys to the extent it does not conflict with desert tortoise and burrowing owl agency protocols. Depending on the timing of the implementing project phases and time between phases, surveys may need to be conducted for each phase of construction. Options for timing of surveys shall be detailed in the Plan. If dens are detected during the survey(s), each den shall be classified as inactive, potentially active, definitely active den, or natal den.

ii. Monitoring and Protection Measures, Passive Hazing, and Den Excavation: The plan will include details on monitoring requirements, types and methods of passive hazing, and methods and timing of den excavation, including, but not limited to the following:

i. Inactive dens. Inactive dens [e.g. inactive dens are dens that are mostly or entirely silted in and ones in which the back of the den can be clearly seen (e.g., the den isn't deep and doesn't curve)] that would be directly impacted by construction activities shall be excavated by hand and backfilled to prevent reuse by badger or kit fox.

ii. Potentially and definitely active dens. Potentially and definitely active dens that would be directly impacted by construction activities shall be monitored by the Acceptable Biologist for three consecutive nights using a tracking medium (such as diatomaceous earth or fire clay) and/or infrared camera stations at the entrance. If no tracks are observed in the tracking medium or no photos of the target species are captured after three nights, the den shall be excavated and backfilled by hand. If tracks are observed, the den shall be progressively blocked with natural materials (rocks, dirt, sticks, and vegetation piled in front of the entrance) for the next three to five nights to

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Planning-EPD. 15 0015-EPD-MM BIO-21 American Badger and Desert Kit
Fox Pre-Construction Surveys (cont.)

discourage the badger or kit fox from continued use. After verification that the den is unoccupied it shall then be excavated and backfilled by hand to ensure that no badgers or kit fox are trapped in the den. If the den is proven inactive then den may be collapsed during whelping season.

iii. Active natal/pupping dens. If an active natal den (a den with pups) is detected on the site, the project owner shall proceed to implement the approved Plan and shall also notify the County and CDFW within 24 hours. If the situation is unusual and/or not addressed by the approved Plan, then the project owner's biologist shall consult with the County and CDFW to determine the appropriate course of action to minimize the potential for animal harm or mortality. The course of action would depend on the age of the pups, location of the den on the site (e.g. is the den in a central area or in a perimeter location), status of the perimeter site fence (completed or not), and the pending construction activities proposed near the den. A 500-foot no-disturbance buffer shall be maintained around all active dens. The denning season for American badger is approximately March to August, and for desert kit fox the denning season is approximately Mid-January to pup independence typically by July 1 (or earlier with confirmation of pup independence based on monitoring data). If the den is active during the whelping season, even if pups are not seen, disturbance is not allowed. Active natal/pupping dens will not be excavated or passively relocated.

iv. Exception for American badger. In the event that passive relocation techniques fail for badgers, outside the denning season, or during the denning season if individual badgers can be verified to not have a litter, then live-trapping by a CDFW and County approved trapper is an option that may be employed to safely perform active removal as a last resort. A live-trapping plan including trapping methods as well as the name and resume, including documentation of relevant handling permits of the proposed trapper, would be included in detail as part of the approved Plan. In the event live-trapping would be employed as a last resort, written notification would be submitted to the County for review and approval in consultation with CDFW. The County and CDFW would be notified in writing no less than 1 week prior to live trapping of badger. The notification would at a minimum include what passive relocation methods have been attempted to date and the justification for live-trapping as a last resort. In addition timing, and location of release of the individual badger as well as the name of the proposed trapper and resume, including documentation of relevant handling permits if not previously included and approved in the Plan shall be included in the notification. BLM approval may be required prior to release of badgers on public lands.

3. Address other factors and procedures that may affect the success of kit fox and American badger relocation offsite, such as:

i. Qualitative discussion of availability of suitable habitat on offsite surrounding lands within 10 miles of the project boundary, and evaluation of kit fox burrows within 500 meters of the project boundary, in areas where onsite foxes may disperse (e.g., by inventorying burrow numbers in selected representative sample areas) as identified in the pre-construction surveys above;

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Fox Pre-Construction Surveys (cont.)

- ii. Estimates of the distances kit foxes would need to travel across the project site and across adjacent lands to safely access suitable habitat (including burrows) off-site;
- iii. Proposed scheduling of the passive relocation effort;
- iv. Methods to minimize likelihood that animals will return to the project site;
- v. Descriptions of any proposed or potential ground disturbing activities related to kit fox relocation, and locations of those activities (e.g., artificial burrow construction);
- vi. A monitoring and reporting plan to evaluate success of the relocation efforts and any subsequent re-occupation of the project site; and
- vii. A plan to subsequently relocate any animals that may return to the site (e.g., by digging beneath fences).

4. Address notification procedures for notifying the County and CDFW if injured, sick, or dead badger or kit fox are detected. Notify the County and CDFW if injured, sick, or dead American badger and desert kit fox are found. If an injured, sick, or dead animal is detected on any area associated with the project site or associated linear facilities, the County and the Ontario CDFW Office as well as the CDFW Wildlife Investigation Lab (WIL) shall be notified immediately by phone (8 hours in the case of a fatality). Written follow-up notification via FAX or electronic communication shall be submitted to the County and CDFW within 24 hours of the incident and shall include the following information as appropriate:

- i. Injured animals. If an American badger or desert kit fox is injured because of any project-related activities, the Acceptable Biologist or approved Biological Monitor shall immediately notify the County and CDFW personnel regarding the capture and transport of the animal to CDFW-approved wildlife rehabilitation and/or veterinarian clinic. Following the phone notification, the County in consultation with CDFW, shall determine the final disposition of the injured animal, if it recovers. A written notification of the incident shall be sent to the County and CDFW containing, at a minimum, the date, time, location, and circumstances of the incident.
- ii. Sick animals. If an American badger or desert kit fox is found sick and incapacitated on any area associated with the project site or associated linear facilities, the Acceptable Biologist or approved Biological Monitor shall immediately notify the County and CDFW personnel for immediate capture and transport of the animal to a CDFW-approved wildlife rehabilitation and/or veterinarian clinic. Following the phone notification, the County in consultation with CDFW, shall determine the final disposition of the sick animal, if it recovers. A necropsy shall be performed by a CDFW-approved facility to determine the cause of death. The project owner shall pay to have the animal transported and a necropsy performed. A written notification of the incident shall be sent to the County and CDFW and contain, at a minimum, the date, time, location, and circumstances of the incident.
- iii. Fatalities. If an American badger or desert kit fox is killed because of any project-related activities during construction or is found dead on the project site or along associated linear facilities, the Acceptable Biologist or approved Biological Monitor shall immediately refrigerate the carcass and notify the County and CDFW personnel within 24 hours (8 hours in the case of desert kit fox) of the discovery to receive further

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Planning-EPD. 15 0015-EPD-MM BIO-21 American Badger and Desert Kit Fox Pre-Construction Surveys (cont.)

instructions on the handling of the animal. Handling of a dead kit fox shall follow the Guidelines for Handling a Desert Kit Fox Carcass (CDFW WIL) or most recent guidance. A necropsy shall be performed by a CDFW-approved facility to determine the cause of death. The project owner shall pay to have the animal transported and a necropsy performed.

5. Additional protection measures to be included in the Plan and implemented:

i. All pipes within the project disturbance area must be capped and/or covered every evening or when not in use to prevent desert kit foxes or other animals from accessing the pipes.

ii. All project-related water sources shall be covered and secured when not in use to prevent drowning.

iii. Incorporate and implement the CDFW Veterinarian's guidance regarding impact avoidance measures including measures to prevent disease spreading among desert kit foxes.

iv. Include measures to reduce traffic impacts to wildlife if the project owner anticipates night-time construction. The plan must also include a discussion of what information will be provided to all night-time workers, including truck drivers, to educate them about the threats to kit fox, what they need to do to avoid impacts to kit fox, and what to report if they see a live, injured, or dead kit fox.

v. In order to reduce the likelihood of distemper transmission:

1. No pets shall be allowed on the site prior to or during site mobilization and construction with the possible exception of vaccinated kit fox scat detection dogs during preconstruction surveys, and then only with prior County and CDFW approval;

2. Any hazing activities that include the use of chemical or other repellants (e.g. ultrasonic noise makers, or non animal-based chemical repellents) must be cleared through the County and CDFW prior to use. The use of animal tissue or excretion based repellents (e.g. coyote urine, anal gland products) is not permitted.

Planning-EPD. 16 0015-EPD-MM BIO-22 Public Awareness Program

Prior to issuance of the first Certificate of Occupancy, the Applicant shall obtain approval from the Riverside County Environmental Programs Department for a public awareness program to educate residents of the proposed project about impacts to biological resources resulting from increased human and domestic animal presence in the area. The public awareness program shall address the impact domestic dogs and cats have on local wildlife populations. This program shall include supplying educational information to future residents of the project site regarding the importance of preventing unleashed domestic animals from entering areas adjacent to the project site and of prohibiting off-leash domestic animals from disturbing native wildlife species. In addition, the public awareness program will include discussion of cryptobiotic soils and their role in preserving desert soils, promoting nitrogen fixation, storing atmospheric carbon, and preventing erosion by wind and water.

Planning-EPD. 17 0015-EPD-MM BIO-23 Pet Restrictions

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Planning-EPD. 17 0015-EPD-MM BIO-23 Pet Restrictions (cont.)
Covenants, Conditions & Restrictions (CC&Rs) shall be recorded against each phase of development at the time of recordation of the final tract map or development parcel map for such phase. CC&Rs are binding and can be changed only with County approval. The project CC&Rs shall require that dogs and cats owned by all future residents of the proposed project shall be contained within their property boundary, or shall be leashed while in public or common areas.

Planning-EPD. 18 0015-EPD-MM BIO-24 Waste and Recycling Receptacles

For all development within the Specific Plan area, to reduce indirect impacts to wildlife remaining in the project area upon implementation of the proposed project, waste and recycling receptacles that discourage foraging by wildlife species adapted to urban environments shall be installed in common areas throughout the project site, subject to approval by the waste hauler. The HOA, or an acceptable land manager/agency, as approved by the Riverside County Environmental Programs Department, shall be responsible for maintaining these receptacles.

Planning-EPD. 19 0015-EPD-MM BIO-25 Educational Information

For all development within the Specific Plan area, the HOA, or an acceptable land manager/agency, as approved by the Riverside County Environmental Programs Department, shall supply educational information to all future residents of the project site regarding the importance of not feeding wildlife, ensuring that waste-containing food is not accessible to wildlife, and not leaving pet food outside.

Planning-EPD. 20 0015-EPD-MM BIO-26 Jurisdictional Features

For all implementing projects within the Specific Plan area, the Applicant shall obtain a Section 404 permit from the U.S. Army Corps of Engineers (USACE), a Section 401 Certification from the Regional Water Quality Control Board (RWQCB), and a 1602 Streambed Alteration Agreement from the California Department of Fish and Wildlife (CDFW). The Applicant shall be responsible for demonstrating compliance with permit Conditions of Approval, including compensatory mitigation requirements. Prior to implementing project approval, to mitigate for impacts to jurisdictional waters (USACE, RWQCB, and CDFW), the applicant shall preserve or conserve habitat of similar value at a minimum of 1:1 replacement ratio by acreage. The regulatory agencies will determine the final mitigation ratios. CDFW habitat shall be of comparable high quality to that of existing on-site Desert Dry Wash Woodland, Sonoran Creosote Bush Scrub or Sonoran Creosote Bush Scrub Bench. Conservation of jurisdictional habitat can be coincident with habitat conserved under the requirements of the CVMSHCP.

In addition, the following avoidance and minimization measures shall be included as parts of future permit applications:

a) Best management practices shall be employed to reduce impacts to vegetation and to limit erosion. Areas in which vegetation is removed shall be replanted or seeded with native plants appropriate for the site. Erosion control measures, such as the use of silt

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Planning-EPD. 20 0015-EPD-MM BIO-26 Jurisdictional Features (cont.)
fencing or straw wattles, shall be implemented in areas of ground disturbance or vegetation removal.

b) All staging, maintenance, and storage of construction equipment shall be performed in a manner to preclude any direct or indirect discharge of fuel, oil, or other petroleum products into the washes. No other debris, rubbish, creosote-treated wood, soil, silt, sand, cement, concrete or washings thereof, or other construction related materials or wastes shall be allowed to enter into or be placed where they may be washed by rainfall or runoff into the washes. All such debris and waste shall be picked up daily and properly disposed of at an appropriate site.

c) No fueling, cleaning, or maintenance of vehicles or equipment will take place within any areas where an accidental discharge to the washes may occur.

d) All equipment including excavators, trucks, and hand tools that may have come in contact with invasive plants or the seeds of these plants, shall be carefully cleaned before arriving on site and shall also be carefully cleaned before removal from the site to prevent spread of these plants.

e) Where areas of bare soil other than in the excavated drainage ditch are exposed during the rainy season, sediment and erosion control measures shall be used to prevent sediment from entering the washes. Sediment and erosion control structures shall be monitored and repaired or replaced as needed. Build-up of soil behind silt fences shall be removed promptly and any breaches or undermined areas repaired promptly. Revegetation of disturbed surfaces other than the excavated drainage ditch shall occur prior to the start of the first rainy season after construction.

f) The work area shall be delineated where necessary with orange construction fencing in order to minimize impacts to habitat beyond the work limit.

Planning-EPD. 21 0015-EPD-MM BIO-3 Desert Tortoise

Prior to grading within CVMSHCP modeled desert tortoise habitat, an Acceptable Biologist will conduct a presence/absence survey of the Development area and adjacent areas within 200 feet of the Development area, or to the property boundary if less than 200 feet and permission from the adjacent landowner cannot be obtained, for fresh sign of desert tortoise, including live tortoises, tortoise remains, burrows, tracks, scat, or egg shells. At a minimum, the surveys shall comply with requirements of the CVMSHCP or as necessary per protocols described in the Desert Tortoise (Mojave Population) Field Manual (USFWS 2009) or as updated by Preparing For Any Action That May Occur Within the Range of the Mojave Desert Tortoise (USFWS 2017). Per the CVMSHCP the presence/absence survey must be conducted during the window between February 15 and October 31. Presence/absence surveys require 100% coverage of the survey area. If no sign is found, a clearance survey is not required. A presence/absence survey is valid for 90 days or indefinitely if tortoise-proof fencing is installed around the Development site.

If fresh sign of desert tortoise is located, the Development area must be fenced with tortoise-proof fencing and a clearance survey conducted during the clearance window. Desert tortoise clearance surveys shall be conducted during the clearance window from February 15 to June 15 and September 1 to October 31 or in accordance with the most

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Planning-EPD. 21 0015-EPD-MM BIO-3 Desert Tortoise (cont.)
recent Wildlife Agency protocols. Clearance surveys must cover 100% of the Development area. A clearance survey must be conducted during different tortoise activity periods (morning and afternoon). All tortoises encountered will be moved from the Development site to a specified location. Prior to issuance of the Permits, CVCC will either use the Permit Statement Pertaining to High Temperatures for Handling Desert Tortoises and Guidelines for Handling Desert Tortoises During Construction Projects, revised July 1999, or develop a similar equally stringent protocol for relocation and monitoring of desert tortoise, to be reviewed and approved by the Wildlife Agencies. Thereafter, the protocol will be revised as needed based on the results of monitoring and other information that becomes available. In addition, the risk level for a desert tortoise encountering a breach in the fence is greatest in the spring and fall, particularly around the time of precipitation including the period during which precipitation occurs and at least several days afterward. All desert tortoise fences shall be inspected based on the Recommended Specifications for Desert Tortoise Exclusion Fencing USFWS 2005 and/or the most recent Agency guidelines.

For Operations and Maintenance (O&M) activities in the Conservation Areas, the Permittees shall ensure that personnel conducting such activities are instructed to be alert for the presence of desert tortoise.

If a tortoise is spotted, activities adjacent to the tortoise's location will be halted and the tortoise will be allowed to move away from the activity area. If the tortoise is not moving, it will be relocated by an Acceptable Biologist to nearby suitable Habitat and placed in the shade of a shrub per protocols described in the Permit Statement Pertaining to High Temperatures for Handling Desert Tortoises and/or the most recent Agency guidelines. To the maximum extent Feasible, O&M activities will avoid the period from February 15 and October 31.

As described in Section 4.4 of the CVMSHCP, utility development protocols have been developed to avoid or minimize potential adverse impacts to the desert tortoise in the Conservation Areas from utility and road right-of-way projects, such as the installation and maintenance of water, sewer, and electric lines and roadway maintenance. The objectives of these protocols are to provide reliable and consistent direction on utility development within the Conservation Areas. Two utility development protocols, inactive and active season, provide specific direction on site preparation and construction phases of utility projects in the Conservation Areas. The protocols include steps to be followed during the desert tortoise active and/or inactive season. The inactive season protocol must be used for utility maintenance or development within the November 1 to February 14 time frame; the active season protocol must be used for utility maintenance or development within the February 15 to October 31 time frame. Deviations from these time frames must be presented to the Reserve Management Oversight Committee (RMOC).

Inactive Season Protocol. This protocol is applicable to pre-construction and

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Planning-EPD. 21 0015-EPD-MM BIO-3 Desert Tortoise (cont.)
construction phases of utility Covered Activity projects occurring between November 1 and February 14. These protocols apply only to the site preparation and construction phases of projects. The project proponent must follow the eight pre-construction protocol requirements listed below.

1. A person from the entity contracting the construction shall act as the contact person with the representative of the appropriate Reserve Management Unit Committee (RMUC). He/she will be responsible for overseeing compliance with the protective stipulations as stated in this protocol.
2. Prior to any construction activity within the Conservation Areas, the contact person will meet with the representative of the appropriate RMUC to review the plans for the project. The representative of the appropriate RMUC will review alignment, pole spacing, clearing limits, burrow locations, and other specific project plans which have the potential to affect the desert tortoise. He or she may recommend modifications to the contact person to further avoid or minimize potential impacts to desert tortoise.
3. The construction area shall be clearly fenced, marked, or flagged at the outer boundaries to define the limits of construction activities. The construction right-of-way shall normally not exceed 50 feet in width for standard pipeline corridors, access roads and transmission corridors, and shall be minimized to the maximum extent Feasible. Existing access roads shall be used when available, and rights-of-way for new and existing access roads shall not exceed 20 feet in width unless topographic obstacles require greater road width. Other construction areas including well sites, storage tank sites, substation sites, turnarounds, and laydown/staging sites which require larger areas will be determined in the pre-construction phase. All construction workers shall be instructed that their activities shall be confined to locations within the fenced, flagged, or marked areas.
4. An Acceptable Biologist shall conduct pre-construction clearance surveys of all areas potentially disturbed by the proposed project. Any winter burrows discovered in the Conservation Areas during the pre-construction survey shall be avoided or mitigated. The survey shall be submitted to the representative of the appropriate RMUC as part of plan review.
5. All site mitigation criteria shall be determined in the pre-construction phase, including but not limited to seeding, barrier fences, leveling, and laydown/staging areas, and will be reviewed by the representative of the appropriate RMUC prior to implementation.
6. A worker education program shall be implemented prior to the onset of each construction project. All construction employees shall be required to read an educational brochure prepared by the representative of the appropriate RMUC and/or the RMOC and attend an Acceptable Biologist led tortoise education class prior to the onset of construction or site entry. The class will describe the sensitive species that may be found in the area, the purpose of the MSHCP Reserve System, and the appropriate measures to take upon discovery of a sensitive species. It will also cover construction techniques to minimize potential adverse impacts.
7. All pre-construction activities which could Take tortoises in any manner (e.g., driving

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Planning-EPD. 21 0015-EPD-MM BIO-3 Desert Tortoise (cont.)
off an established road, clearing vegetation, etc.) shall occur under the supervision of an Acceptable Biologist.

8. If there are unresolvable conflicts between the representative of the appropriate RMUC and the contact person, then the matter will be arbitrated by the RMOC and, if necessary, by CVCC.

Translocation Plan. The Applicant shall develop and implement a Desert Tortoise Relocation/Translocation Plan (Plan) that is consistent with current USFWS approved guidelines. The Plan shall include measures to minimize the potential for repeated translocations for individual desert tortoises. The goal of the Plan will be to safely exclude desert tortoises from within the fenced Project area and relocate/translocate them to suitable habitat capable for supporting them, while minimizing stress and potential for disease transmission. The plan shall be developed in consultation with the USFWS to ensure the document does not conflict with conditions issued under the CVMSHCP. The plan will utilize the most recent USFWS guidance on translocation that includes siting criteria for the translocation site and control site, methods for translocation/relocation including the holding pen, and post translocation/relocation monitoring. Development and implementation of a translocation plan may require, but may not be limited to, additional surveys of potential recipient sites; disease testing and health assessments of translocated and resident tortoises; and consideration of climatic conditions at the time of translocation. The plan shall designate a relocation site as close as possible to the disturbance site that provides suitable conditions for long-term survival of the relocated desert tortoise and outline a method for monitoring the relocated tortoise.

- The Desert Tortoise Relocation/Translocation Plan must be approved by the USFWS prior to any project related ground disturbing activity.
- Within 30 days after initiation of relocation and/or translocation activities, the Acceptable Biologist shall provide to the Project Manager for review and approval, a written report identifying which items of the plan have been completed, and a summary of all modifications to measures made during implementation of the plan. Written monthly progress reports shall be provided to the Project Manager for the duration of the plan implementation.

Planning-EPD. 22 0015-EPD-MM BIO-4 Desert Tortoise and Utility
Construction

The following terms are established to protect the desert tortoise during utility-related construction activities in the Conservation Areas and are to be conducted by an Acceptable Biologist.

An Acceptable Biologist shall oversee construction activities to ensure compliance with the protective stipulations for the desert tortoise.

- Desert tortoises found above ground inside the project area during construction shall be moved by an Acceptable Biologist out of harm's way and placed in a winter den (at a

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Planning-EPD. 22 0015-EPD-MM BIO-4 Desert Tortoise and Utility
Construction (cont.)

distance no greater than 250 feet). If a winter den cannot be located, the USFWS or CDFW shall determine appropriate action with respect to the tortoise. Tortoises found above ground shall be turned over to the Acceptable Biologist

- No handling of tortoises will occur when the air temperature at 15 centimeters above ground exceeds 90 degrees Fahrenheit.
- Desert tortoise burrows shall be avoided to the maximum extent feasible, as defined by the MSHCP. An Acceptable Biologist shall excavate any burrows that cannot be avoided and will be disturbed by construction. Burrow excavation shall be conducted with the use of hand tools only, unless the Acceptable Biologist determines that the burrow is unoccupied immediately prior to burrow destruction.
- Only burrows within the limits of clearing and surface disturbance shall be excavated. Burrows outside these limits, but at risk from accidental crushing, shall be protected by the placement of deterrent barrier fencing between the burrow and the construction area. Installation and removal of such barrier fencing shall be under the direction and supervision of an Acceptable Biologist. For electrical transmission line and road construction projects, only burrows within the right-of-way shall be excavated. Burrows outside the right-of-way, but at risk from accidental crushing, shall be protected by the placement of deterrent barrier fencing between the burrow and the right-of-way. Installation and removal of such barrier fencing shall be under the direction and supervision of an Acceptable Biologist.
- Tortoises in the Conservation Areas are not to be removed from burrows until appropriate action is determined by USFWS or CDFW with respect to the tortoise. The response shall be carried out within 72 hours.
- Blasting is not permissible within 100 feet of an occupied tortoise burrow.
- During construction, contractors will comply with the mitigation and minimization measures contained within this protocol. These measures are:
 - All trenches, pits, or other excavations shall be inspected for tortoises by an Acceptable Biologist prior to filling.
 - A 3:1 slope shall be left at the end of every open trench to allow trapped desert tortoises to escape.
 - All pipes and culverts stored within desert tortoise Habitat shall have both ends capped to prevent entry by desert tortoises. During construction, all open ended pipeline segments that are welded in place shall be capped during periods of construction inactivity to prevent entry by desert tortoises.
 - Topsoil removed during trenching shall be re-spread on the pipeline construction area following compaction of the backfill. The area shall be restored as determined during the environmental review.
 - All test pump water will be routed to the nearest wash or natural drainage. Test water shall consist only of clean pump water and not construction related wastewater. An Acceptable Biologist will survey the route. If tortoises are found in the drainage area the Acceptable Biologist will remove the tortoises.
 - Power lines associated with water development, such as to provide power for pumps, should be buried underground adjacent to the pipe. All above ground

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Planning-EPD. 22 0015-EPD-MM BIO-4 Desert Tortoise and Utility
Construction (cont.)

structures deemed to be necessary shall be equipped with functional anti-perching devices that would prevent their use by ravens and other predatory birds, and shall adhere to the electrical distribution protocol which follows.

- In order to perform routine O&M of the water systems such as wells, pumps, water lines and storage tanks, etc., employees are to be trained in the area of desert tortoise education. This training will be performed on a regular basis by an Acceptable Biologist for those personnel not previously trained. The training will include at a minimum the following: identification of tortoises, burrows, and other sign; and instructions on installing tortoise barrier fencing. During the course of basic O&M, desert tortoise will be avoided. Untrained employees shall not perform maintenance operations within the reserve.
- All disturbance areas around poles or concrete pads will be reduced to a size just large enough for the construction activity.
- Areas disturbed around poles or construction pads will be restored as determined during the pre-construction process.
- Poles or other above ground structures necessary for electrical distribution development shall be minimized as much as possible. All above ground structures shall be equipped with functional anti-perching devices that would prevent their use by ravens and other predatory birds.
- In order to perform routine O&M of the electrical distribution systems such as transmission lines and poles, substations, etc., employees are to be trained in the area of desert tortoise education. This training will be performed on a regular basis by a qualified biologist for those personnel not previously trained. The training will include at a minimum the following: identification of tortoises, burrows, and other sign; and instructions on installing tortoise barrier fencing. During the course of basic O&M, desert tortoise will be avoided. Untrained employees shall not perform maintenance operations within the non-Take areas.

All trash and food items shall be promptly contained and removed daily from the project site to reduce the attractiveness of the area to common ravens and other desert tortoise predators.

- Construction activities, which occur between dusk and dawn, shall be limited to areas, which have already been cleared of desert tortoises by the Acceptable Biologist, and graded or located in a fenced right-of-way. Construction activities shall not be permitted between dusk and dawn in areas not previously graded.

Active Season Protocol. This protocol is applicable to pre-construction and construction phases of utility development projects occurring between February 15 and November 1. It is identical to the Inactive Season Protocol with the following additions:

- Work areas shall be inspected for desert tortoises within 24 hours of the onset of construction. To facilitate implementation of this condition, burrow inspection and excavation may begin no more than seven (7) days in advance of construction activities, as long as a final check for desert tortoises is conducted at the time of construction.

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Planning-EPD. 22 0015-EPD-MM BIO-4 Desert Tortoise and Utility Construction (cont.)

- All pre-construction activities that could Take tortoises in any manner (e.g., driving off an established road, clearing vegetation, etc.) shall occur under the overall supervision of an Acceptable Biologist. Any hazards to tortoises created by this activity, such as drill holes, open trenches, pits, other excavations, or any steep-sided depressions, shall be checked three times a day for desert tortoises. These hazards shall be eliminated each day prior to the work crew leaving the site, which may include installing a barrier that will preclude entry by tortoises. Open trenches, pits or other excavations will be backfilled within 72 hours, whenever possible. A 3:1 slope shall be left at the end of every open trench to allow trapped desert tortoises to escape. Trenches not backfilled within 72 hours shall have a barrier installed around them to preclude entry by desert tortoises. All trenches, pits, or other excavations shall be inspected for tortoises by a biological monitor trained and approved by the Acceptable Biologist prior to filling.
- If a desert tortoise is found, the biological monitor shall notify the Acceptable Biologist who will remove the animal as soon as possible.
- Only burrows within the limits of clearing and surface disturbance shall be excavated. Burrows outside these limits, but at risk from accidental crushing, shall be protected by the placement of deterrent barrier fencing between the burrow and the construction area. The barrier fence shall be at least 20 feet long and shall be installed to direct the tortoise leaving the burrow away from the construction area. Installation and removal of such barrier fencing shall be under the direction and supervision of the biological monitor.
- If blasting is necessary for construction, all tortoises shall be removed from burrows within 100 feet of the blast area.

Disposition of Sick, Injured, or Dead Specimens. Upon locating dead, injured, or sick desert tortoises under any utility or road project, initial notification by the contact representative or Acceptable Biologist must be made to the USFWS or CDFW within three (3) working days of its finding. Written notification must be made within five (5) calendar days with the following information: date; time; location of the carcass; photograph of the carcass; and any other pertinent information. Care must be taken in handling sick or injured animals to ensure effective treatment and care. Injured animals shall be taken care of by the Acceptable Biologist or an appropriately trained veterinarian. Should any treated tortoises survive, USFWS or CDFW should be contacted regarding the final disposition of the animals.

Planning-EPD. 23 0015-EPD-MM BIO-5 Burrowing Owl Surveys

Prior to grading within CVMSHCP modeled burrowing owl habitat or habitat determined to be suitable for burrowing owl, the Permittees will require burrowing owl surveys in the Conservation Areas using an accepted protocol (as determined by the CVCC in coordination with the Permittees and the Wildlife Agencies). The construction area and adjacent areas within 500 feet of the Development site, or to the edge of the property if less than 500 feet, will be surveyed by an Acceptable Biologist for burrows that could be used by burrowing owl. If a burrow is located, the biologist will determine if an owl is

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Planning-EPD. 23 0015-EPD-MM BIO-5 Burrowing Owl Surveys (cont.)
present in the burrow. If the burrow is determined to be occupied, the burrow will be flagged and a 160-foot buffer during the non-breeding season and a 250-foot buffer during the breeding season, or a buffer to the edge of the property boundary if less than 500 feet, will be established around the burrow. The buffer will be staked and flagged. No Development or O&M activities will be permitted within the buffer until the young are no longer dependent on the burrow.

If the burrow is unoccupied, the burrow will be made inaccessible to owls, and the Covered Activity may proceed. If either a nesting or escape burrow is occupied, owls shall be relocated pursuant to accepted Wildlife Agency protocols (e.g., Staff Report on Burrowing Owl Mitigation). A burrow is assumed occupied if records indicate that, based on surveys conducted following protocol, at least one burrowing owl has been observed occupying a burrow on site during the past three years. If there are no records for the site, surveys must be conducted to determine, prior to construction, if burrowing owls are present. Determination of the appropriate method of relocation, such as eviction/passive relocation or active relocation, shall be based on the specific site conditions (e.g., distance to nearest suitable habitat and presence of burrows within that habitat) in coordination with the Wildlife Agencies. Active relocation and eviction/passive relocation require the preservation and maintenance of suitable burrowing owl habitat determined through coordination with the Wildlife Agencies.

Within one (1) year of Permit issuance, CVCC will cooperate with County Flood Control, CVWD and IID to conduct an inventory of levees, berms, dikes, and similar features in the Plan Area maintained by those Permittees. Burrowing owl burrow locations will be mapped and each of these Permittees will incorporate the information into its O&M practices to avoid impacts to the burrowing owl to the maximum extent Feasible. CVCC in cooperation with County Flood Control, CVWD, and IID will prepare a manual for maintenance staff, educating them about the burrowing owl and appropriate actions to take when owls are encountered to avoid impacts to the maximum extent Feasible. The manual will be submitted to the Wildlife Agencies for review and comment within two (2) years of Permit issuance. In conjunction with the Monitoring Program, the maps of the burrowing owl locations along the above-described levees, berms, dikes, and similar features will be periodically updated.

Planning-EPD. 24 0015-EPD-MM BIO-6 Le Conte's Thrasher Surveys

This measure does not apply to single-family residences and any non-commercial accessory uses and structures including but not limited to second units on an existing legal lot, or to O&M of Covered Activities. In modeled Le Conte's thrasher Habitat in all the Conservation Areas, during the nesting season, January 15 - June 15, prior to the start of construction activities, surveys will be conducted by an Acceptable Biologist on the construction site and within 500 feet of the construction site, or to the property boundary if less than 500 feet. If nesting Le Conte's thrashers are found, a 500 foot buffer, or to the property boundary if less than 500 feet, will be established around the nest site. The buffer will be staked and flagged. No construction will be permitted within the buffer during the breeding season of January 15 - June 15 or until the young have fledged.

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Planning-EPD. 25 0015-EPD-MM BIO-7 Palm Springs Pocket Mouse. (cont.)

Planning-EPD. 25 0015-EPD-MM BIO-7 Palm Springs Pocket Mouse.

To avoid impacts to the Palm Springs pocket mouse and its habitat construction activities will comply with the following avoidance and minimization measures.

- **Clearing:** For construction that would involve disturbance to Palm Springs pocket mouse habitat, activity should be phased to the extent feasible and practicable so that suitable habitat islands are no farther than 300 feet apart at any given time to allow pocket mice to disperse between habitat patches across non- suitable habitat (i.e., unvegetated and/or compacted soils). Prior to grading, a biological monitor familiar with this species should assist construction crews in planning access routes to avoid impacts to occupied habitat as much as feasible (i.e., placement of preferred routes on project plans and incorporation of methods to avoid as much suitable habitat/soil disturbance as possible). Furthermore, during construction activities, the biological monitor will ensure that connected, naturally vegetated areas with sandy soils and typical native vegetation remain intact to the extent feasible and practicable. Finally, construction that involves clearing of habitat should be avoided during the peak breeding season (approximately March to May), and activity should be limited as much as possible during the rest of the breeding season (January to February and June to August).
- **Revegetation:** Clearing of native vegetation (e.g., creosote, rabbitbrush, burrobush, cheesebush) should be followed by revegetation, including natural reestablishment and other means, resulting in habitat types of equal or superior biological value for Palm Springs pocket mouse.
- **Trapping/Holding:** All trapping activity should be conducted in accordance with accepted protocols and by a qualified biologist who possesses a Memorandum of Understanding with CDFW for live-trapping of heteromyid species in Southern California.
- **Translocation:** Translocation is not preferred and shall only be implemented if avoidance is not possible. Should translocation between distinct population groups be necessary, as determined through the Adaptive Management and Monitoring Program, activity should be conducted by a qualified biologist who possesses a Memorandum of Understanding with CDFW for live-trapping of heteromyid species in Southern California. Trapping and subsequent translocation activity should be conducted in accordance with accepted protocols. Translocation programs should be coordinated by or conducted by the CVCC and/or RMOC to determine the appropriate trapping, holding, marking, and handling methods and potential translocation sites.

Planning-EPD. 26 0015-EPD-MM BIO-8 Pre-Construction Rare Plant Surveys

A qualified biologist shall conduct a botanical survey within the power line corridor and a 25-foot buffer area adjacent to the proposed corridor for potentially occurring special-status plant species. The survey shall be conducted at the appropriate time of year to detect and identify potentially occurring special-status plants, including foxtail cactus (*Coryphantha alversonii*) [CRPR 4.3], ribbed cryptantha (*Cryptantha costata*)

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Planning-EPD. 26 0015-EPD-MM BIO-8 Pre-Construction Rare Plant
Surveys (cont.)

[CRPR 4.3], winged cryptantha (*Cryptantha holoptera*) [CRPR 4.3], California ditaxis (*Ditaxis serrata* var. *californica*) [CRPR 3.2], Joshua Tree poppy (*Eschscholzia androuxii*) [CRPR 4.3], Orocopia sage (*Salvia greatae*) [CRPR 1B.3], and Hall's tetracoccus (*Tetracoccus hallii*) [CRPR 4.3].

If special-status plants are not detected during the survey, no additional mitigation would be required and the results of the survey shall be submitted to County. If a special-status plant(s) is present at or adjacent to the corridor, the extent of the population shall be mapped and the number of individual plants and the acreage of occupied habitat that would be impacted by the project shall be determined. The County shall be notified and, if necessary, consultation with the appropriate agency (USFWS and CDFW) shall be conducted prior to initiation of ground or vegetation disturbing activities and the following actions shall be taken:

If special-status plants are detected during the pre-project survey, avoidance of the special-status plants shall occur where feasible. If avoidance is not feasible, the Applicant shall offset the proposed loss of individual plants at a minimum 2:1 ratio by on-site restoration (salvage and replanting). At the discretion of the County and CDFW (if applicable), compensation for impacts to these species may be accomplished by preservation of on-site populations or off-site populations in the vicinity of the site, if present.

If suitable habitat is conserved as part of the CVMSHCP JPR process, then that shall satisfy the compensation requirement. If suitable habitat is not conserved under the CVMSHCP JPR process, then a Mitigation and Monitoring Plan that provides for the replacement of the species impacted by the project shall be developed by a qualified restoration specialist and approved by the County and (CDFW and USFWS, if applicable). The Plan shall specify the following:

- a summary of impacts;
- the location of the mitigation site;
- methods for harvesting seeds or salvaging and transplantation of individuals to be impacted;
- measures for propagating plants or transferring living plants from the salvage site to the mitigation site;
- site preparation procedures for the mitigation site;
- a schedule and action plan to maintain and monitor the mitigation area;
- species-specific criteria and performance standards by which to measure the success of the mitigation, including replacement of impacted plants at a minimum 2:1 ratio;
- measures to exclude unauthorized entry into the mitigation areas; and
- contingency measures such as replanting or weeding in the event that mitigation efforts are not successful.

The performance standards for the Mitigation and Monitoring Plan shall be at a

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Planning-EPD

Planning-EPD. 26 0015-EPD-MM BIO-8 Pre-Construction Rare Plant Surveys (cont.)

minimum the following:

- Within five years after introducing the plants to the mitigation site, the number of established, reproductive plants shall be no less than two (2) times the number of those lost to project construction.

The mitigation project shall be initiated prior to development of the project, and shall be implemented over a five-year period or until performance standards are met, whichever period is longer. The mitigation project shall incorporate an iterative process of annual monitoring and evaluation of progress, and allow for adjustments to the Plan, as necessary, to achieve desired outcomes and meet performance standards. Annual reports discussing the implementation, monitoring, and management of the mitigation project shall be submitted to the County, CDFW (if applicable), and USFWS (if applicable). The fifth annual report shall serve as the final report and shall at a minimum discuss the implementation, monitoring, and management of the mitigation project over the five-year period, and indicate whether the mitigation project has been successful based on established performance standards. The annual reports shall include as-built site plans submitted as an appendix to the report. The mitigation project shall be extended if performance standards have not been met to the satisfaction of County, CDFW (if applicable), and USFWS (if applicable) at the end of the five-year period.

Transportation

Transportation. 1 MM TRAF-1

MM TRAF-1

Prior to developing any portion of a Village within the Specific Plan area, the project developer shall submit to the County an application for the County's approval of a Village Refinement Plan ("VRP") for the applicable Village. The VRP application shall include a supplemental project-level traffic impact analysis report prepared by a California licensed traffic engineering firm acceptable to the County (a "Village TIA"), which shall analyze the direct, indirect and cumulative impacts associated with the VRP. Each such Village TIA shall follow the County's adopted methodology for analyzing direct, indirect and cumulative project impacts, and shall update and refine the programmatic Specific Plan level Traffic Impact Analysis Report which is evaluated in this Programmatic EIR. The Village TIA shall identify the following:

- Parking assessment.
- Site access and on-site circulation assessment, including phased development of the Interstate 10 interchange and associated infrastructure.
- Interaction of driveways with adjacent intersections (if appropriate).
- Impact assessment of local and regional roadway segments, intersections and other transportation improvements to assist with implementation of identified mitigation measures.
- The fair share contribution required in order to mitigate the potentially significant traffic impacts associated with the VRP, including the estimated cost of identified

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Transportation

Transportation. 1 MM TRAF-1 (cont.)
improvements and the percentage share of such costs which are fairly attributed to the development of the VRP.

- Impacts to pedestrian, transit, and bicycle facilities.

Transportation. 2 MM TRAF-2

MM TRAF-2

Roadway segment, intersection and other transportation improvements which are identified in the Village TIAs prepared pursuant to MM TRAF-1 as being needed to mitigate potentially significant direct impacts of the development of the applicable Village, shall be constructed by and at the cost of the project developer, in phases, as and when needed for development, as determined by County's Transportation Department on the basis of the Village TIAs.

For identified transportation improvements that are required in order to mitigate potentially significant indirect and cumulative impacts of the development of the applicable Village, the project developer shall participate in the cost of off-site improvements through payment of "fair share" mitigation fees. The project's "fair share" of these costs shall be calculated based on the estimated cost of the identified improvements and the percentage share of such costs which are fairly attributed to the development of the applicable Village, taking into account the potentially significant indirect and cumulative impacts associated with the entire project as a whole.

- For such identified transportation improvements that are located within the County's jurisdiction and are covered by the County's Development Impact Fee ("DIF") program or the County's Transportation Uniform Mitigation Fee ("TUMF") program, the project developer shall mitigate those impacts by paying the County DIF or TUMF fees in accordance with the County's then adopted DIF and TUMF programs.

- For such identified transportation improvements that are located within the County's jurisdiction but are not covered by the County's DIF or TUMF programs, the project developer shall mitigate those impacts by paying to the County, at the time of issuance of building permits for residential, commercial and industrial development within the applicable Village, amounts equal to such development's fair-unit share of the estimated costs of constructing those improvements (fair share fees). The estimated costs of constructing such improvements and the implementing project's fair-unit share of such costs shall be identified in the applicable Village TIA, and shall be approved by the County.

- For such identified improvements that are located within jurisdictions other than the County and which are covered by local transportation impact fee programs adopted by such jurisdictions, the project developer shall mitigate those impacts by paying to the applicable jurisdiction, traffic impact fees, at the times required by, and in accordance with, those jurisdictions' adopted transportation impact fee programs.

- For such identified improvements that are located within jurisdictions other than the County but which are not covered by local transportation impact fee programs adopted by such jurisdictions, the project developer shall mitigate those impacts by paying to the County or the identified jurisdiction, at the time of issuance of building permits for residential, commercial and industrial development within the applicable Village,

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Transportation

Transportation. 2 MM TRAF-2 (cont.)

amounts equal to such development's fair-unit share of the estimated costs of constructing those improvements (fair share fees). The estimated costs of constructing such improvements and the implementing project's fair-unit share of such costs shall be identified in the applicable Village TIA, and shall be approved by the County or the identified jurisdiction.

Transportation. 3 MM TRAF-3

MM TRAF-3

At the time of issuance of building permits for residential, commercial and industrial development within the Specific Plan area, or at such earlier times as shall be required in order to mitigate potentially significant indirect and cumulative impacts associated with such development, the project developer shall pay the fair share contributions identified in MM TRAF-2 in order to mitigate those impacts, as identified in the Village TIAs approved by the County. The applicant shall be eligible to receive fee credits and/or reimbursements for transportation improvements constructed or paid for by the project developer, in accordance with the terms and conditions of the applicable fee programs. Eligibility for such credits and/or reimbursements will require compliance with all requirements identified in the applicable fee program.

Transportation. 4 MM TRAF-4

MM TRAF-4

Proposed project-level mitigation measures shall be coordinated with the identified fee programs to ensure that such project level mitigation measures are consistent with planned transportation improvements which are identified in the transportation impact fee programs and other planning documents adopted by the County and other applicable jurisdictions.

Transportation. 5 MM TRAF-5

MM TRAF-5

The project shall coordinate with Caltrans regarding design and construction of improvements that affect the I-10 freeway at the Frontage Road interchange.

Transportation. 6 MM TRAF-6

MM TRAF-6

Implementation projects shall provide construction traffic control plans for review and approval by the Riverside County Planning Department.

Transportation. 7 T/S - Mitigation Measures for Direct Intersection Impacts

Based on the Traffic Impact Analysis Report prepared by Linscott, Law, and Greenspan, dated January 25, 2017, the following study intersections are forecasted to operate at an unacceptable level of service during the morning and/or afternoon peak hour under the Existing Plus Project Scenario and are considered direct impacts of the

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Transportation

Transportation. 7 T/S - Mitigation Measures for Direct Intersection Impacts
(cont.)
project.

Study Intersection 55 - Oasis Street at Avenue 48
Study Intersection 59 – Jackson Street at Avenue 50
Study Intersection 60 – Golf Center Parkway/Lorraine Street at Highway 111
Study Intersection 66 – Van Buren Street at Avenue 48
Study Intersection 68 – Van Buren Street at Avenue 52
Study Intersection 79 – Dillon Road at I-10 Westbound Ramps
Study Intersection 83 – Tyler Street at SR-86

Mitigation Measures

Study Intersection 55 – Oasis Street at Avenue 48
Install a traffic signal and design for three-phase operation with protective left-turn phasing for eastbound traffic on Avenue 48.

Study Intersection 59 – Jackson Street at Avenue 50
Install a traffic signal and design for eight-phase operation with protective left-turn phasing for all approaches.

Study Intersection 60 – Golf Center Parkway/Lorraine Street at Highway 111
Convert existing five-phase operation traffic signal to six-phase operation with protective left-turn phasing for eastbound and westbound traffic on Highway 111 and split-phasing on Golf Center/Lorraine Street. Widen and/or re-stripe Golf Center/Lorraine Street to provide for a 2nd southbound left-turn lane.

Study Intersection 66 – Van Buren Street at Avenue 48
Install a traffic signal and design for eight-phase operation with protective left-turn phasing for all approaches. Widen and/or re-stripe Van Buren Street to provide for an exclusive northbound left-turn lane.

Study Intersection 68 – Van Buren Street at Avenue 52
Install a traffic signal and design for two-phase operation.

Study Intersection 79 – Dillon Road at I-10 Westbound Ramps
Install a traffic signal and design for three-phase operation. This improvement may be included in the Dillon Road/I-10 Interchange Expansion Project (ST-38).

Study Intersection 83 – Tyler Street at SR-86
Widen and/or re-stripe Tyler Street to provide for an exclusive northbound left-turn lane. Modify the existing traffic signal to provide right turn overlap phasing on the westbound approach. This improvement may be included in the Avenue 50 Grade Separation at SR86S Project (ST-12).

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Transportation. 8	T/S - Mitigation Measures for Indirect/Cumulative Intersection Impacts (cont.)
Transportation. 8	T/S - Mitigation Measures for Indirect/Cumulative Intersection Impacts

Based on the Traffic Impact Analysis Report prepared by Linscott, Law, and Greenspan, dated January 25, 2017, the following study intersections are forecasted to operate at an unacceptable level of service during the morning and/or afternoon peak hour under the Year 2040 with Project Scenario and are considered indirect/cumulative impacts of the project. Project fair share contributions to the intersections have been estimated and are listed under the mitigation measure.

Study Intersection 14 – Cook Street at Fred Waring
 Study Intersection 15 – Cook Street at Highway 111
 Study Intersection 19 – Tamarisk Row Drive/Oasis Club Drive at Country Club Drive
 Study Intersection 22 – Washington Street at Varner Road
 Study Intersection 24 – Washington Street at Country Club Drive
 Study Intersection 25 – Washington Street Hovley Lane East/42nd Avenue
 Study Intersection 26 – Washington Street at Fred Waring Drive
 Study Intersection 29 – Adams Street at Avenue 42
 Study Intersection 33 – Country Club Drive at Avenue 42
 Study Intersection 34 – Jefferson Street at Avenue 42
 Study Intersection 38 – Jefferson Street at Indio Boulevard
 Study Intersection 39 – Burr Street at Indio Boulevard
 Study Intersection 42 – Madison Street at Fred Waring Drive
 Study Intersection 43 – Madison Street at Avenue 50
 Study Intersection 45 – Hoover Street at Fred Waring Drive
 Study Intersection 46 – Monroe Street at Avenue 42
 Study Intersection 48 – Monroe Street at I-10 Eastbound Ramps
 Study Intersection 49 – Monroe Street at Industrial Place/Avenue 44
 Study Intersection 50 – Monroe Street at Fred Waring Drive
 Study Intersection 55 – Oasis Street at Avenue 48
 Study Intersection 56 – Jackson Street at Avenue 44
 Study Intersection 58 – Jackson Street at Avenue 48
 Study Intersection 59 – Jackson Street at Avenue 50
 Study Intersection 60 – Golf Center Parkway/Lorraine Street at Highway 111
 Study Intersection 66 – Van Buren Street at Avenue 48
 Study Intersection 67 – Van Buren Street at Avenue 50
 Study Intersection 68 – Van Buren Street at Avenue 52
 Study Intersection 69 – Merlo Place at Avenue 44
 Study Intersection 70 – Dillon Road at Avenue 48
 Study Intersection 71 – Highway 111 at Avenue 48
 Study Intersection 74 – Dillon Road at SR-86 Southbound Ramps
 Study Intersection 75 – Harrison Street at Avenue 50
 Study Intersection 76 – Harrison Street at Avenue 52
 Study Intersection 77 – Harrison Street at 54th Avenue

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Transportation

Transportation. 8 T/S - Mitigation Measures for Indirect/Cumulative Intersection Impacts (cont.)

Study Intersection 78 – Harrison Street at Airport Boulevard

Study Intersection 79 – Dillon Road at I-10 Westbound Ramps

Study Intersection 80 – Dillon Road at I-10 Eastbound Ramps

Study Intersection 81 – Dillon Road at Avenue 44

Study Intersection 82 – Tyler Street at Avenue 50

Study Intersection 84 – Polk Street at Avenue 50

Study Intersection 89 – Fillmore Street at Avenue 50

Study Intersection 90 – Fillmore Street at 52nd Avenue

Study Intersection 91 – Fillmore Street at 54th Avenue

Study Intersection 93 – Avenue 50 at I-10 Eastbound Ramps

Study Intersection 94 – Hammond Road 66th Avenue

Study Intersection 96 – Garfield Street at 66th Avenue/Box Canyon Road

Study Intersection 97 – Garfield Street at 68th Avenue

Study Intersection 98 – Garfield Street at 70th Avenue

Study Intersection 99 – Garfield Street at Grapefruit Boulevard

Study Intersection 100 – Arthur Road at Grapefruit Boulevard

Study Intersection 102 – Cottonwood Springs Road at I-10 Westbound Ramps

Study Intersection 103 – Cottonwood Springs Road at I-10 Eastbound Ramps

Mitigation Measures

Study Intersection 14 – Cook Street at Fred Waring

Widen and re-stripe Cook Street to provide a 2nd exclusive northbound left-turn lane and exclusive northbound right-turn lane. Re-stripe northbound shared through-right-turn lane to provide an exclusive northbound through lane. Modify traffic signal. The project's estimated fair share contribution is 15.60%.

Study Intersection 15 – Cook Street at Highway 111

Modify the existing traffic signal to provide a right turn overlap phasing on the northbound approach. The project's estimated fair share contribution is 6.02%.

Study Intersection 19 – Tamarisk Row Drive/Oasis Club Drive at Country Club Drive

Convert existing five-phase operation traffic signal to eight-phase operation. Re-stripe to provide a 2nd southbound left-turn lane. The project's estimated fair share contribution is 2.37%.

Study Intersection 22 – Washington Street at Varner Road

Re-stripe Varner Road to convert eastbound shared through-right turn lane to 2 exclusive right-turn lanes and a 2nd eastbound through lane. Also provide a 3rd westbound left-turn lane by eliminating the exclusive westbound right-turn lane and converting the No. 1 through lane into a 3rd left-turn lane. Modify the existing traffic signal to provide right turn overlap phasing on the eastbound approach. Re-stripe Washington Street to convert northbound shared through-right turn lane to an exclusive

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Transportation

Transportation. 8 T/S - Mitigation Measures for Indirect/Cumulative Intersection Impacts (cont.)

right-turn lane and to convert southbound shared through-right turn lane to an exclusive through lane. Also provide an exclusive southbound right-turn lane. The project's estimated fair share contribution is 1.52%.

Study Intersection 24 – Washington Street at Country Club Drive

No physical improvements are feasible to achieve an acceptable level of service LOS D or better. Hence the Project's impact at this key intersection is considered unavoidable. Village Refinement Plans submitted in the future may provide for alternate or feasible mitigation measures.

Study Intersection 25 – Washington Street Hovley Lane East/42nd Avenue

No physical improvements are feasible to achieve an acceptable level of service LOS D or better. Hence the Project's impact at this key intersection is considered unavoidable. Village Refinement Plans submitted in the future may provide for alternate or feasible mitigation measures.

Study Intersection 26 – Washington Street at Fred Waring Drive

No physical improvements are feasible to achieve an acceptable level of service LOS D or better. Hence the Project's impact at this key intersection is considered unavoidable. Village Refinement Plans submitted in the future may provide for alternate or feasible mitigation measures.

Study Intersection 29 – Adams Street at Avenue 42

Install a traffic signal and design for two-phase operation. The project's estimated fair share contribution is 7.89%.

Study Intersection 33 – Country Club Drive at Avenue 42

Re-stripe westbound No. 2 through lane on Avenue 42 to a shared through-right turn lane. Modify traffic signal to remove westbound overlap phasing. The project's estimated fair share contribution is 3.30%.

Study Intersection 34 – Jefferson Street at Avenue 42

Widen and re-stripe Jefferson Street to provide for a 2nd exclusive westbound right-turn lane. Modify traffic signal. The project's estimated fair share contribution is 2.74%.

Study Intersection 38 – Jefferson Street at Indio Boulevard

Modify existing traffic signal to provide northbound overlap phasing and eastbound overlap phasing. Widen and re-stripe Indio Boulevard to provide a 3rd exclusive westbound left-turn lane. The project's estimated fair share contribution is 4.13%.

Study Intersection 39 – Burr Street at Indio Boulevard

Install a traffic signal and design for five-phase operation with protective left-turn phasing for eastbound and westbound traffic on Indio Boulevard. The project's

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Transportation

Transportation. 8 T/S - Mitigation Measures for Indirect/Cumulative Intersection Impacts (cont.)
estimated fair share contribution is 5.58%.

Study Intersection 42 – Madison Street at Fred Waring Drive

Widen and re-stripe Fred Waring Drive to provide for an exclusive westbound right-turn lane with right-turn overlap phasing. Re-Stripe westbound shared through-right-turn lane to an exclusive through lane. Widen and re-strip Madison Street to provide a 2nd exclusive southbound left-turn lane and convert the southbound through lane to a shared through-right-turn lane. Modify traffic signal. The project's estimated fair share contribution is 20.33%.

Study Intersection 43 – Madison Street at Avenue 50

Install a traffic signal and design for eight-phase operation with protective left-turn phasing for all approaches. Widen and re-stripe Madison Street to provide for a 2nd and 3rd northbound and southbound through lane. Widen and re-stripe Avenue 50 to provide for a 2nd and 3rd eastbound through lane and 2nd westbound through lane. Modify traffic signal. The traffic signal improvement is part of CIP Project AD-26. The project's estimated fair share contribution is 3.76%.

Study Intersection 45 – Hoover Street at Fred Waring Drive

Modify existing traffic signal to provide northbound overlap phasing. Re-stripe Hoover Street to convert northbound shared through-right-turn lane to exclusive right-turn lane. The project's estimated fair share contribution is 26.51%.

Study Intersection 46 – Monroe Street at Avenue 42

Widen and re-stripe Monroe Street to provide for an exclusive southbound left-turn lane. Re-stripe to convert northbound right-turn lane to a shared through-right-turn lane. Widen and re-stripe Avenue 42 to provide an exclusive westbound through lane. Modify traffic signal. The project's estimated fair share contribution is 4.93%.

Study Intersection 48 – Monroe Street at I-10 Eastbound Ramps

Widen and re-stripe Monroe Street to provide for an exclusive northbound right-turn lane. Re-stripe northbound shared through-right-turn lane to convert to an exclusive northbound through lane. Modify traffic signal. The project's estimated fair share contribution is 31.79%.

Study Intersection 49 – Monroe Street at Industrial Place/Avenue 44

Widen and re-stripe Industrial Place to provide an exclusive eastbound left-turn lane. Widen and re-stripe Monroe Street to provide an exclusive northbound right-turn lane. Re-stripe to northbound shared through-right-turn lane to a northbound through lane. Modify traffic signal. The project's estimated fair share contribution is 23.08%.

Study Intersection 50 – Monroe Street at Fred Waring Drive

Modify traffic signal to provide southbound right-turn overlap phasing. Widen and

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Transportation. 8 T/S - Mitigation Measures for Indirect/Cumulative Intersection Impacts (cont.)

re-stripe Fred Waring Drive to provide a 2nd westbound left-turn lane. The project's estimated fair share contribution is 40.52%.

Study Intersection 55 – Oasis Street at Avenue 48

Install a traffic signal and design for three-phase operation with protective left-turn phasing for eastbound traffic on Avenue 48. The project's estimated fair share contribution is 2.39%.

Study Intersection 56 – Jackson Street at Avenue 44

Widen and re-stripe Jackson Street to provide an exclusive southbound right-turn lane. Re-stripe southbound shared through-right-turn lane to a southbound through lane. Widen and re-stripe Avenue 44 to provide an exclusive eastbound right-turn lane and convert the eastbound shared through-right lane to an eastbound through lane. Modify traffic signal. The project's estimated fair share contribution is 8.73%.

Study Intersection 58 – Jackson Street at Avenue 48

Widen and re-stripe Avenue 48 to provide a 2nd exclusive westbound left-turn lane. Modify traffic signal. The project's estimated fair share contribution is 3.86%.

Study Intersection 59 – Jackson Street at Avenue 50

Install a traffic signal and design for eight-phase operation with protective left-turn phasing for all approaches. Widen and re-stripe Jackson Street to provide for a 2nd northbound through lane. Widen and re-stripe Avenue 50 to provide for a 2nd eastbound and westbound through lane. The project's estimated fair share contribution is 9.31%.

Study Intersection 60 – Golf Center Parkway/Lorraine Street at Highway 111

Convert existing five-phase operation traffic signal to eight-phase operation. Re-stripe Golf Center Parkway/Lorraine Street to convert existing exclusive southbound right-turn lane to a shared through-right-turn lane and existing shared through-left-turn lane to an exclusive southbound left-turn lane. Widen and/or re-stripe Golf Center/Lorraine Street to provide for an exclusive northbound left-turn lane and 2nd southbound left-turn lane. Widen and/or re-stripe Highway 111 to provide 2nd exclusive eastbound left-turn lane. The project's estimated fair share contribution is 14.42%.

Study Intersection 66 – Van Buren Street at Avenue 48

Install a traffic signal and design for eight-phase operation with protective left-turn phasing for all approaches. Widen and re-stripe Van Buren Street to provide for an exclusive northbound left-turn lane, 2nd northbound through lane, 2nd southbound through lane and convert southbound exclusive right-turn lane to a shared southbound through-right turn lane. Widen and re-stripe Avenue 48 to provide a 2nd eastbound and westbound through land and exclusive westbound left-turn lane. The project's estimated fair share contribution is 7.34%.

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Transportation. 8

T/S - Mitigation Measures for Indirect/Cumulative Intersection Impacts (cont.)

Study Intersection 67 – Van Buren Street at Avenue 50

Re-stripe Van Buren Street to convert exclusive southbound right-turn lane to a shared through-right-turn lane. Widen and re-stripe Avenue 50 to provide for a 2nd eastbound through lane. Modify traffic signal. The project's estimated fair share contribution is 8.45%.

Study Intersection 68 – Van Buren Street at Avenue 52

Install a traffic signal and design for eight-phase operation with protective left-turn phasing for all approaches. Widen and/or re-stripe Van Buren Street and Avenue 52 to provide for an exclusive left-turn lane and 2nd through lane on all four approaches. The project's estimated fair share contribution is 2.96%.

Study Intersection 69 – Merlo Place at Avenue 44

Install a traffic signal and design for two-phase operation. The project's estimated fair share contribution is 5.69%.

Study Intersection 70 – Dillon Road at Avenue 48

Widen and re-stripe Avenue 48 to provide for a 2nd westbound left-turn lane. Modify traffic signal. The project's estimated fair share contribution is 7.43%.

Study Intersection 71 – Highway 111 at Avenue 48

Re-stripe Highway 111 to provide for a 2nd southbound exclusive through lane. The project's estimated fair share contribution is 1.52%.

Study Intersection 74 – Dillon Road at SR-86 Southbound Ramps

Re-stripe Dillon Road to provide for a 2nd eastbound through lane. Re-stripe SR-86 Southbound Ramp to convert shared through-left-turn lane to a shared through-left-right-turn lane. Modify traffic signal. This improvement may be included in the Dillon Road/I-10 Interchange Expansion Project (ST-38). The project's estimated fair share contribution is 10.23%.

Study Intersection 75 – Harrison Street at Avenue 50

No physical improvements are feasible to achieve an acceptable level of service LOS D or better. Hence the Project's impact at this key intersection is considered unavoidable. Village Refinement Plans submitted in the future may provide for alternate or feasible mitigation measures.

Study Intersection 76 – Harrison Street at Avenue 52

No physical improvements are feasible to achieve an acceptable level of service LOS D or better. Hence the Project's impact at this key intersection is considered unavoidable. Village Refinement Plans submitted in the future may provide for alternate or feasible mitigation measures.

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Transportation. 8

T/S - Mitigation Measures for Indirect/Cumulative Intersection Impacts (cont.)

Study Intersection 77 – Harrison Street at 54th Avenue

Widen and re-stripe Avenue 54 to provide for an exclusive eastbound and westbound left-turn lane. Widen and re-stripe Harrison Street to provide 2nd and 3rd northbound through lane and 2nd southbound exclusive through lane. Convert exclusive southbound right-turn lane to a shared through-right-turn lane. Modify traffic signal. The project's estimated fair share contribution is 1.86%.

Study Intersection 78 – Harrison Street at Airport Boulevard

Widen and re-stripe Airport Boulevard to provide for an exclusive eastbound left-turn lane and right-turn lane. Widen and re-stripe Harrison Street to provide 2nd and 3rd northbound through lane. Convert exclusive southbound right-turn lane to a shared through-right-turn lane. Modify traffic signal. The project's estimated fair share contribution is 1.93%.

Study Intersection 79 – Dillon Road at I-10 Westbound Ramps

Install a traffic signal and design for three-phase operation. This improvement may be included in the Dillon Road/I-10 Interchange Expansion Project (ST-38). The project's estimated fair share contribution is 29.36%.

Study Intersection 80 – Dillon Road at I-10 Eastbound Ramps

Install a traffic signal and design for three-phase operation. This improvement may be included in the Dillon Road/I-10 Interchange Expansion Project (ST-38). The project's estimated fair share contribution is 27.70%.

Study Intersection 81 – Dillon Road at Avenue 44

Install a traffic signal and design for three-phase operation. Widen and re-stripe Dillon Road to provide a southbound through lane. The project's estimated fair share contribution is 13.84%.

Study Intersection 82 – Tyler Street at Avenue 50

Install a traffic signal and design for three-phase operation. Widen and re-stripe 50th Avenue to provide for a 2nd westbound left-turn lane. This improvement may be included in the Avenue 50 Grade Separation at SR-86S Project (ST-12). The project's estimated fair share contribution is 22.48%.

Study Intersection 84 – Polk Street at Avenue 50

Install a traffic signal and design for two-phase operation. Widen and re-stripe Polk Street to provide exclusive northbound left-turn lane. Widen and re-stripe 50th Avenue to provide an exclusive eastbound left-turn lane and westbound left-turn lane. Convert shared through-left-right-turn lane to a shared through-right turn lane for the eastbound and westbound approaches. The project's estimated fair share contribution is 31.67%.

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Transportation. 8 T/S - Mitigation Measures for Indirect/Cumulative Intersection Impacts (cont.)

Study Intersection 89 – Fillmore Street at Avenue 50

Install a traffic signal and design for eight-phase operation with protective left-turn phasing for all approaches. Widen and re-stripe Fillmore Street to provide for an exclusive left-turn lane for the northbound and southbound approaches. Convert shared through-left-right-turn lanes to a shared through-right turn lanes. Widen and re-stripe Avenue 50 to provide two exclusive westbound left-turn lanes and exclusive eastbound right-turn lane and left-turn lane. The project's estimated fair share contribution is 35.01%.

Study Intersection 90 – Fillmore Street at 52nd Avenue

Install a traffic signal and design for two-phase operation. Widen and re-stripe Fillmore Street to provide an exclusive northbound and southbound left-turn lane. Convert shared through-left-right-turn lanes to shared through-right-turn lanes. Widen and re-stripe 52nd Avenue to provide for an exclusive eastbound right-turn lane. Convert shared eastbound through-left-right-turn lanes to shared through-left-turn lane. The project's estimated fair share contribution is 6.65%.

Study Intersection 91 – Fillmore Street at 54th Avenue

Convert two-way stop control to all-way stop control. The project's estimated fair share contribution is 9.10%.

Study Intersection 93 – Avenue 50 at I-10 Eastbound Ramps

Install a traffic signal and design for two-phase operation. Widen and re-stripe Avenue 50 to provide an exclusive northbound right-turn lane. This improvement may be included in the Avenue 50 Grade Separation at I-10 Interchange (McNaughton) Project (ST-11). The project's estimated fair share contribution is 38.75%.

Study Intersection 94 – Hammond Road 66th Avenue

Widen and re-stripe Hammond Road to provide a northbound through lane and an exclusive southbound left-turn lane. Convert southbound shared through-left-turn lane to a through lane. The project's estimated fair share contribution is 3.02%.

Study Intersection 96 – Garfield Street at 66th Avenue/Box Canyon Road

Convert two-way stop control to all-way stop control. The project's estimated fair share contribution is 20.29%.

Study Intersection 97 – Garfield Street at 68th Avenue

Convert two-way stop control to all-way stop control. The project's estimated fair share contribution is 14.79%.

Study Intersection 98 – Garfield Street at 70th Avenue

Install a traffic signal and design for two-phase operation. The project's estimated fair share contribution is 6.24%.

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Transportation

Transportation. 8 T/S - Mitigation Measures for Indirect/Cumulative Intersection Impacts (cont.)

Study Intersection 99 – Garfield Street at Grapefruit Boulevard

Install a traffic signal and design for two-phase operation. The project's estimated fair share contribution is 6.17%.

Study Intersection 100 – Arthur Road at Grapefruit Boulevard

Stripe a two-way left-turn lane to provide storage along Grapefruit Boulevard. The project's estimated fair share contribution is 6.52%.

Study Intersection 102 – Cottonwood Springs Road at I-10 Westbound Ramps

Convert one-way stop control to all-way stop control. The project's estimated fair share contribution is 10.26%.

Study Intersection 103 – Cottonwood Springs Road at I-10 Eastbound Ramps

Convert one-way stop control to all-way stop control. The project's estimated fair share contribution is 19.80%.

Transportation. 9 T/S - Mitigation Measures for Indirect/Cumulative Road Segment Impacts

Based on the Traffic Impact Analysis Report prepared by Linscott, Law, and Greenspan, dated January 25, 2017, the following study segments are forecasted to operate at an unacceptable level of service during the morning and/or afternoon peak hour under the Year 2040 with Project Scenario and are considered indirect/cumulative impacts of the project. Project fair share contributions to the segment have been estimated and are listed under the mitigation measure.

Segment #3 – I-10 Westbound from Paradise Valley Interchange to Frontage Road

Segment #4 – I-10 Westbound from Frontage Road to Avenue 50

Segment #5 – I-10 Westbound from Avenue 50 to Dillon Road

Segment #6 – I-10 Westbound from Dillon Road to State Route 86

Segment #8 – I-10 Westbound from Golf Center Parkway to Jackson Street

Segment #9 – I-10 Westbound from Jackson Street to Monroe Street

Segment #10 – I-10 Westbound from Monroe Street to Jefferson Street

Segment #11 – I-10 Westbound from Jefferson Street to Washington Street

Segment #12 – I-10 Westbound from Washington Street to Cook Street

Segment #13 – I-10 Westbound from Cook Street to Monterey Road

Segment #14 – I-10 Westbound from Monterey Road to Bob Hope Drive

Segment #15 – I-10 Eastbound from Bob Hope Drive to Monterey Road

Segment #16 – I-10 Eastbound from Monterey Road to Cook Street

Segment #17 – I-10 Eastbound from Cook Street to Washington Street

Segment #18 – I-10 Eastbound from Golf Washington Street to Jefferson Street

Segment #19 – I-10 Eastbound from Jefferson Street to Monroe Street

Segment #20 – I-10 Eastbound from Monroe Street to Jackson Street

Segment #21 – I-10 Eastbound from Jackson Street to Golf Center Parkway

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Transportation. 9 T/S - Mitigation Measures for Indirect/Cumulative Road
Segment Impacts (cont.)

Segment #22 – I-10 Eastbound from Golf Center Parkway to State Route 86

Segment #23 – I-10 Eastbound from State Route 86 to Dillon Road

Segment #24 – I-10 Eastbound from Dillon Road to Avenue 50

Segment #25 – I-10 Eastbound from Avenue 50 to Frontage Road

Segment #26 – I-10 Eastbound from Frontage Road to Paradise Valley Interchange

Segment #27 – I-10 Eastbound from Paradise Valley Interchange to Cottonwood Springs Road

Segment #28 – I-10 Eastbound from Cottonwood Springs Road to Summit Road

Mitigation Measures

Segment #3 – I-10 Westbound from Paradise Valley Interchange to Frontage Road
Provide a 3rd westbound 3.0-mile general use lane. The project's estimated fair share contribution is 42.51%.

Segment #4 – I-10 Westbound from Frontage Road to Avenue 50
Provide a 3rd westbound 1.3-mile general use lane. The project's estimated fair share contribution is 42.51%.

Segment #5 – I-10 Westbound from Avenue 50 to Dillon Road
Provide a 3rd westbound 3.7-mile general use lane. The project's estimated fair share contribution is 30.55%.

Segment #6 – I-10 Westbound from Dillon Road to State Route 86
Provide a 3rd westbound 1.3-mile general use lane. The project's estimated fair share contribution is 23.01%.

Segment #8 – I-10 Westbound from Golf Center Parkway to Jackson Street
Provide a 4th westbound 1.2-mile general use lane. The project's estimated fair share contribution is 10.03%.

Segment #9 – I-10 Westbound from Jackson Street to Monroe Street
Provide a 4th westbound 1.0-mile general use lane. The project's estimated fair share contribution is 7.89%.

Segment #10 – I-10 Westbound from Monroe Street to Jefferson Street
Provide a 4th westbound 2.3-mile general use lane. The project's estimated fair share contribution is 4.01%.

Segment #11 – I-10 Westbound from Jefferson Street to Washington Street
Provide a 4th westbound 2.0-mile general use lane. The project's estimated fair share contribution is 3.82%.

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 9 T/S - Mitigation Measures for Indirect/Cumulative Road Segment Impacts (cont.)

Segment #12 – I-10 Westbound from Washington Street to Cook Street
Provide a 4th westbound 3.6-mile general use lane. The project's estimated fair share contribution is 3.17%.

Segment #13 – I-10 Westbound from Cook Street to Monterey Road
Provide a 4th westbound 2.4-mile general use lane. The project's estimated fair share contribution is 1.70%.

Segment #14 – I-10 Westbound from Monterey Road to Bob Hope Drive
Provide a 5th westbound 1.5-mile general use lane. The project's estimated fair share contribution is 1.88%.

Segment #15 – I-10 Eastbound from Bob Hope Drive to Monterey Road
Provide a 5th eastbound 1.5-mile general use lane. The project's estimated fair share contribution is 2.36%.

Segment #16 – I-10 Eastbound from Monterey Road to Cook Street
Provide a 4th eastbound 2.4-mile general use lane. The project's estimated fair share contribution is 2.36%.

Segment #17 – I-10 Eastbound from Cook Street to Washington Street
Provide a 4th eastbound 3.6-mile general use lane. The project's estimated fair share contribution is 4.55%.

Segment #18 – I-10 Eastbound from Golf Washington Street to Jefferson Street
Provide a 4th eastbound 2.0-mile general use lane. The project's estimated fair share contribution is 5.10%.

Segment #19 – I-10 Eastbound from Jefferson Street to Monroe Street
Provide a 4th eastbound 2.3-mile general use lane. The project's estimated fair share contribution is 5.42%.

Segment #20 – I-10 Eastbound from Monroe Street to Jackson Street
Provide a 4th eastbound 1.0-mile general use lane. The project's estimated fair share contribution is 10.55%.

Segment #21 – I-10 Eastbound from Jackson Street to Golf Center Parkway
Provide a 4th eastbound 1.2-mile general use lane. The project's estimated fair share contribution is 11.20%.

Segment #22 – I-10 Eastbound from Golf Center Parkway to State Route 86
Provide a 4th eastbound 0.7-mile general use lane. The project's estimated fair share contribution is 17.82%.

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 9

T/S - Mitigation Measures for Indirect/Cumulative Road Segment Impacts (cont.)

Segment #23 – I-10 Eastbound from State Route 86 to Dillon Road

Provide a 3rd eastbound 1.3-mile general use lane. The project's estimated fair share contribution is 24.06%.

Segment #24 – I-10 Eastbound from Dillon Road to Avenue 50

Provide a 3rd eastbound 3.7-mile general use lane. The project's estimated fair share contribution is 33.75%.

Segment #25 – I-10 Eastbound from Avenue 50 to Frontage Road

Provide a 3rd eastbound 8.6-mile general use lane. The project's estimated fair share contribution is 44.34%.

Segment #26 – I-10 Eastbound from Frontage Road to Paradise Valley Interchange

Provide a 3rd eastbound 2.0-mile general use lane. The project's estimated fair share contribution is 44.34%.

Segment #27 – I-10 Eastbound from Paradise Valley Interchange to Cottonwood Springs Road

Provide a 3rd eastbound 6.4-mile general use lane. The project's estimated fair share contribution is 10.56%.

Segment #28 – I-10 Eastbound from Cottonwood Springs Road to Summit Road

Provide a 5th eastbound 4.5-mile general use lane. The project's estimated fair share contribution is 4.18%.

LAND DEVELOPMENT COMMITTEE
INITIAL CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE
P.O. Box 1409
Riverside, CA 92502-1409

DATE: October 2, 2008

TO:

Transportation Dept.
Environmental Health Dept.
Flood Control District
Co. Geologist

Environmental Programs Dept.
Transportation Dept. – Desert Office
Riv. Co. Parks and Recreation
Paul Clark – Desert Office

P.D. Archaeologist
Building & Safety – Grading
Riv. Co. Fire Department
Waste Management

SPECIFIC PLAN NO. 339, ENVIRONMENTAL IMPACT REPORT NO. 506 – FIRST SCREENCHECK - Applicant: Glorious Land Company - Fourth Supervisorial District - Chuckwalla Zoning Area - Area Plan: Eastern Coachella Valley - Located in unincorporated Riverside County, approximately 15 miles east of the City of Indio, just east of the Cactus City rest area on U.S. Interstate-10. The site straddles I-10, with approximately 1/3rd of the acreage north of I-10 and approximately 2/3rds south of I-10. The northerly portion of the property occurs in the foothills of the Cottonwood Mountains, immediately south of Joshua Tree National Park. The central portion of the site occurs within the broad southeast-trending Pinkham Wash, and the southwesterly portion of the site occurs in the foothills of the Mecca Hills. – 5,262 acres - SP Zone - **REQUEST:** The proposed development program consists of residential, commercial, business park, institutional, resort, recreational, open space and supporting uses. It is anticipated that the project will be developed in five phases, to include four villages, as well as the Town Center and the Welcome Center. Phase 1 involves the development of portions of the Welcome Center south of I-10 and adjacent to the existing eastbound off-ramp, as well as portions of the Town Center and residential, hotel, golf course, and community facilities in the central and south westerly portion of the project planning area. Phase 2 is envisioned as the development of the south central and southeasterly portions of the property, to include residential development, a golf course, parks and schools, and community facilities. Phase 3 provides for buildout of development in the Town Center, including mixed use commercial, residential development and institutional uses. Expansion of the Welcome Center will include mixed uses, as well as light industrial/business park development north of I-10, and are also planned as part of Phase 3. Phase 4 provides for buildout of the Welcome Center, and for development north and south of I-10 in the east-central and northeastern portion of the project site. Residential development as well as schools, parks, and a spiritual retreat center will also be developed in this phase. Phase 5 will include development of the northwesterly portion of the project site north of I-10 for medium, residential development, schools, parks and an equestrian center. A hotel is planned in the central northeasterly portion of the project site. – APNs: The following parcels are owned by GLC and constitute the private lands proposed for development under the Paradise Valley Specific Plan: 713-040-002-7, 713-040-003-8, 713-040-004-9; 713-040-005-0; 713-040-006-1; 713-040-007-2; 713-031-004-1; 713-031-005-2; 713-031-006-3, 713-032-001-1; 713-050-002-8; 713-060-004-1; 713-072-001-5; 713-060-002-9; 713-060-003-0; 713-060-001-8. - Concurrent Cases: GPA00686, CZ06915.

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a **LDC meeting on December 4, 2008**. All LDC Members please have draft conditions in the Land Management System on or before the above date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the routing on or before the above date. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing.

All other transmitted entities, please have your comments, questions and recommendations to the Planning Department on or before the above date. Your comments/recommendations/conditions are requested so that they may be incorporated in the staff report for this particular case.

Should you have any questions regarding this project, please do not hesitate to contact **James Fagelson**, Project Planner, at **(951) 955-9514** or email at jfagelso@rctlma.org / **MAILSTOP# 1070**.

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

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

COACHELLA VALLEY CONSERVATION COMMISSION



Cathedral City • Coachella • Desert Hot Springs • Indian Wells • Indio • La Quinta • Palm Desert • Palm Springs
Rancho Mirage • County of Riverside • Coachella Valley Water District • Imperial Irrigation District

July 6, 2012

Chad Young
Ecological Resources Specialist
Planning Department
County of Riverside
4080 Lemon Street, 12th Floor
Riverside, CA 92501

RE: Joint Project Review CVCC 12-002a: Paradise Valley Specific Plan

Dear Mr. Young:

The Coachella Valley Conservation Commission (CVCC) staff has reviewed the Joint Project Review (JPR) application ("Application") submitted for the Paradise Valley Specific Plan. The applicant "requests that CVCC concurrently undertake the programmatic level review of the entire Specific Plan and the project level review of Phase I." A JPR requires all the information necessary for a consistency determination for each requirement of Coachella Valley Multiple Species Habitat Conservation Plan/Natural Community Conservation Plan (CVMSHCP) be provided. The JPR process requires specific information on the proposed project that does not allow for a programmatic level analysis. As the applicant notes on page 2 of the Application, the CVCC analysis should be based on "actual rather than speculative impacts." We agree with the applicant's acknowledgement, "consistency will need to be demonstrated for each phase, on the basis of empirical evidence presented at the time of the project review for such phase . . ." For the reasons described in this letter and the accompanying Joint Project Review, we have determined that not enough specific information is available to complete a JPR analysis of future phases of the project beyond Phase I. Therefore, we have not completed a JPR consistency determination for the Specific Plan.

CVCC has performed a JPR at the project level for Phase I of the Specific Plan. The Joint Project Review is attached. There are some additional project-related issues that will need to be evaluated in a separate Joint Project Review with the appropriate project proponents:

1. The applicant included two alternatives for new electric transmission lines to serve the project. These lines would be constructed by the Imperial Irrigation District (IID), which is a Permittee under the CVMSHCP. As the transmission lines would be an IID project, IID would need to apply for a JPR for the transmission lines. Take under the CVMSHCP for the transmission lines would be authorized for IID, not the Paradise Valley applicant.

2. Other infrastructure necessary for the proposed project, such as Caltrans freeway offramps or infrastructure provided by Metropolitan Water District, would also need to be analyzed as part of the consistency determination through the JPR process.

The concept of existing disturbance is mentioned in the Application. Existing disturbance is actual, on-the-ground disturbance, existing at the time planning for the CVMSHCP began in 1996. CVCC uses 1996 United States Geological Survey Digital Orthophoto Quadrangles to determine existing disturbance. The entire area of an easement existing in 1996 does not qualify as existing disturbance, only the area of actual disturbance existing in 1996.

Our analysis of Phase I is based on the GIS shapefiles submitted by the applicant. The shapefiles of the area of proposed development remove an extensive area of various easements existing on the property. In some cases, these easements are hundreds of feet wide but contain only a dirt road 10-12 feet wide. It should be understood that the CVCC analysis used the shapefiles submitted by the applicant which removed the entire easement from the calculation of disturbance; if development within the easement is permitted by the County of Riverside or other CVMSHCP Permittee, that development would be considered disturbance under the CVMSHCP.

With regard to subsequent phases of the Paradise Valley Specific Plan, our preliminary review indicates that the Specific Plan is not currently consistent with CVMSHCP Conservation Objectives. As described in the Application, that consistency with the CVMSHCP would require conservation of additional land in the Desert and Tortoise Linkage Conservation Area, a Transfer of Conservation Objectives, a Like Exchange or some combination of these options. While the Application presents an analysis to identify that private land is available to theoretically meet the quantitative requirements of the CVMSHCP through these options, CVCC can only perform an analysis when specific parcels are identified and a complete Like Exchange or Transfer of Conservation Objectives proposal is submitted. In addition to the quantitative analysis, there is also a qualitative analysis that cannot be completed without identification of the specific areas of disturbance and conservation for the proposed project.

Both Transfers of Conservation Objectives and Like Exchanges would also require Wildlife Agency concurrence. The analysis of a proposed Like Exchange requires quantitative and qualitative information about the land proposed as biologically equivalent to the lands to be removed from the Conservation Areas. The analysis presented in this Application only identifies that enough privately owned acres could be available for a Like Exchange. The necessary information for a Like Exchange that would allow for a determination that there is a viable alternative that is biologically equivalent or superior, consistent with Section 6.12.2 of the CVMSHCP is not provided. CVCC cannot perform an analysis based on the possibility that additional unspecified land might be conserved by the applicant or that the Wildlife Agencies might concur with a specific Transfer of Conservation Objective or Like Exchange proposal at some future date. Additional concerns about the overall Specific Plan consistency with CVMSHCP goals and objectives are described in the attached analysis.

We appreciate the efforts by the project applicant to address the concerns regarding consistency with the CVMSHCP for the Paradise Valley Project. This is a large and complex project with potential conflicts with the CVMSHCP Conservation Goals and Objectives. CVCC staff

continues to be available to work with you and the applicant to meet the requirements of the CVMSHCP.

Pursuant to Section 6.6.1.1 of the Coachella Valley Multiple Species Habitat Conservation Plan/Natural Community Conservation Plan, the enclosed analysis for Joint Project Review 12-002a is being sent to the appropriate Local Permittee, the project applicant, and the Wildlife Agencies for comment. Any comments must be received by August 8, 2012. Comments should be sent to:

Jim Sullivan
Coachella Valley Conservation Commission
73-710 Fred Waring Drive, Suite 200
Palm Desert, CA 92260
760-346-1127
jsullivan@cvag.org

Sincerely,



Katie Barrows
Director of Environmental Resources

Cc: Jenness McBride, USFWS
Michael Flores, CDFG
Paul P. Lin, Glorious Land Company
Travis Cullen, Envicom Corporation

**Coachella Valley Conservation Commission
Joint Project Review (JPR)**

Date: July 6, 2012

Project Information

Permittee: County of Riverside

Applicant/Project Name: Glorious Land Company

CVCC ID: 12-002a

Conservation Area: Desert Tortoise and Linkage Conservation Area and Joshua Tree National Park Conservation Area

Total Project Acreage: 5,400 acres ¹

(total acres owned by project applicant is 8,200 acres, including 2,800 acres of non-contiguous parcels on which only Conservation is proposed)

Project Acreage within Conservation Area: 5,400 acres

APNs within Conservation Area: See Exhibit 1

Project Description: The proposed project is a Specific Plan with a variety of land uses, including residential, commercial, industrial, resort, recreational, and open space. The proposed Paradise Valley Specific Plan proposes development of approximately 1,942 acres in an open desert area bisected by the I-10 freeway, east of the Coachella Valley, between Joshua Tree National Park and the Mecca Hills Wilderness Area.

The applicant submitted a Paradise Valley Specific Plan Joint Project Review Application ("Application"). The project plan in the Application calls for a phased development approach and requests that this Joint Project Review "concurrently undertake the programmatic level review of the overall Paradise Valley Specific Plan and the project level review of Phase I." The Application describes Phase I at the project level and this JPR is presented for Phase I. CVCC finds that there are elements of Phase I that are not consistent with the CVMSHCP Conservation Objectives. With respect to the Specific Plan, additional information will be necessary to complete a JPR of subsequent phases of the proposed project. A programmatic level analysis of the project is not possible without additional information about the subsequent phases.

The applicant supplied GIS data depicting various easements across the main project area. This review assumes no project disturbance occurs within these easements. Proposed conservation identified in the Application within these easements will require a legal instrument to ensure conservation in perpetuity. Proposed conservation extending into the Joshua Tree National Park Conservation Area is not included in Table 1.

Acres of Proposed New Disturbance: 382.25 acres (Phase 1 Development)

Acres of Proposed Conservation: 6,063 acres (Desert Tortoise and Linkage Conservation Area), 79 acres (Joshua Tree National Park Conservation Area)

¹ The project application lists the contiguous acres of the project at 5,275 acres. The CVCC GIS review shows the total to actually be 5,400 acres.

Phase I: Joint Project Review

A Joint Project Review of the proposed project includes both quantitative and qualitative analysis of the extent to which Phase I of the project is consistent with the conservation goals and objectives of the CVMSHCP.

The Conservation Objectives for the Desert Tortoise and Linkage Conservation Area are described in Section 4.3 of the CVMSHCP. The Conservation Objectives applicable to the proposed project are summarized as follows:

1. In total, 46,350 acres of the Desert Tortoise Linkage Conservation Area shall be conserved.
2. Conserve Core Habitat as set forth below for desert tortoise, allowing evolutionary processes and natural population fluctuations to occur. Minimize fragmentation, human-caused disturbance, and edge effects to Core Habitat by conserving contiguous Habitat and effective Linkages between patches of Core Habitat. In addition, conserve Habitat for the Mecca aster and Orocopia sage, for which this area provides Core Habitat in conjunction with that in the Mecca Hills/Orocopia Mountains Conservation Area. (Note: Orocopia sage does not occur within the project site.)
 - a. Conserve at least 44,977 acres of Core Habitat for the desert tortoise in the Riverside County portion of the area. Protect individual tortoises within the area when allowed Development does occur. Priority will be given to conserving Core Habitat in the Desert Wildlife Management Area for desert tortoise delineated in the NECO Plan.
 - b. Conserve at least 1,855 acres of Core Habitat for the Mecca aster in the Riverside County portion of the Conservation Area.
3. Conserve at least 25,319 acres of Other Conserved Habitat for Le Conte's thrasher in the Riverside County portion of the area. Conserve Le Conte's thrasher nesting sites as described in Section 4.4 avoidance, minimization, and mitigation measures.
4. Conserve at least 6,771 acres of the desert dry wash woodland natural community in the Riverside County portion of the area. Maintain the current capacity for flows in the washes that maintain desert dry wash woodland. This natural community provides Habitat for riparian birds and other Covered Species
5. Conserve at least 14,143 acres, such that the functionality of each individual Biological Corridor listed below is not compromised, to maintain Linkages between the Joshua Tree National Park Conservation Area and the Mecca Hills/Orocopia Mountains Conservation Area and Biological Corridors under I-10 for desert tortoise, and to maintain ecosystem function for Covered Species.
6. Maintain the bridges on I-10 and the culverts under I-10 associated with the aforementioned corridors so as not to affect the existing hydrological regime and Biological Corridors.
 - b. Conserve Corridor 2 centered on the E. Cactus City Wash and Hazy Gulch culverts.
 - c. Conserve Corridor 3 centered on the Happy Gulch culvert.

Compliance with the CVMSHCP requires CVCC and the Permittees to ensure implementation consistent all Plan goals and objectives, including the Species Conservation Goals and Objectives in Section 9 (see Section 9, Section 9.1.1). These goals and objectives include a general requirement for all species to, "Conserve Habitat, and associated Essential Ecological Processes, allowing evolutionary processes and natural population fluctuations to occur.

Minimize fragmentation, human-caused disturbance, and edge effects to Core Habitat by conserving contiguous Habitat patches and effective Linkages between patches of Core Habitat.”

Phase I: Conservation Objectives Review - Quantitative Analysis

The quantitative analysis of the applicable Conservation Objectives is presented in Table 1.

Table 1: Phase 1 Development Conservation Objectives Analysis – Desert Tortoise and Linkage Conservation Area

Conservation Objective	Total Acres of Proposed Disturbance	Acres of Authorized Disturbance from Plan	Current Acres of Authorized Disturbance after Approved Projects (West Coast Aggregates)	Percent of Current Authorized Disturbance	Rough Step (Acres of Disturbance Currently Available) ¹	Total Acres of Proposed Conservation	Current Acres Remaining to be Conserved	Proposed Conservation as a Percent of Current Remaining Conservation
Desert Tortoise - Core Habitat	382.25	4,998	4,771	8%	1,030 (37%)	6,063	43,214	14%
Le Conte's Thrasher - Other Conserved Habitat	281.00	2,813	2,599	11%	448 (63%)	3,211	24,533	13%
Mecca Aster - Core Habitat	0.00	206	206	0%	73	349	1,674	21%
Desert Dry Wash Woodland	129.50	752	711	18%	195 (66%)	1,543	6,586	23%
Desert Tortoise and Linkage Corridor	184.50	1,572	1,572	12%	550 (34%)	3,685	13,710	27%

¹ Total acres of proposed disturbance as percentage of Rough Step acres of disturbance available.

Table 1 identifies the total acres of proposed disturbance for Phase 1 of the Paradise Valley Specific Plan, and the percent of available authorized disturbance that would be used necessary for the first phase of the proposed project. The amount of proposed disturbance is within the authorized disturbance available to Riverside County for this Conservation Area. The proposed disturbance in Phase 1 of the Paradise Valley project is consistent with the quantitative Conservation Objectives for desert tortoise, Le Conte's thrasher, Mecca aster, desert dry wash woodland, and desert tortoise and linkage corridor.

Phase I: Conservation Objectives Review - Qualitative Analysis

The proposed disturbance in Phase I of the Paradise Valley Specific Plan would result in qualitative impacts that are not consistent with the CVMSHCP Conservation Objectives. The issues regarding project consistency with the CVMSHCP Conservation Goals and Objectives are described in the following paragraphs.

Biological Corridors and Linkages

The Application describes the biological corridors and linkages that occur on the project site or would be affected by the proposed development. The Application concludes that Phase I impacts are consistent with CVMSHCP Conservation Objectives and that these biological corridors and linkages will continue to function. Development of the entire Specific Plan area would impact Biological Corridor 2 (centered on the E. Cactus City Wash and Hazy Gulch culverts) and Biological Corridor 3. Phase I proposes development in the southern portion of Biological Corridor 3 (centered on Happy Gulch) within the project site. With Phase I development north and south of the I-10 freeway in the vicinity of Biological Corridor 3, the potential for wildlife use of this area within the project site appears very limited. Functionality of this corridor depends on the adjacent undeveloped BLM land in Section 12.

The Application provides detailed information about the physical characteristics of the corridors once Phase I is developed. However, with the exception of limited references to the biological corridor literature, the Phase I Application does not make the case that these corridors, including the un-named washes (e.g. washes H, I and J), are likely to be used by wildlife when Phase I is built out and these wash corridors are surrounded by development. Information describing the use of biological corridors by wildlife, in areas surrounded by urban development similar to that proposed in Phase I, would help support the conclusion in the Application that these corridors will continue to function.

Essential Ecological Processes: Hydrology and Sediment Transport Regimes

The Application describes the hydrology and sediment transport flows through the Paradise Valley property within the active floodplain of the various drainages that originate to the north and west of the I-10. It concludes that "the Specific Plan and Phase I will preserve the existing regime that routinely conveys hydrology and sediment through the property." The analysis does not fully address the impacts of Phase I with respect to several issues:

1. The proposed project would be expected to generate nutrients, including nitrogen compounds, from landscaping and golf course runoff that could impact downstream vegetation, including desert dry wash woodland, in the lower Shavers Valley, Pinkham Wash and Box Canyon. The addition of nitrogen and other plant nutrients to otherwise nutrient-poor desert soils allows for the explosive growth of invasive plant species. The Application makes reference to water quality but clarification is needed on how nutrients would be addressed.
2. The present hydrological regime on the site involves a braided series of washes and intermittent drainages that ultimately convey water downstream into lower Shavers Valley and Box Canyon. Phase I would alter this pattern by concentrating the flow into fewer, larger drainages as identified in the Application. This change in the hydrological regime could result in concentrating flows during rainfall or high flow events, causing erosion

downstream. The Application describes that “. . . erosion control devices will be placed at the pipe/channel outlets to mitigate potential erosion impacts to the downstream environment.” The Application should provide more explanation and detail on the conversion of this broad alluvial fan from a “braided wash” to a series of channels surrounded by hardscape and development in terms of impacts to the downstream environment.

3. The Application indicates that the Paradise Valley project would preserve the existing hydrology and sediment transport that support on-site and downstream biological resources. It also indicates that while the land plan has not been completed, primary un-named washes which provide flow downstream into Box Canyon are “. . . to be preserved in their natural alignment and condition through the project.” However, other than stating that these washes will be maintained in a natural state, no information is provided on how the hydrological regime will be maintained within Phase I where these un-named washes occur. The Application should clearly describe how the washes, surrounded by development, will be maintained in a “natural condition” consistent with CVMSHCP requirement to maintain existing hydrological regimes necessary for desert dry wash woodland and other natural communities, covered species habitat, and essential ecological processes in the downstream environment.

The information presented in the Application does not provide conclusive evidence that changes to the hydrological regime resulting from the proposed project will avoid or mitigate downstream erosion, addition of nutrients, or changes in the flow regime necessary to support the ecosystem and natural communities including, desert dry wash woodland, in Box Canyon.

Other Project Impacts

The proposed project identifies development in an area that is currently undeveloped. The Phase I development footprint is irregular and includes a relatively high ratio of project boundary or “edge” compared to the total project area. The Conservation Objective for desert tortoise, as well as other covered species, requires that the CVMSHCP demonstrate that proposed developments “Minimize fragmentation, human-caused disturbance, and edge effects to Core Habitat . . .” Edge effects, which may include increased predation, are addressed in part by the land use adjacency guidelines. In the long-term edge effects of development adjacent to CVMSHCP Conservation Areas require ongoing management to reduce these impacts on the Reserve System. The Application should describe how edge effects will be minimized through the project design.

New development in a currently undeveloped area is likely to facilitate the spread of non-native plants, some of which are highly invasive weeds. Several of these plant species, including Sahara mustard and brome grass, have significant impacts on the desert ecosystem. Sahara mustard occurs and spreads more readily in areas where soil has been disturbed such as along roads. These invasive species are currently impacting the CVMSHCP Reserve System and plant and animal species in the Coachella Valley. As a result of soil disturbance and related development impacts, the proposed project is likely to facilitate the spread of invasive plants and animals that will negatively impact Covered Species and the natural communities present on the project site and adjacent reserve lands. The description of the proposed Phase I should address impacts of invasive species on CVMSHCP conservation goals and objectives.

Specific Plan: Conservation Objectives Review

The Paradise Valley Specific Plan describes the proposed development of the project site beyond Phase I at a programmatic level. A complete JPR analysis of the Specific Plan was not completed because project-level information is necessary for a consistency determination. The proposed development described in the Application would result in impacts that are not consistent with the CVMSHCP Conservation Objectives. As described in the Application, consistency with the Conservation Objectives will require conservation of additional land in the Desert Tortoise and Linkage Conservation Area, a Transfer of Conservation Objectives, a Like Exchange or some combination of these options. Some of the required conservation would occur through dedication of lands for conservation by the applicant. The Application describes that enough acres of private land could be available for a Like Exchange. The Application does not identify or describe the potential Like Exchange properties. The analysis of a proposed Like Exchange requires quantitative and qualitative information about the land proposed as biologically equivalent to the lands to be removed from the Conservation Areas. Evaluation of a proposed Like Exchange necessary to meet the Conservation Objectives for the Desert Tortoise and Linkage Conservation Area would require a complete Like Exchange proposal so that a determination of whether the lands proposed for exchange are biologically equivalent or superior. As described in Section 6.12.3 of the CVMSHCP, a Transfer of Conservation Objectives between conservation areas would require information not provided in this Application.

The issues regarding consistency with the CVMSHCP Conservation Goals and Objectives are generally described in the following paragraphs.

Biological Corridors and Linkages

The Application describes the biological corridors and linkages that occur on the project site or would be affected by the proposed development. The Application concludes that Phase I impacts are consistent with CVMSHCP Conservation Objectives and that these biological corridors and linkages will continue to function. With full Specific Plan build-out north and south of the I-10 freeway in the vicinity of these corridors, the potential for wildlife use of this area within the project site is very limited. The biological corridors in the CVMSHCP were designed to limit the impacts of human development on wildlife movement. The Specific Plan proposes impacts to Biological Corridor 2 resulting from development within the mapped corridor to the south and east of Interstate 10. The impacts to Biological Corridor 3 are more significant as development is proposed north and south of the I-10 such that most of the corridor within the project site is proposed for development. The functionality of Biological Corridor 3 depends on actions taken on lands not under the control of the applicant, including BLM lands and private lands to the east. The Application describes a setback from the northeast corner of Section 13 to provide for biological connectivity. This proposal, while worthy, depends on future decisions by Riverside County to limit the development on adjacent private lands in order to maintain connectivity. There is no certainty that areas proposed to maintain connectivity will be conserved. The effectiveness of the proposed corridor needs to be evaluated without assumptions based on future decisions by Riverside County or future actions by the adjacent private property owner.

For both Biological Corridors 2 and 3, wildlife movement to the south of the project site would depend at least in part on animals moving through washes, such as ephemeral wash 'J', that the Application indicates will "be maintained in its natural condition throughout the Specific Plan."

Evaluating the functionality of the washes as corridors would depend on a description of the “natural condition” proposed in the Application. The Application describes the physiography and vegetation communities associated with the biological corridors as being suitable for wildlife movement. Project-level information for subsequent phases of the project should provide documentation or data to support the conclusion that narrow washes surrounded by development will function as biological corridors. Reference to the biological corridor literature and examples or evidence from other similar development projects would help support this conclusion.

Essential Ecological Processes: Hydrology and Sediment Transport Regimes

The maintenance of hydrological regimes and sediment transport flows through the Paradise Valley property off-site and to the downstream areas is essential to the function of the ecosystem in this area. The Application describes and analyzes the active floodplain and watershed of the various drainages that originate to the north and west of the I-10. It concludes that “the Specific Plan will preserve the existing regime that routinely conveys hydrology and sediment through the property.” A complete presentation on future phases of the Specific Plan should address:

1. The full development of the Specific Plan would expand the potential impacts of Phase I in terms of downstream natural communities, including desert dry wash woodland, in Shavers Valley and Box Canyon. Nutrients, including nitrogen compounds, from landscaping and golf course runoff could have a negative impact on the downstream environment. Studies done by UC Riverside (Allen 2006)² demonstrate the impacts of nitrogen compounds from human activities on desert ecosystems. The addition of nitrogen and other plant nutrients to otherwise nutrient-poor desert soils allows for the explosive growth of invasive plant species and increases the potential for fire. Project-level information should include how nutrients and impacts to water quality would be addressed.
2. The present hydrological regime on the site involves a braided series of washes and intermittent drainages that ultimately convey water downstream into Box Canyon. The Specific Plan would alter this pattern by concentrating the flow into fewer, larger drainages as identified in the Application. This change in the hydrological regime could result in concentrating flows during rainfall or high flow events, causing erosion downstream. The Application describes that “. . . erosion control devices will be placed at the pipe/channel outlets to mitigate potential erosion impacts to the downstream environment.” Information on future phases should describe how erosion impacts resulting from the conversion of this broad alluvial fan from a “braided wash” to a series of narrow channels surrounded by hardscape and development will be eliminated.
3. The Application indicates that the Paradise Valley project would preserve the existing hydrology and sediment transport that support on -site and downstream biological resources. It also indicates that while the land plan has not been completed, primary un -named washes which provide flow downstream into Box Canyon are “. . . to be preserved in their natural alignment and condition through the project.” Information for subsequent phases of the project should describe specifically how these washes will be maintained in a natural state. Not enough information is provided in this programmatic level approach to determine whether the project is consistent with CVMSHCP requirement to maintain existing

² Allen, Edith B., Andrzej Bytnerowicz, Mark E. Fenn, Richard A. Minnich, and Michael F. Allen. 2006. *Impacts of Anthropogenic N Deposition on Weed Invasion, Biodiversity and the Fire Cycle at Joshua Tree National Park. Final Report.* PMIS Number: 72123. http://nature.nps.gov/air/studies/docs/IOTRAllenNDep_1_Final_Rep_12_06.pdf.

hydrological regimes necessary for desert dry wash woodland and other natural communities, covered species habitat, and essential ecological processes in the downstream environment.

The applications for subsequent phases of the Specific Plan should provide project-level analysis to demonstrate that changes to the hydrological regime resulting from the proposed project will avoid or mitigate downstream erosion, addition of nutrients, or changes in the flow regime necessary to support the ecosystem and natural communities including, desert dry wash woodland, in Shavers Valley and in Box Canyon. The future applications should also address other project impacts identified for Phase I for the entire Specific Plan.

Excerpts from CVMSHCP:

The following are requirements excerpted directly from the CVMSHCP. In addition to other conservation goals and objectives previously described, in order to be consistent with the CVMSHCP, the following measures would have to be imposed on the proposed project to achieve the CVMSHCP conservation goals and objectives.

Required Measures for the Conservation Area Applicable to this Proposed Project

Required Measure 1 (partial):

The existing bridges on, and culverts under, I-10 listed below, and indicated on Figure 4-22d will be maintained by Caltrans at no less than their current size, with soft-bottoms for the culverts, to maintain hydrological process and Biological Corridor functions for desert tortoise and other species.

- a. Corridor 2 centered on the E. Cactus City Wash and Hazy Gulch culverts.
- b. Corridor 3 centered on the Happy Gulch culvert.

Required Measure 2:

The Permittees shall comply with applicable avoidance, minimization, and mitigation measures described in Section 4.4 and the Land Use Adjacency Guidelines as described in Section 4.5.

Section 4.4: Avoidance, Minimization, and Mitigation Measures

The avoidance, minimization, and mitigation measures from Section 4.4 relevant to species affected by the proposed project are included herein.

Biological Corridors. Specific roads in Conservation Areas, where culverts or undercrossings are required to maintain Biological Corridors, are delineated in the Section 4.3 subsections on individual Conservation Areas.

Burrowing Owl. This measure does not apply to single-family residences and any non-commercial accessory uses and structures including but not limited to second units on an existing legal lot, or to O&M of Covered Activities other than levees, berms, dikes, and similar features that are known to contain burrowing owl burrows. O&M of roads is not subject to this requirement. For other projects that are subject to CEQA, the Permittees will require burrowing owl surveys in the Conservation Areas using an accepted protocol (as determined by the CVCC in coordination with the Permittees and the Wildlife Agencies). Prior to Development, the

construction area and adjacent areas within 500 feet of the Development site, or to the edge of the property if less than 500 feet, will be surveyed by an Acceptable Biologist for burrows that could be used by burrowing owl. If a burrow is located, the biologist will determine if an owl is present in the burrow. If the burrow is determined to be occupied, the burrow will be flagged and a 160-foot buffer during the non-breeding season and a 250-foot buffer during the breeding season, or a buffer to the edge of the property boundary if less than 500 feet, will be established around the burrow. The buffer will be staked and flagged. No Development or O&M activities will be permitted within the buffer until the young are no longer dependent on the burrow.

If the burrow is unoccupied, the burrow will be made inaccessible to owls, and the Covered Activity may proceed. If either a nesting or escape burrow is occupied, owls shall be relocated pursuant to accepted Wildlife Agency protocols. A burrow is assumed occupied if records indicate that, based on surveys conducted following protocol, at least one burrowing owl has been observed occupying a burrow on site during the past three years. If there are no records for the site, surveys must be conducted to determine, prior to construction, if burrowing owls are present. Determination of the appropriate method of relocation, such as eviction/passive relocation or active relocation, shall be based on the specific site conditions (e.g., distance to nearest suitable habitat and presence of burrows within that habitat) in coordination with the Wildlife Agencies. Active relocation and eviction/passive relocation require the preservation and maintenance of suitable burrowing owl habitat determined through coordination with the Wildlife Agencies.

Desert tortoise. This measure does not apply to single-family residences and any non-commercial accessory uses and structures, including but not limited to second units on an existing legal lot, or to O&M of Covered Activities for Permittee infrastructure facilities. Within Conservation Areas, the Permittees will require surveys for desert tortoise for Development in modeled desert tortoise Habitat. Prior to Development, an Acceptable Biologist will conduct a presence/absence survey of the Development area and adjacent areas within 200 feet of the Development area, or to the property boundary if less than 200 feet and permission from the adjacent landowner cannot be obtained, for fresh sign of desert tortoise, including live tortoises, tortoise remains, burrows, tracks, scat, or egg shells. The presence/absence survey must be conducted during the window between February 15 and October 31. Presence/absence surveys require 100% coverage of the survey area. If no sign is found, a clearance survey is not required. A presence/absence survey is valid for 90 days or indefinitely if tortoise-proof fencing is installed around the Development site.

If fresh sign is located, the Development area must be fenced with tortoise-proof fencing and a clearance survey conducted during the clearance window. Desert tortoise clearance surveys shall be conducted during the clearance window from February 15 to June 15 and September 1 to October 31 or in accordance with the most recent Wildlife Agency protocols. Clearance surveys must cover 100% of the Development area. A clearance survey must be conducted during different tortoise activity periods (morning and afternoon). All tortoises encountered will be moved from the Development site to a specified location. Prior to issuance of the Permits, CVCC will either use the *Permit Statement Pertaining to High Temperatures for Handling Desert Tortoises* and *Guidelines for Handling Desert Tortoises During Construction Projects*, revised July 1999, or develop a similar protocol for relocation and monitoring of desert tortoise, to be reviewed and approved by the Wildlife Agencies. Thereafter, the protocol will be revised as needed based on the results of monitoring and other information that becomes available.

For O&M activities in the Conservation Areas, the Permittees shall ensure that personnel conducting such activities are instructed to be alert for the presence of desert tortoise. If a tortoise is spotted, activities adjacent to the tortoise's location will be halted and the tortoise will be allowed to move away from the activity area. If the tortoise is not moving, it will be relocated by an Acceptable Biologist to nearby suitable Habitat and placed in the shade of a shrub. To the maximum extent Feasible, O&M activities will avoid the period from February 15 and October 31. Utility development protocols have been developed to avoid or minimize potential adverse impacts to the desert tortoise in the Conservation Areas from utility and road right-of-way projects, such as the installation and maintenance of water, sewer, and electric lines and roadway maintenance. The objectives of these protocols are to provide reliable and consistent direction on utility development within the Conservation Areas. Two utility development protocols, inactive and active season, provide specific direction on site preparation and construction phases of utility projects in the Conservation Areas. The protocols include steps to be followed during the desert tortoise active and/or inactive season. The inactive season protocol must be used for utility maintenance or development within the November 1 to February 14 time frame; the active season protocol must be used for utility maintenance or development within the February 15 to October 31 time frame. Deviations from these time frames must be presented to the RMOC.

Inactive Season Protocol. This protocol is applicable to pre-construction and construction phases of utility Covered Activity projects occurring between November 1 and February 14. These protocols apply only to the site preparation and construction phases of projects. The project proponent must follow the eight pre-construction protocol requirements listed below.

1. A person from the entity contracting the construction shall act as the contact person with the representative of the appropriate RMUC. He/she will be responsible for overseeing compliance with the protective stipulations as stated in this protocol.
2. Prior to any construction activity within the Conservation Areas, the contact person will meet with the representative of the appropriate RMUC to review the plans for the project. The representative of the appropriate RMUC will review alignment, pole spacing, clearing limits, burrow locations, and other specific project plans which have the potential to affect the desert tortoise. He or she may recommend modifications to the contact person to further avoid or minimize potential impacts to desert tortoise.
3. The construction area shall be clearly fenced, marked, or flagged at the outer boundaries to define the limits of construction activities. The construction rightof- way shall normally not exceed 50 feet in width for standard pipeline corridors, access roads and transmission corridors, and shall be minimized to the maximum extent Feasible. Existing access roads shall be used when available, and rights-ofway for new and existing access roads shall not exceed 20 feet in width unless topographic obstacles require greater road width. Other construction areas including well sites, storage tank sites, substation sites, turnarounds, and laydown/staging sites which require larger areas will be determined in the preconstruction phase. All construction workers shall be instructed that their activities shall be confined to locations within the fenced, flagged, or marked areas.
4. An Acceptable Biologist shall conduct pre-construction clearance surveys of all areas potentially disturbed by the proposed project. Any winter burrows discovered in the Conservation Areas during the pre-construction survey shall be avoided or mitigated. The

survey shall be submitted to the representative of the appropriate RMUC as part of plan review.

5. All site mitigation criteria shall be determined in the pre-construction phase, including but not limited to seeding, barrier fences, leveling, and laydown/staging areas, and will be reviewed by the representative of the appropriate RMUC prior to implementation.
6. A worker education program shall be implemented prior to the onset of each construction project. All construction employees shall be required to read an educational brochure prepared by the representative of the appropriate RMUC and/or the RMOC and attend a tortoise education class prior to the onset of construction or site entry. The class will describe the sensitive species which may be found in the area, the purpose of the MSHCP Reserve System, and the appropriate measures to take upon discovery of a sensitive species. It will also cover construction techniques to minimize potential adverse impacts.
7. All pre-construction activities which could Take tortoises in any manner (e.g., driving off an established road, clearing vegetation, etc.) shall occur under the supervision of an Acceptable Biologist.
8. If there are unresolvable conflicts between the representative of the appropriate RMUC and the contact person, then the matter will be arbitrated by the RMOC and, if necessary, by CVCC.

The following terms are established to protect the desert tortoise during utilityrelated construction activities in the Conservation Areas and are to be conducted by an Acceptable Biologist.

- ❖ An Acceptable Biologist shall oversee construction activities to ensure compliance with the protective stipulations for the desert tortoise.
- ❖ Desert tortoises found above ground inside the project area during construction shall be moved by an Acceptable Biologist out of harm's way and placed in a winter den (at a distance no greater than 250 feet). If a winter den cannot be located, the USFWS or CDFG shall determine appropriate action with respect to the tortoise. Tortoises found above ground shall be turned over to the Acceptable Biologist
- ❖ No handling of tortoises will occur when the air temperature at 15 centimeters above ground exceeds 90 degrees Fahrenheit.
- ❖ Desert tortoise burrows shall be avoided to the maximum extent Feasible. An Acceptable Biologist shall excavate any burrows which cannot be avoided and will be disturbed by construction. Burrow excavation shall be conducted with the use of hand tools only, unless the Acceptable Biologist determines that the burrow is unoccupied immediately prior to burrow destruction.
- ❖ Only burrows within the limits of clearing and surface disturbance shall be excavated. Burrows outside these limits, but at risk from accidental crushing, shall be protected by the placement of deterrent barrier fencing between the burrow and the construction area. Installation and removal of such barrier fencing shall be under the direction and supervision of an Acceptable Biologist.
- ❖ For electrical transmission line and road construction projects, only burrows within the right-of-way shall be excavated. Burrows outside the right-of-way, but at risk from accidental crushing, shall be protected by the placement of deterrent barrier fencing between the burrow and the right-of-way. Installation and removal of such barrier fencing shall be under the direction and supervision of an Acceptable Biologist.

- ❖ Tortoises in the Conservation Areas are not to be removed from burrows until appropriate action is determined by USFWS or CDFG with respect to the tortoise. The response shall be carried out within 72 hours.
- ❖ Blasting is not permissible within 100 feet of an occupied tortoise burrow.

During construction, contractors will comply with the mitigation and minimization measures contained within this protocol. These measures are:

- ❖ All trenches, pits, or other excavations shall be inspected for tortoises by an Acceptable Biologist prior to filling.
- ❖ All pipes and culverts stored within desert tortoise Habitat shall have both ends capped to prevent entry by desert tortoises. During construction, all open ended pipeline segments that are welded in place shall be capped during periods of construction inactivity to prevent entry by desert tortoises.
- ❖ Topsoil removed during trenching shall be re-spread on the pipeline construction area following compaction of the backfill. The area shall be restored as determined during the environmental review.
- ❖ All test pump water will be routed to the nearest wash or natural drainage. The route will be surveyed by an Acceptable Biologist. If tortoises are found in the drainage area the Acceptable Biologist will remove the tortoises.
- ❖ Powerlines associated with water development, such as to provide power for pumps, should be buried underground adjacent to the pipe. All above ground structures deemed to be necessary shall be equipped with functional anti-perching devices that would prevent their use by ravens and other predatory birds, and shall adhere to the electrical distribution protocol which follows.
- ❖ In order to perform routine O&M of the water systems such as wells, pumps, water lines and storage tanks, etc., employees are to be trained in the area of desert tortoise education. This training will be performed on a regular basis by an Acceptable Biologist for those personnel not previously trained. The training will include at a minimum the following: identification of tortoises, burrows, and other sign; and instructions on installing tortoise barrier fencing. During the course of basic O&M, desert tortoise will be avoided. Untrained employees shall not perform maintenance operations within the reserve.
- ❖ All disturbance areas around poles or concrete pads will be reduced to a size just large enough for the construction activity.
- ❖ Areas disturbed around poles or construction pads will be restored as determined during the pre-construction process.
- ❖ Poles or other above ground structures necessary for electrical distribution development shall be minimized as much as possible. All above ground structures shall be equipped with functional anti-perching devices that would prevent their use by ravens and other predatory birds.
- ❖ In order to perform routine O&M of the electrical distribution systems such as transmission lines and poles, substations, etc., employees are to be trained in the area of desert tortoise education. This training will be performed on a regular basis by a qualified biologist for those personnel not previously trained. The training will include at a minimum the following: identification of tortoises, burrows, and other sign; and instructions on installing tortoise barrier fencing. During the course of basic O&M, desert tortoise will be avoided. Untrained employees shall not perform maintenance operations within the non-Take areas.

- ❖ All trash and food items shall be promptly contained and removed daily from the project site to reduce the attractiveness of the area to common ravens and other desert tortoise predators.
- ❖ Construction activities which occur between dusk and dawn shall be limited to areas which have already been cleared of desert tortoises by the Acceptable Biologist and graded or located in a fenced right-of-way. Construction activities shall not be permitted between dusk and dawn in areas not previously graded. ***Active Season Protocol.*** This protocol is applicable to pre-construction and construction phases of utility development projects occurring between February 15 and November 1. It is identical to the Inactive Season Protocol with the following additions:
 - ❖ Work areas shall be inspected for desert tortoises within 24 hours of the onset of construction. To facilitate implementation of this condition, burrow inspection and excavation may begin no more than seven (7) days in advance of construction activities, as long as a final check for desert tortoises is conducted at the time of construction.
 - ❖ All pre-construction activities which could Take tortoises in any manner (e.g., driving off an established road, clearing vegetation, etc.) shall occur under the overall supervision of an Acceptable Biologist. Any hazards to tortoises created by this activity, such as drill holes, open trenches, pits, other excavations, or any steep-sided depressions, shall be checked three times a day for desert tortoises. These hazards shall be eliminated each day prior to the work crew leaving the site, which may include installing a barrier that will preclude entry by tortoises. Open trenches, pits or other excavations will be backfilled within 72 hours, whenever possible. A 3:1 slope shall be left at the end of every open trench to allow trapped desert tortoises to escape. Trenches not backfilled within 72 hours shall have a barrier installed around them to preclude entry by desert tortoises. All trenches, pits, or other excavations shall be inspected for tortoises by a biological monitor trained and approved by the Acceptable Biologist prior to filling.
 - ❖ If a desert tortoise is found, the biological monitor shall notify the Acceptable Biologist who will remove the animal as soon as possible.
 - ❖ Only burrows within the limits of clearing and surface disturbance shall be excavated. Burrows outside these limits, but at risk from accidental crushing, shall be protected by the placement of deterrent barrier fencing between the burrow and the construction area. The barrier fence shall be at least 20 feet long and shall be installed to direct the tortoise leaving the burrow away from the construction area. Installation and removal of such barrier fencing shall be under the direction and supervision of the biological monitor.
 - ❖ If blasting is necessary for construction, all tortoises shall be removed from burrows within 100 feet of the blast area.

Disposition of Sick, Injured, or Dead Specimens. Upon locating dead, injured, or sick desert tortoises under any utility or road project, initial notification by the contact representative or Acceptable Biologist must be made to the USFWS or CDFG within three (3) working days of its finding. Written notification must be made within five (5) calendar days with the following information: date; time; location of the carcass; photograph of the carcass; and any other pertinent information. Care must be taken in handling sick or injured animals to ensure effective treatment and care. Injured animals shall be taken care of by the Acceptable Biologist or an

appropriately trained veterinarian. Should any treated tortoises survive, USFWS or CDFG should be contacted regarding the final disposition of the animals.

Le Conte's Thrasher. This measure does not apply to single-family residences and any non-commercial accessory uses and structures including but not limited to second units on an existing legal lot, or to O&M of Covered Activities. In modeled Le Conte's thrasher Habitat in all the Conservation Areas, during the nesting season, January 15 - June 15, prior to the start of construction activities, surveys will be conducted by an Acceptable Biologist on the construction site and within 500 feet of the construction site, or to the property boundary if less than 500 feet. If nesting Le Conte's thrashers are found, a 500 foot buffer, or to the property boundary if less than 500 feet, will be established around the nest site. The buffer will be staked and flagged. No construction will be permitted within the buffer during the breeding season of January 15 - June 15 or until the young have fledged.

Section 4.5 Land Use Adjacency Guidelines

The Land Use Adjacency Guidelines from Section 4.5 of the CVMSHCP are included herein.

The purpose of Land Use Adjacency Guidelines is to avoid or minimize indirect effects from Development adjacent to or within the Conservation Areas. Adjacent means sharing a common boundary with any parcel in a Conservation Area. Such indirect effects are commonly referred to as edge effects, and may include noise, lighting, drainage, intrusion of people, and the introduction of non-native plants and non-native predators such as dogs and cats. Edge effects will also be addressed through reserve management activities such as fencing. The following Land Use Adjacency Guidelines shall be considered by the Permittees in their review of individual public and private Development projects adjacent to or within the Conservation Areas to minimize edge effects, and shall be implemented where applicable.

4.5.1 Drainage

Proposed Development adjacent to or within a Conservation Area shall incorporate plans to ensure that the quantity and quality of runoff discharged to the adjacent Conservation Area is not altered in an adverse way when compared with existing conditions. Stormwater systems shall be designed to prevent the release of toxins, chemicals, petroleum products, exotic plant materials or other elements that might degrade or harm biological resources or ecosystem processes within the adjacent Conservation Area.

4.5.2 Toxics

Land uses proposed adjacent to or within a Conservation Area that use chemicals or generate bioproducts such as manure that are potentially toxic or may adversely affect wildlife and plant species, Habitat, or water quality shall incorporate measures to ensure that Application of such chemicals does not result in any discharge to the adjacent Conservation Area.

4.5. Lighting

Numerous studies have shown artificial light to negatively impact a variety of wildlife species (see, for example, Ecological consequences of artificial night lighting 2006, Rich, C. and Longcore, T. (eds.). Island Press: Washington, D.C.). The purpose of this guideline is to minimize the impact of artificial light on wildlife within Conservation Areas. For proposed Development adjacent to or within a Conservation Area, lighting shall be shielded and directed toward the developed area. Landscape shielding or other appropriate methods shall be incorporated in project designs to minimize the effects of lighting adjacent to or within the adjacent Conservation Area. Projects requiring discretionary approval shall provide the permitting jurisdiction with a light study showing the proposed methods to minimize escape of light from the project into Conservation Areas. This study shall include all exterior lighting including street lights and security lighting.

4.5.4 Noise

Noise has been shown to negatively impact numerous species of wildlife (see, for example, Bowles, A.E. 1995. Responses of wildlife to noise. pp. 109-156. In: Knight, R.L. and K.J. Gutzwiller. (eds.) Wildlife and Recreationists: Coexistence through Management and Research. Island Press: Washington, D.C.). The purpose of this guideline is to minimize the impact the noise on wildlife within Conservation Areas. Proposed Development adjacent to or within a Conservation Area that generates noise in excess of 75 dBA L_{eq} hourly, as measured at the property line, shall incorporate setbacks, berms, or walls, as appropriate, to minimize the effects of noise on the adjacent Conservation Area. Required Measures in any Conservation Area that preclude or limit berms or walls shall have precedence over this guideline. This guideline is intended to apply to land uses that generate noise on a permanent basis such as race tracks, night clubs and shooting ranges and does not apply to temporary noise due to construction or special events. Public safety activities are exempt from this guideline.

4.5.5 Invasives

Invasive species are a known threat to native wildlife and wildlife habitat in the Coachella Valley. Impacts of invasive species on wildlife in the Coachella Valley have been documented in research conducted by the Center for Conservation Biology at the University of California, Riverside. Invasive, non-native plant species shall not be incorporated in the landscape for land uses adjacent to or within a Conservation Area. Landscape treatments within or adjacent to a Conservation Area shall incorporate native plant materials to the maximum extent Feasible; recommended native species are listed in Table 4-112. The plants listed in Table 4-113 shall not be used within or adjacent to a Conservation Area. This list may be amended from time to time through a Minor Amendment with Wildlife Agencies' concurrence.

Table 4-112: Coachella Valley Native Plants Recommended for Landscaping¹

BOTANICAL NAME	COMMON NAME
Trees	
<i>Washingtonia filifera</i>	California Fan Palm
<i>Cercidium floridum</i>	Blue Palo Verde
<i>Chilopsis linearis</i>	Desert Willow
<i>Olneya tesota</i>	Ironwood Tree

BOTANICAL NAME	COMMON NAME
<i>Prosopis glandulosa</i> var. <i>torreyana</i>	Honey Mesquite
Shrubs	
<i>Acacia greggii</i>	Cat's Claw Acacia
<i>Ambrosia dumosa</i>	Burro Bush
<i>Atriplex canescens</i>	Four Wing Saltbush
<i>Atriplex lentiformis</i>	Quailbush
<i>Atriplex polycarpa</i>	Cattle Spinach
<i>Baccharis sergiloides</i>	Squaw Water-weed
<i>Bebia juncea</i>	Sweet Bush
<i>Cassia (Senna) covesii</i>	Desert Senna
<i>Condalia parryi</i>	Crucillo
<i>Crossosoma bigelovii</i>	Crossosoma
<i>Dalea emoryi</i>	Dye Weed
<i>Dalea (Psorothamnus) schottii</i>	Indigo Bush
<i>Datura meteloides</i>	Jimson Weed
<i>Encelia farinosa</i>	Brittle Bush
<i>Ephedra aspera</i>	Mormon Tea
<i>Eriogonum fasciculatum</i>	California Buckwheat
<i>Eriogonum wrightii membranaceum</i>	Wright's Buckwheat
<i>Fagonia laevis</i>	(No Common Name)
<i>Gutierrezia sarothrae</i>	Matchweed
<i>Haplopappus acradentus</i>	Goldenbush
<i>Hibiscus denudatus</i>	Desert Hibiscus
<i>Hoffmannseggia microphylla</i>	Rush Pea
<i>Hymenoclea salsola</i>	Cheesebush
<i>Hyptis emoryi</i>	Desert Lavender
<i>Isomeris arborea</i>	Bladder Pod
<i>Juniperus californica</i>	California Juniper
<i>Krameria grayi</i>	Ratany
<i>Krameria parvifolia</i>	Little-leaved Ratany
<i>Larrea tridentate</i>	Creosote Bush
<i>Lotus rigidus</i>	Desert Rock Pea
<i>Lycium andersonii</i>	Box Thorn
<i>Petalonyx linearis</i>	Long-leaved Sandpaper Plant
<i>Petalonyx thurberi</i>	Sandpaper Plant
<i>Peucephyllum schottii</i>	Pygmy Cedar
<i>Prunus fremontii</i>	Desert Apricot
<i>Rhus ovata</i>	Sugar-bush
<i>Salazaria mexicana</i>	Paper-bag Bush
<i>Salvia apiana</i>	White Sage
<i>Salvia eremostachya</i>	Santa Rosa Sage
<i>Salvia vaseyi</i>	Wand Sage
<i>Simmondsia chinensis</i>	Jojoba
<i>Sphaeralcia ambigua</i>	Globemallow (Desert Mallow)
<i>Sphaeralcia ambigua rosacea</i>	Apricot Mallow
<i>Trixis californica</i>	Trixis
<i>Zauschneria californica</i>	California Fuchsia
Groundcovers	
<i>Mirabilis bigelovii</i>	Wishbone Bush (Four O'Clock)

BOTANICAL NAME	COMMON NAME
<i>Mirabilis tenuiloba</i>	White Four O'Clock (Thin-lobed)
Vines	
<i>Vitis girdiana</i>	Desert Grape
Accent	
<i>Muhlenbergia rigens</i>	Deer Grass
Herbaceous Perennials²	
<i>Adiantum capillus-veneris</i>	Maiden-hair Fern (w)
<i>Carex alma</i>	Sedge (w)
<i>Dalea parryi</i>	Parry Dalea
<i>Eleocharis montevidensis</i>	Spike Rush (w)
<i>Equisetum laevigatum</i>	Horsetail (w)
<i>Juncus bufonis</i>	Toad Rush (w)
<i>Juncus effuses</i>	Juncus (w)
<i>Juncus macrophyllus</i>	Juncus (w)
<i>Juncus mexicanus</i>	Mexican Rush (w)
<i>Juncus xiphioides</i>	Juncus (w)
<i>Notholaena parryi</i>	Parry Cloak Fern
<i>Pallaea mucronata</i>	Bird-foot Fern
Cacti and Succulents	
<i>Agave deserti</i>	Desert Agave
<i>Asclepias albicans</i>	Desert Milkweed (Buggy-whip)
<i>Asclepias subulata</i>	Ajamete
<i>Dudleya arizonica</i>	Live-forever
<i>Dudleya saxosa</i>	Rock Dudleya
<i>Echinocereus engelmannii</i>	Calico Hedgehog Cactus
<i>Ferocactus acanthodes</i>	Barrel Cactus
<i>Fouquieria splendens</i>	Ocotillo
<i>Mamillaria dioica</i>	Nipple Cactus
<i>Mamillaria tetrancistra</i>	Corkseed Cactus
<i>Nolina parryi</i>	Parry Nolina
<i>Opuntia acanthocarpa</i>	Stag-horn or Deer-horn Cholla
<i>Opuntia bigelovii</i>	Teddy Bear or Jumping Cholla
<i>Opuntia basilaris</i>	Beavertail Cactus
<i>Opuntia echinocarpa</i>	Silver or Golden Cholla
<i>Opuntia ramosissima</i>	Pencil Cholla, Darning Needle Cholla
<i>Yucca schidigera</i>	Mojave Yucca, Spanish Dagger
<i>Yucca whipplei</i>	Our Lord's Candle

¹ Source: "Coachella Valley Native Plants, Excluding Annuals (0 ft. to approximately 3,000 ft. elevation)." Compiled by Dave Heveron, Garden Collections Manager, and Kirk Anderson, Horticulturist, The Living Desert, May, 2000, for the Coachella Valley Mountains Conservancy.

² Common names for herbaceous perennials that are followed by "(w)" indicate a water or riparian species.

Table 4-113: Prohibited Invasive Ornamental Plants¹

BOTANICAL NAME	COMMON NAME
<i>Acacia</i> spp. (all species except <i>A. greggii</i>)	Acacia (all species except native catclaw acacia)
<i>Arundo donax</i> (✓)	Giant Reed or Arundo Grass
<i>Atriplex semibaccata</i> (✓)	Australian Saltbush
<i>Avena barbata</i>	Slender Wild Oat

BOTANICAL NAME	COMMON NAME
<i>Avena fatua</i>	Wild Oat
<i>Brassica tournefortii</i> (✓✓)	African or Saharan Mustard
<i>Bromus madritensis</i> ssp. <i>rubens</i> (✓)	Red Brome
<i>Bromus tectorum</i> (✓✓)	Cheat Grass or Downy Brome
<i>Cortaderia jubata</i> [syn. <i>C. atacamensis</i>]	Jubata Grass or Andean Pampas Grass
<i>Cortaderia dioica</i> [syn. <i>C. selloana</i>]	Pampas Grass
<i>Descurainia sophia</i>	Tansy Mustard
<i>Eichhornia crassipes</i>	Water Hyacinth
<i>Elaeagnus angustifolia</i>	Russian Olive
<i>Foeniculum vulgare</i>	Sweet Fennel
<i>Hirschfeldia incana</i>	Mediterranean or Short-pod Mustard
<i>Lepidium latifolium</i>	Perennial Pepperweed
<i>Lolium multiflorum</i>	Italian Ryegrass
<i>Nerium oleander</i>	Oleander
<i>Nicotiana glauca</i> (✓)	Tree Tobacco
<i>Oenothera berlandieri</i> (#)	Mexican Evening Primrose
<i>Olea europaea</i>	European Olive Tree
<i>Parkinsonia aculeata</i> (✓)	Mexican Palo Verde
<i>Pennisetum clandestinum</i>	Kikuyu Grass
<i>Pennisetum setaceum</i> (✓✓)	Fountain Grass
<i>Phoenix canariensis</i> (#)	Canary Island Date Palm
<i>Phoenix dactylifera</i> (#)	Date Palm
<i>Ricinus communis</i> (✓)	Castorbean
<i>Salsola tragus</i> (✓)	Russian Thistle
<i>Schinus molle</i>	Peruvian Pepper Tree or California Pepper
<i>Schinus terebinthifolius</i>	Brazilian Pepper Tree
<i>Schismus arabicus</i>	Mediterranean Grass
<i>Schismus barbatus</i> (✓✓)	Saharan Grass, Abu Mashi
<i>Stipa capensis</i> (✓✓)	No Common Name
<i>Tamarix</i> spp. (all species) (✓✓)	Tamarisk or Salt Cedar
<i>Taeniatherum caput-medusae</i>	Medusa-head
<i>Tribulus terrestris</i>	Puncturevine
<i>Vinca major</i>	Periwinkle
<i>Washingtonia robusta</i>	Mexican fan palm
<i>Yucca gloriosa</i> (#)	Spanish Dagger

Sources: California Exotic Pest Plant Council, United States Department of Agriculture-Division of Plant Health and Pest Prevention Services, California Native Plant Society, Fremontia Vol. 26 No. 4, October 1998, The Jepson Manual; Higher Plants of California, and County of San Diego Department of Agriculture.

Key to Table 4-113:

- # indicates species not on CalEPPC October 1999 "Exotic Pest Plants of Greatest Ecological Concern in California" list
- ✓ indicates species known to be invasive in the Plan Area
- ✓✓ indicates particularly troublesome invasive species

4.5.6 Barriers

Land uses adjacent to or within a Conservation Area shall incorporate barriers in individual project designs to minimize unauthorized public access, domestic animal predation, illegal trespass, or dumping in a Conservation Area. Such barriers may include native landscaping, rocks/boulders, fencing, walls and/or signage.

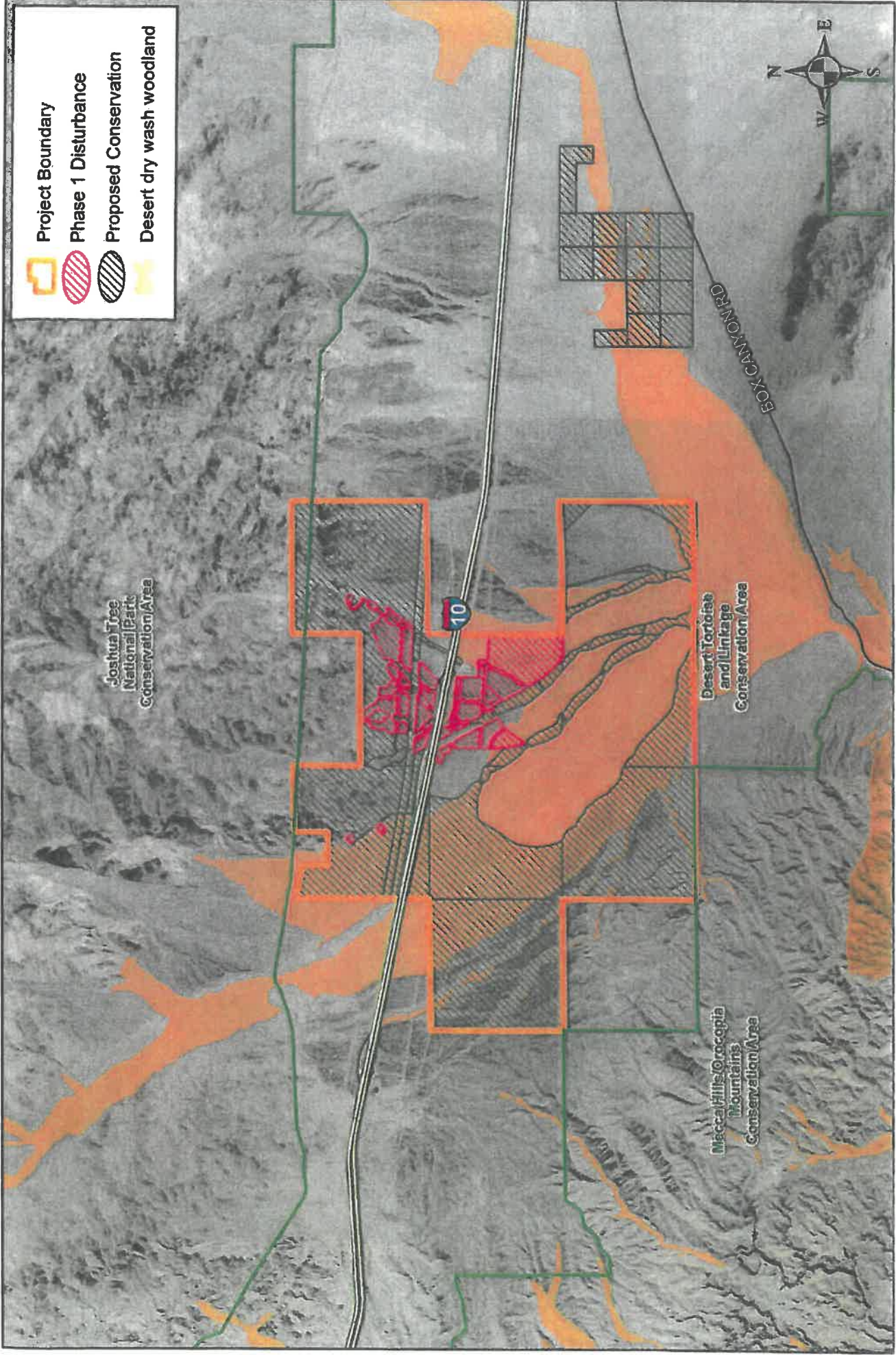
4.5.7 Grading/Land Development

Manufactured slopes associated with site Development shall not extend into adjacent land in a Conservation Area.

Exhibit 1

Assessor's Parcel Numbers (APNs) in Project						
713031004	713031005	713031006	713032001	713040002	713040003	713040004
713040005	713040006	713040007	713050002	713060001	713060002	713060003
713060004	713071001	713072001	713072004	713072005	713150005	713150006
713150009	713150011	713150012	713150013	713150014	713150015	713150016
713150017	713150018	713150019	713150020	713170009	713170010	713170011
713170012	713170013	713170014	713170015	713170016	713170017	713170018
713170019	713170020	713170021	713170022	713170023	713170024	713170025
713170026	713170027	713170028	715220003	715220004	715220005	715220006
715220007	715220008	715220009	715220010	715220011	715220012	715220013
715230001	715230004	715230005	715230008	715230009	715230010	715230011
715230012	715230013	715230014	715230015	715230016	715230017	715260003
715260006	715260011	715260012	715260013	715260014	715260015	715260016
715260017	715260018	715260019	715260020	715260021	715260022	715271001

Paradise Valley Specific Plan - Desert Dry Wash Woodland Conservation Objective Desert Tortoise and Linkage Conservation Area



Project Boundary
 Project Boundary

Phase 1 Disturbance
 Phase 1 Disturbance

Proposed Conservation
 Proposed Conservation

Desert dry wash woodland
 Desert dry wash woodland

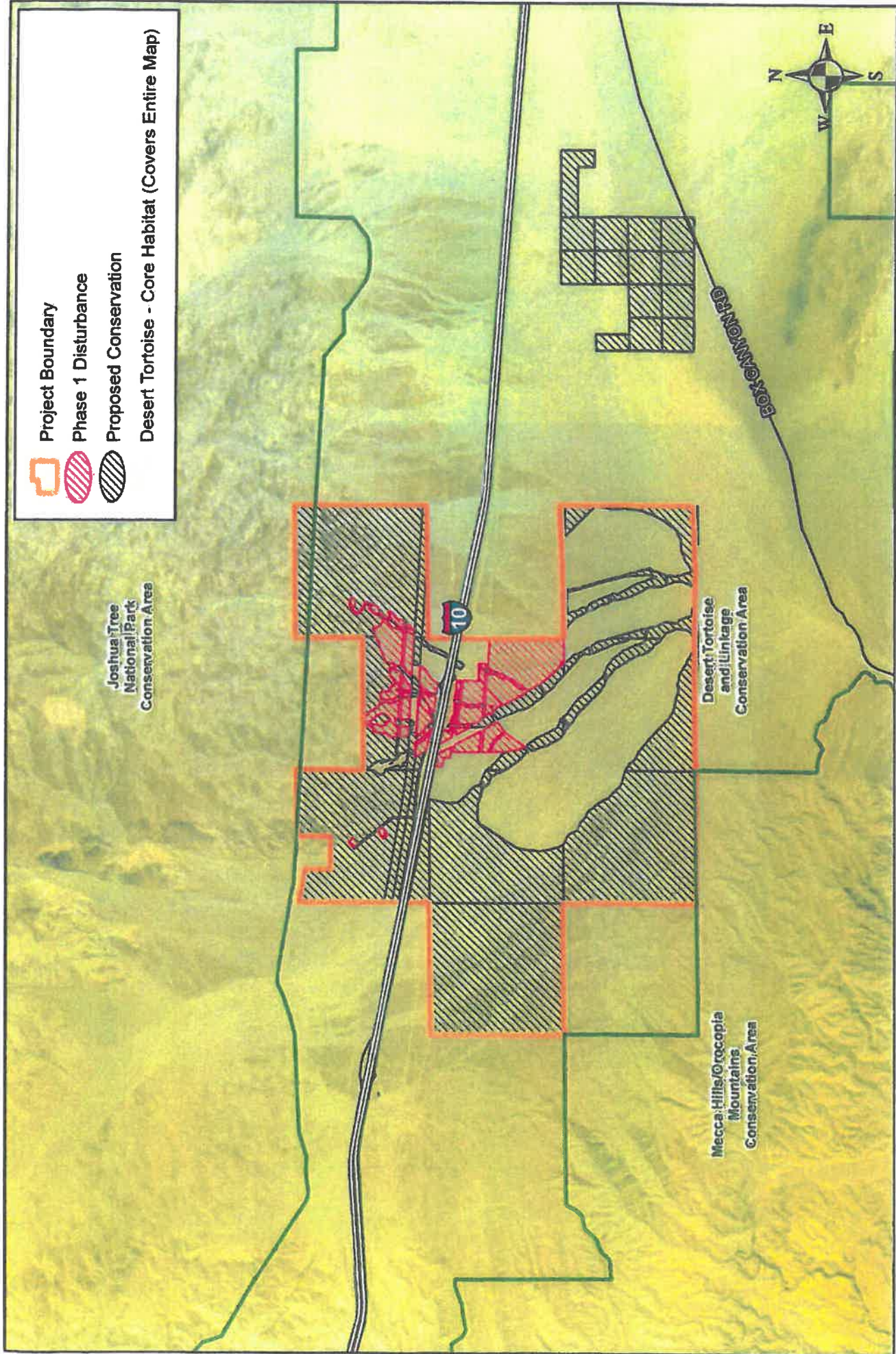
Disclaimer: Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. CVAG and the County of Riverside make no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, 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.



6/28/2012
 ParadiseValley_12-002a_ConsObjis_DDWM.mxd



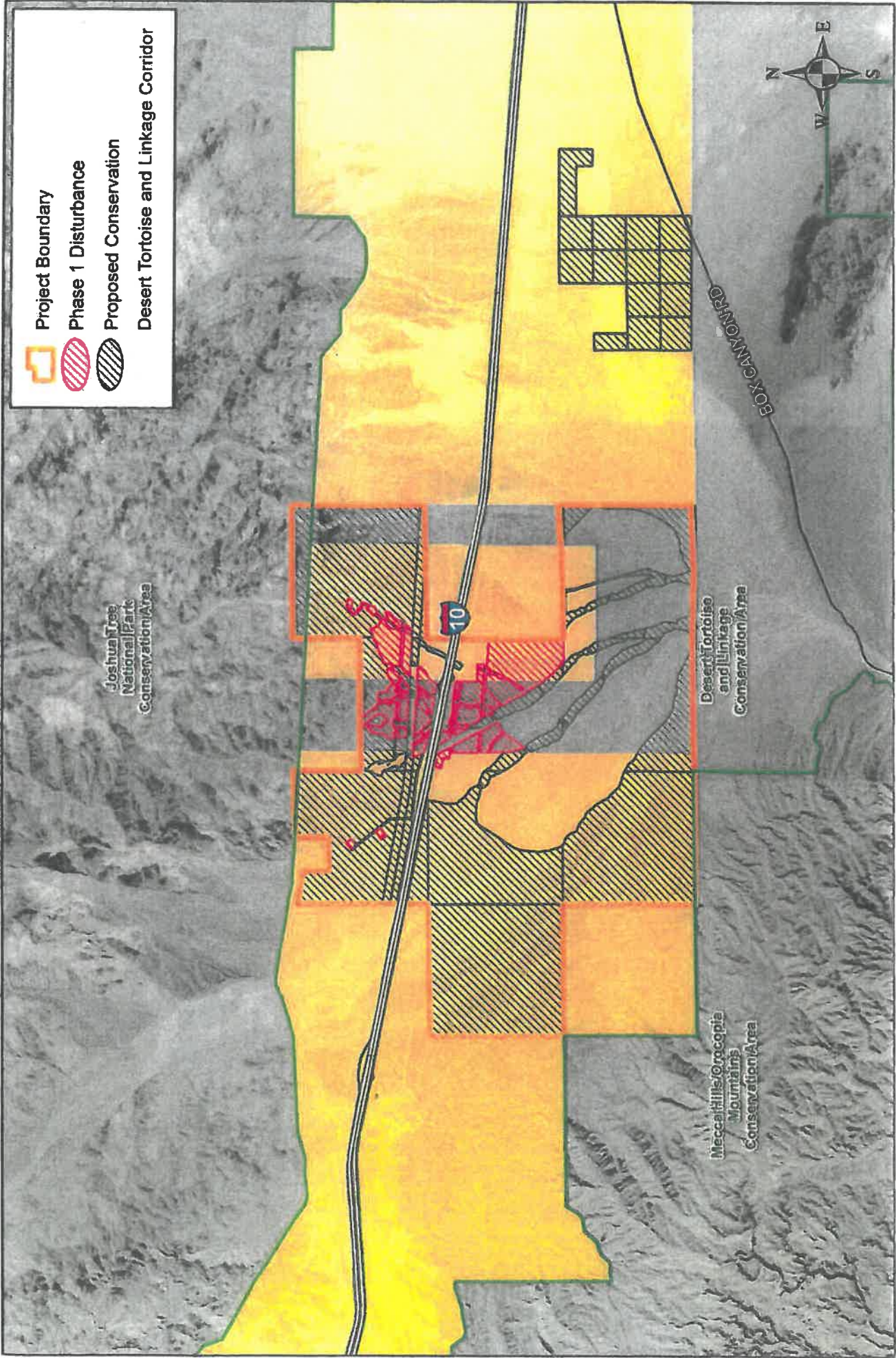
Paradise Valley Specific Plan - Desert Tortoise Conservation Objective Desert Tortoise and Linkage Conservation Area



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Paradise Valley Specific Plan - Corridor Conservation Objective Desert Tortoise and Linkage Conservation Area



-  Project Boundary
-  Phase 1 Disturbance
-  Proposed Conservation
-  Desert Tortoise and Linkage Corridor

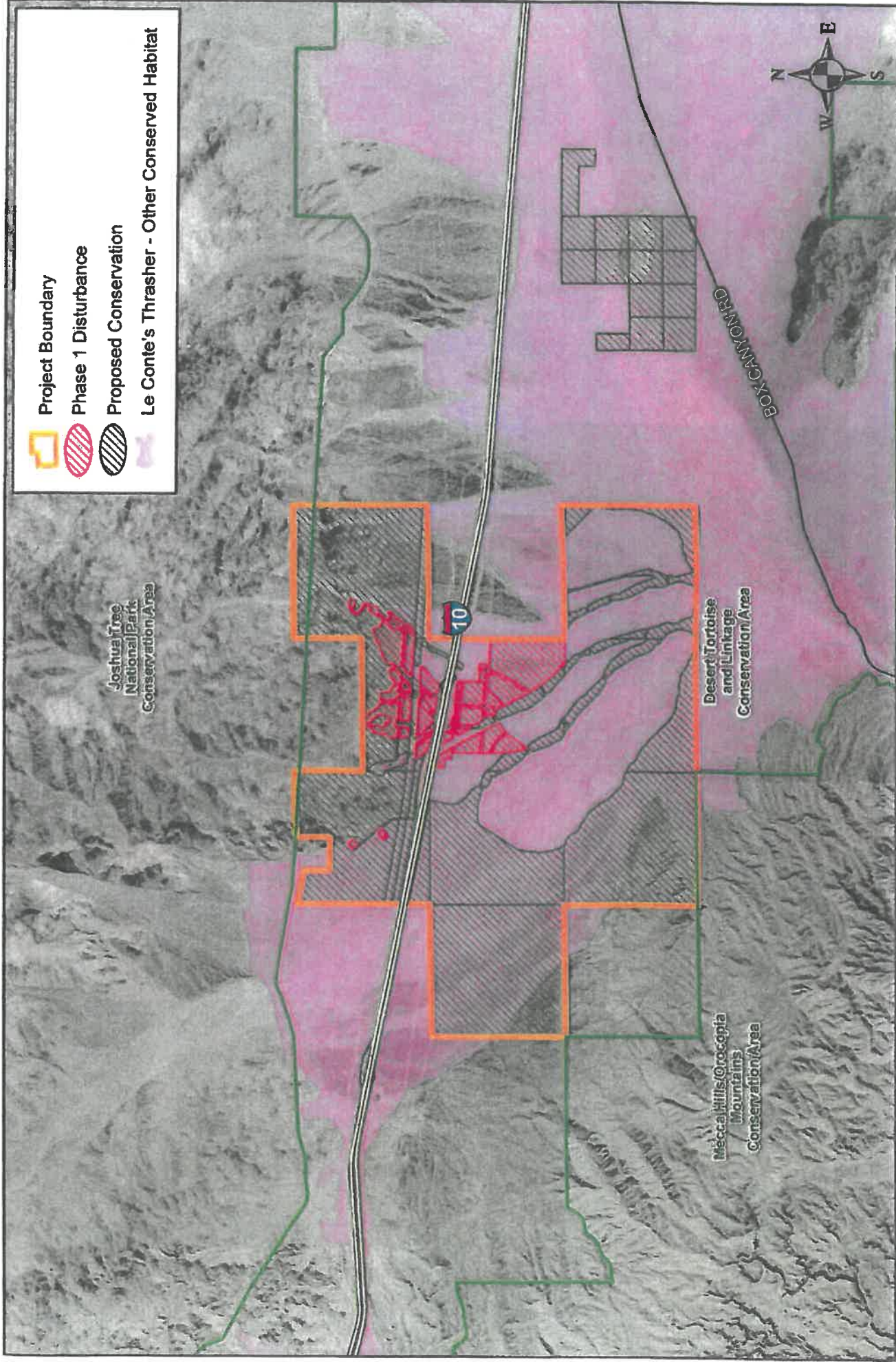


Disclaimer: Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. CVAG and the County of Riverside make no warranty or guarantee as to the content, (the source is often third party), accuracy, timeliness, 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.

8/26/2012
ParadiseValley_12-002a_ConsObjc_DTLc.mxd



Paradise Valley Specific Plan - Le Conte's Thrasher Conservation Objective Desert Tortoise and Linkage Conservation Area



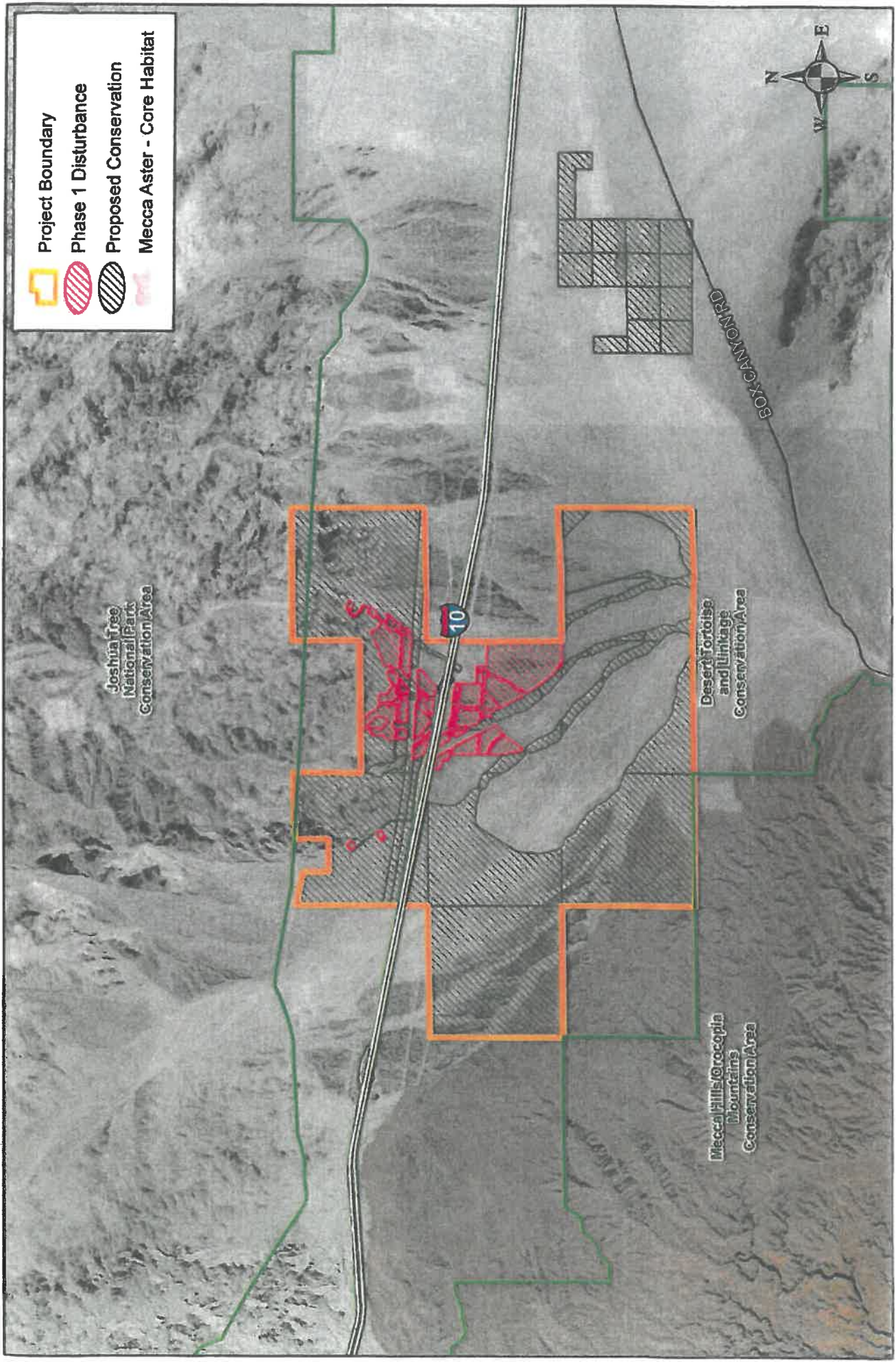
Disclaimer: Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. CVAG and the County of Riverside make no warranty or guarantee as to the content, the source is often third party, accuracy, timeliness, 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.



6/26/2012
ParadiseValley_12-002a_ConseObjs_LT.mxd



Paradise Valley Specific Plan - Mecca Aster Conservation Objective Desert Tortoise and Linkage Conservation Area



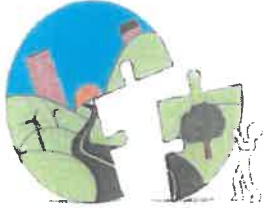
-  Project Boundary
-  Phase 1 Disturbance
-  Proposed Conservation
-  Mecca Aster - Core Habitat

Disclaimer: 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. CVAG and the County of Riverside make 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.



6/28/2012
ParadiseValley_12-002a_ConsObjts_MA.mxd





RIVERSIDE COUNTY
PLANNING DEPARTMENT

Carolyn Syms Luna
Director

September 5, 2012

Ms. Katie Barrows
Coachella Valley Conservation Commission
73-710 Fred Waring Drive, Suite 200
Palm Desert, CA 92260

RE: Joint Project Review CVCC 12-002a: Paradise Valley Specific Plan, Phase 1

Dear Ms. Barrows:

The Riverside County Planning Department would like to thank CVCC staff for participating in the Joint Project Review (JPR) meeting held at the CVCC office on September 4, 2012. The meeting, held pursuant to Step 5 of the JPR Process as described in section 6.6.1.1 of the CVMSHCP, signals conclusion under the JPR Process.

Sincerely,

Gail Barton
Principal Planner
Riverside County Planning Department

COACHELLA VALLEY CONSERVATION COMMISSION



Cathedral City • Coachella • Desert Hot Springs • Indian Wells • Indio • La Quinta • Palm Desert • Palm Springs
Rancho Mirage • County of Riverside • Coachella Valley Water District • Imperial Irrigation District

September 19, 2012

Chad Young
Ecological Resource Specialist
Environmental Programs Division
4080 Lemon Street, 12th Floor
Riverside, CA 92501

RE: Joint Project Review CVCC 12-002a: Paradise Valley Specific Plan

Dear Mr. Young:

The Coachella Valley Conservation Commission (CVCC) staff met with County staff and the applicant on September 4, 2012 to complete the Joint Project Review (JPR) for Paradise Valley Specific Plan submittal, CVCC 12-002a, and to discuss the project's consistency with the Coachella Valley Multiple Specie Habitat Conservation Plan (CVMSHCP). As noted in our letter of July 6, 2012, we determined that not enough information was provided to complete the JPR for a programmatic level review of the entire Specific Plan. We also discussed concerns identified in our July 6, 2012 letter regarding Phase I of the project.

As a result of the explanations presented, CVCC finds the Phase I submission is consistent with the CVMSHCP with the caveat that the project has outstanding issues that will be resolved through the project approval process. It is our understanding that some issues associated with this project, including freeway interchanges and provision of utilities such as electrical power, will be resolved through the Joint Project Review process with Permittees such as Caltrans or Imperial Irrigation District and the applicant. Impacts of Phase I on biological corridors were discussed and the project applicant indicated further modification of the project boundary was not feasible. To ensure consistency with CVMSHCP conservation goals and objectives, it was agreed that the County would include conditions providing for maintenance of the biological corridors through the project approval process and that coordination with BLM is necessary to ensure functionality of this corridor. Other issues identified in our July 6 letter, including maintenance of essential ecological processes (hydrological regimes) and impacts from invasive species will also be addressed through conditions imposed on the project by the County through the approval process. The project will likely undergo many refinements related to other issues and changes to the development footprint that may require further CVCC analysis.

We appreciate the opportunity to discuss the conflicts with the CVMSHCP Conservation goals and objectives identified for this large project. As we discussed, ongoing coordination will be necessary to ensure the necessary conservation is accomplished. We appreciate the time and efforts by the County and the project applicant to address the concerns regarding consistency with the CVMSHCP for the Paradise Valley Project.

Sincerely,

A handwritten signature in blue ink that reads "Katie Barrows". The signature is written in a cursive, flowing style.

Katie Barrows
Director of Environmental Resources

Cc: Jenness McBride, USFWS
Michael Flores, CDFG
Paul P. Lin, Glorious Land Company
Travis Cullen, Envicom Corporation



ESTABLISHED IN 1918 AS A PUBLIC AGENCY

COACHELLA VALLEY WATER DISTRICT

POST OFFICE BOX 1058 • COACHELLA, CALIFORNIA 92236 • TELEPHONE (760) 398-2651 • FAX (760) 398-3711

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MARK BEUHLER,
ASST. GENERAL MANAGER
JULIA FERNANDEZ, SECRETARY
DAN PARKS, ASST. TO GENERAL MANAGER
REDWINE AND SHERRILL, ATTORNEYS

December 20, 2005

File: 0421.2

Harvey Niskala
Glorious Land Company
13181 Crossroads Parkway North, Suite 530
City of Industry, California 91746

Dear Mr. Niskala:

Subject: Paradise Valley Project

In accordance with your request, I am sending you this letter to summarize the process for the Coachella Valley Water District (CVWD) to provide water service to the Paradise Valley Project (Project) that is being developed by the Glorious Land Company (GLC).

As you know, the first step in that process was the negotiation of an agreement for a new water source for the Project. Now that the Water Supply Agreement between the Rosedale Rio Bravo Water Storage District and GLC has been executed, and CVWD has approved the terms of that agreement, this first step has been accomplished.

The next step is for CVWD and GLC to execute a Pre-Annexation Agreement. Such an agreement will set forth the terms by which CVWD will accept an assignment of the Rosedale agreement and annex the Project site into our service area. Since a draft of a Pre-Annexation Agreement has already been prepared and reviewed by the parties, we expect that the CVWD Board of Directors can act on that proposed agreement within the next 30 to 60 days.

Concurrently with finalizing the Pre-Annexation Agreement, a Water Supply Assessment (WSA) must be prepared for the Project in accordance with SB 610. Our staff is working with your technical consultants on the WSA and we expect to present the WSA to our Board within the next 30 to 60 days. Once the Board acts on the WSA, that report can be included in the draft Environmental Impact Review (EIR) that is being processed by Riverside County (County) for the Project. If the County approves the EIR and the Project, and the Riverside County Local Agency Formation Commission approves the annexation, then CVWD would proceed to issue its standard "will serve" letter in accordance with its existing rules and regulations.

As always, please feel free to contact me if you have any questions.

Yours very truly,

Steve Robbins
General Manager-Chief Engineer

TRUE CONSERVATION
USE WATER WISELY

Exhibit F



United States Department of the Interior
BUREAU OF LAND MANAGEMENT
Palm Springs-South Coast Field Office
690 West Garnet Avenue
P.O. Box 581260
North Palm Springs, CA 92258-1260



DEC 30 2005

IN REPLY REFER TO

2200/CACA-43957

Mr. James Fagelson, Sr. Planner
Riverside County Planning Department
4080 Lemon Street, 9th Floor
Riverside, CA 92501

Dear Mr. Fagelson:

The Glorious Land Company has asked us to provide you with a letter outlining our relationship to the Paradise Valley Specific Plan Application.

In December, 2001, the Glorious Land Company approached us with a proposal to exchange BLM lands located within their project boundary for other lands in the area. In the succeeding years, we have continued these discussions; however, we have never formally initiated a land exchange process.

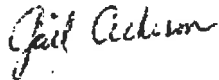
Land exchanges are discretionary and involve a serious commitment of agency resources to complete. For us to formally begin this land exchange, we must complete a feasibility report that outlines all issues associated with the proposal. These issues include land use plan consistency, public interest factors, mineral potential of the selected public lands, a fair market valuation analysis of selected and offered lands, resource values, potential controversy, any unique aspects of the proposal and the overall probability of successfully completing the exchange. This feasibility report must have BLM Washington Office approval prior to our proceeding to the next phase involving developing a non-binding agreement to initiate an exchange process. Once an agreement is finalized, a very detailed resource documentation and environmental analysis process begins that may or may not lead to a decision to complete the exchange.

Exhibit G

Given our lack of a feasibility report and BLM Washington Office approval to allocate time and funds to this land exchange proposal, we are not in a position to consent to the inclusion of these public lands in any joint processing of this application. We will, however, continue discussions with the Glorious Land Company on this proposal if they so wish.

Please feel free to contact John Kalish, at 760-251-4849, if you have any questions on this process.

Sincerely,

A handwritten signature in cursive script that reads "Gail Acheson".

Gail Acheson
Field Manager

Fax: 7603209507

Apr 12 '02 13:49 P.02



United States Department of the Interior
BUREAU OF LAND MANAGEMENT
Palm Springs-South Coast Field Office
690 West Garnet Avenue
P.O. Box 1260
North Palm Springs, CA 92258-1260



IN REPLY REFER TO:

2200
CACA 43957
(CA-063.51)

APR 10 2002

Mr. Keith Gardner
Riverside County Planning Department
4080 Lemon Street
Riverside, CA 92502

RE: Request to include federal land within the boundary of a proposed specific plan

Dear Mr. Gardner:

We understand that the Glorious Land Company is applying to the County of Riverside for a specific plan for a large planned community located in the Shavers Valley area along I-10 and east of Indio, California. The U.S. Government (U.S.) owns approximately 1,100 acres within sections 4 and 12, Township 6 South, Range 10 East, which are adjacent to land held by the Glorious Land Company (GLC).

The Bureau of Land Management (BLM) has received a land exchange proposal from the GLC who are seeking to acquire these federal lands and incorporate them into their private development. In the exchange, the GLC proposes to convey to the U.S. four private parcels to the east of the specific plan area.

We understand that, while the exchange is under review, GLC wishes to file a Specific Plan application and begin the environmental review process with the County. GLC has requested that the BLM write you concerning our position on including the federal land within the boundary of the proposed specific plan.

This letter is to advise you that we do not object to including federal lands in your processing and evaluation of the specific plan application with the following understandings:

1. All parties recognize that BLM makes no commitment to approve or expedite the exchange.
2. Including the federal lands is for planning and environmental review purposes only.

Exhibit H

3. Any final action by Riverside County to approve a specific plan that included the federal lands would be deferred until after a BLM decision on the exchange has been made.

We have informed representatives of Glorious Land Company that the location of the proposal conflicts with alternatives under consideration in the Coachella Valley Multiple Species Habitat Conservation Plan. BLM is a participant in this planning process with the intent that federal and local planning decisions would be consistent. We anticipate a decision on the availability of the federal lands for exchange to be made in this planning effort within the next 3 months to one year. Should the lands be available for exchange, and an exchange be completed, we will notify the county pursuant to Item 3 above.

If you have any questions, please call Tom Gey, Realty Specialist, at (909) 697-5352.

Sincerely,

/S/ JAMES G. KENNA

James G. Kenna
Field Manager

cc: Paul Selzer



Established in 1918 as a public agency

Coachella Valley Water District

Directors:

Peter Nelson, President - Div. 4
John P. Powell, Jr., Vice President - Div. 3
Patricia A. Larson - Div. 2
Debi Livesay - Div. 5
Franz W. De Klotz - Div. 1

Officers:
Steven B. Robbins, General Manager-Chief Engineer
Julia Fernandez, Board Secretary

April 5, 2011

Redwine and Sherrill, Attorneys
File: 0126.1

Douglas Hamilton
Exponent, Inc.
320 Goddard, Suite 200
Irvine, CA 92616

Dear Mr. Hamilton:

Subject: Review Comments for Flood Hazard Boundary, Hydrologic Analysis and Conceptual Flood Hazard Protection for the Paradise Valley Project

The Coachella Valley Water District (CVWD) and our consultant Northwest Hydraulic Consultants (NHC) have reviewed and provided the initial review comments for "Flood Hazard Boundary, Hydrologic Analysis, and Conceptual Flood Hazard Protection for Paradise Valley Project, Riverside, California," "Report" prepared by Exponent, Inc., in a letter dated February 10, 2011. As requested during a conference call on February 24, 2011, a detailed review of the hydrologic analysis was carried out by NHC to provide recommendations for any modifications required to meet CVWD guidelines and regulations.

The following presents our review comments and recommendations:

Report Summary

The Exponent report provides their hydrologic analysis in the "Hydrologic Analysis" and "Existing Conditions Hydrology" sections and in Appendices 3 through 5. Exhibit 2 shows the sub-watersheds delineated for the HEC-1 analysis and the concentration points where flows are reported.

Review of Hydrology

Review of the subwatershed boundaries and concentration points shown on Exhibit 2 and the HEC-1 modeling procedures that predicted flows from the subwatersheds to the concentration points are provided below.

Subwatershed Boundaries

Exhibit 2 shows watershed boundaries in the Cottonwood Mountains and along the fan surfaces or valley floor for the streams that cross the development property. A review of air photos and exhibits suggest that the boundaries are defined acceptably, except as follows:

- The boundary delineation between Subwatersheds 4 and 7 upstream of I-10 might not represent the existing conditions as the January site visit by NHC and CVWD indicated that, upstream of the training dike, floods from Watershed 4 appeared to have flowed into Watershed 7. Also, the training dike was in poor condition and erosion might result in flood water travelling towards Watershed 7.

During the conference call, Exponent indicated that as part of the project development adequate protection would be provided to prevent flows from crossing into Subwatershed 7. Under this assurance, we accept the subwatershed boundaries for the purposes of defining flows for hazard analysis.

Concentration Points

Exponent defined six (6) concentration points along Highway 10 and three (3) concentration points at the southern or downstream end of the development property. We have reviewed the location of the concentration points to determine if they are adequate to:

- Define existing flood hazards on the development property; and
- Define potential development impacts on the nature and distribution of floods flows to downstream properties.

Defining Existing Hazards

Our comments on whether the concentration points are adequate to define existing flood hazards depends, in part, on the procedures that will ultimately be adopted to define the hazards. While these procedures are not yet defined, we accept the concentration points along Highway I-10 as suitable, with the following exceptions:

- Given that some of the concentration points collect flows from several small tributaries, further hydrologic modeling may be required to define peak flows to define existing hazards or hazard mitigation for any development upstream of I-10.
- In the vicinity of Concentration Point 4 there are three sets of bridges that convey flow beneath I-10. This does not matter for the hydrologic analysis but might for future hydraulic analyses.
- Flows from Subwatershed 6 potentially cross the western portion of the development property. A concentration point will be required for existing hazard analysis unless the developer plans to specifically exclude the portion of the property that might be subject to flooding from this source from future development.
- Flows from Subwatershed 13 potentially cross the eastern portion of the development property. A concentration point will be required for existing hazard analysis unless the developer plans to specifically exclude the portion of the property that might be subject to flooding from this source from future development.

Downstream Flooding Impacts

The analysis required to meet California Drainage Law is properly based on analysis of hydraulic conditions near and downstream of the property boundary for existing conditions and with the development in place rather than flows calculated at a concentration point.

Consequently, in our view, the concentration points at the southern edge of the property provide useful information but are not adequate to address California Drainage Law issues.

HEC-1 Model Review

We reviewed the appropriate sections of the Exponent report and the model files. Our review is limited to model inputs and outputs because we do not have access to the LAPRE-1 program or its documentation. This program is no longer supported and it would greatly simplify our review if Exponent provided future modeling in HEC-HMS.

Based on our review of inputs and outputs, the differences between the modeling procedures and the CVWD guidelines are as follows:

- The precipitation distribution for the 100-year storm was modeled to be the same as the SPS storm. This resulted in much lower rainfall intensities than would occur if the nested 100-year precipitation durations called for in the CVWD guidelines were adopted.
- We imported one of the 100-yr HEC-1 models into HEC-HMS and compared the results of the imported run with an alternate meteorological model using HEC-HMS's frequency storm option and the 5-min, 15-min, 1-hr, 2-hr, and 3-hr 100-year depths from NOAA Atlas 14 for this site, with the 100-yr 6-hr precipitation adopted by Exponent. Simulated peak flow following the CVWD guidelines was 19,400 cfs compared to the 13,900 cfs predicted by Exponent.
- It is not clear how depth-area reduction factors were applied in the different sub-watershed models. For example, the total SPS precipitation for the C4/C5 model is 6.1 inches, which is about the total anticipated from applying the depth-area reduction factor from Plate E-5.8 to the 6.45-inch SPS storm precipitation. On the other hand, the C12/C13 model used the entire 6.45 inches for the SPS. Similarly, a reduction factor also seems to have been applied to the 100-year precipitation for C4/C5 but not for C12/C13.
- The constant loss rate for the 100-year and SPS events is 0.3 inches per hour, compared to the recommended default of 0.1 inches per hour. The Exponent report references a 1997 Bechtel study for the adopted loss rates. Further justification is required of the adopted loss rates and of the use of higher constant loss rates for more frequent storms.

Recommendations

We recommend the following modifications to the hydrologic analyses to meet CVWD guidelines and standards.

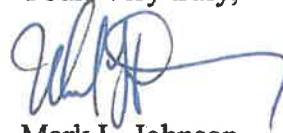
1. Provide a statement in the report that identifies the potential for flood waters to flow from Subwatershed 4 into Subwatershed 7 and indicate that, as part of the development, adequate flood and erosion protection will be provided along the boundary.
2. Add concentration points for Subwatersheds 6 and 13 for flood hazard analysis on the property or state that the portions of the property potentially affected by these flows will not be considered for development.

3. Adopt CVWD guidelines for constant loss rates or provide justification for the adopted loss rates and their variation with event return periods.
4. Prepare a precipitation distribution for the 100-year storm that meets CVWD guidelines and revise the predicted 100-year peak flows.
5. Review the total storm precipitation amounts and adopt a consistent approach for applying reduction factors for all the basins. Expanding the text to cover this issue would be helpful.

As noted above, review of the hydrologic model would be simplified, as would development of the 100-year nested storm, if Exponent adopted HEC-HMS for their modeling.

We request that the report be revised to incorporate the above noted recommendations and be submitted to CVWD for further review. Please contact Georgia Celehar Bauer at extension 2288 or Tesfaye Demissie at extension 2605 if you have any questions or require further clarifications.

Yours very truly,



Mark L. Johnson
Director of Engineering

Enclosure: Exhibit 1

cc: Matt Straite mstraite@rctlma.org
Riverside County Planning via email (with enclosure)

Dan Ruiz druiz@kwcengineers.com,
KWC Engineers via email (with enclosure)

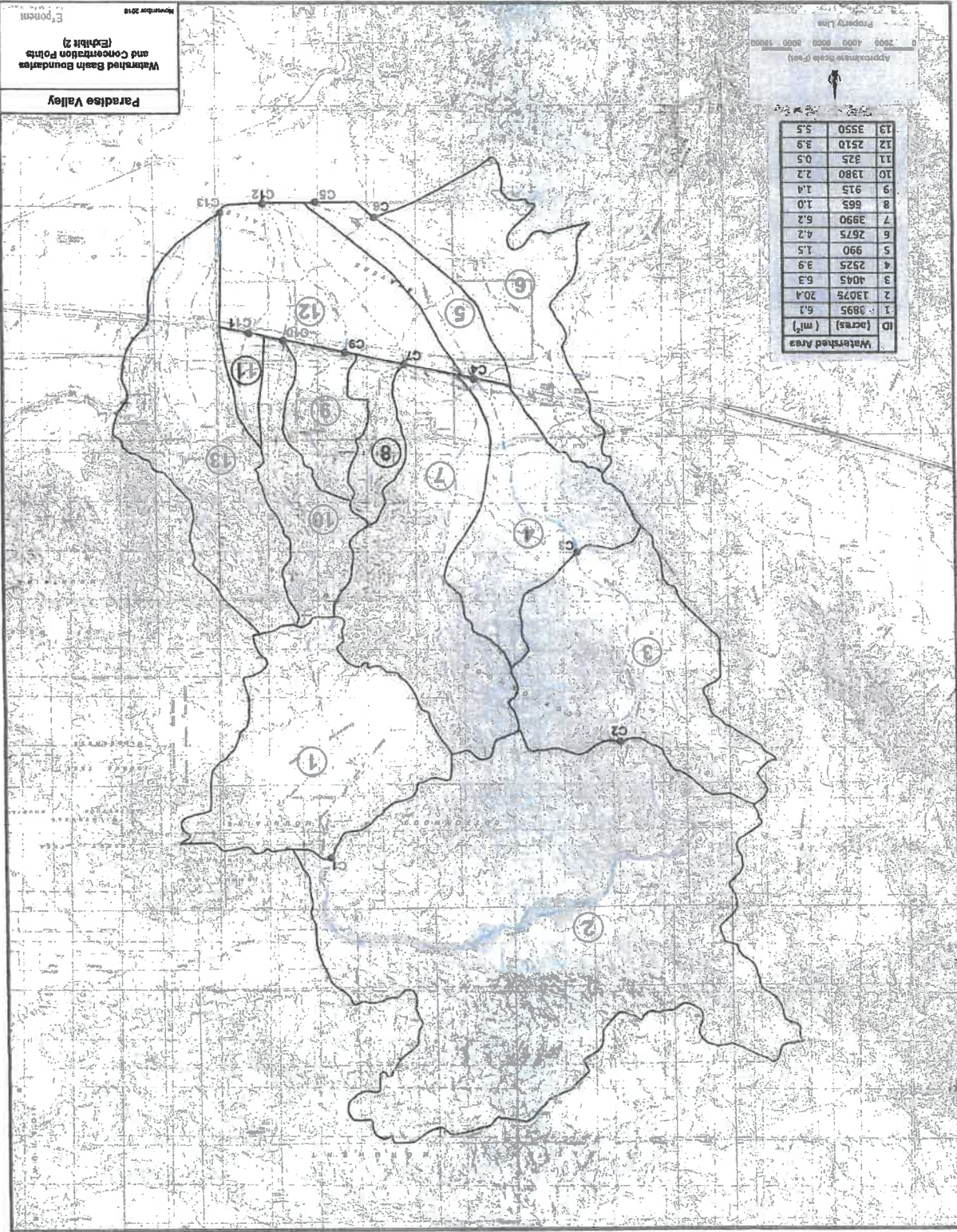
GCB:ch/eng/sw/11/April/Paradise Valley Project

November 2018
 Watershed Basin Boundaries
 and Concentration Points
 (Exhibit 2)
 Paradise Valley

Approximate Basin Feet

Property Line

ID	Basin Area (mi ²)	Basin Acres
1	3.9	13975
2	3.9	13075
3	6.3	4045
4	3.9	2525
5	1.5	990
6	4.2	2675
7	6.2	3990
8	1.0	665
9	1.4	915
10	2.2	1380
11	0.5	325
12	3.9	2510
13	5.5	3550





Established in 1918 as a public agency
Coachella Valley Water District

Directors:

Peter Nelson, President - Div. 4
John P. Powell, Jr., Vice President - Div. 3
Patricia A. Larson - Div. 2
Debi Livesay - Div. 5
Franz W. De Klotz - Div. 1

Officers:

Steven B. Robbins, General Manager-Chief Engineer
Julia Fernandez, Board Secretary

December 22, 2011

Redwine and Sherrill, Attorneys

File: 0126.1

Douglas Hamilton
Exponent, Inc.
320 Goddard, Suite 200
Irvine, CA 92616

Dear Mr. Hamilton:

Subject: Review Comments for Flood Hazard Boundary, Hydrologic Analysis and Conceptual Flood Hazard Protection for the Paradise Valley Project

The Coachella Valley Water District (CVWD) and our consultant Northwest Hydraulic Consultants (NHC) have reviewed the above-captioned report submitted by Exponent, Inc (Exponent) and dated October 5, 2011. The October 5, 2011 report is a revision of a November 23, 2010 report with the same title. CVWD provided comments on the earlier report on February 10, 2011 and a detailed review of the hydrologic analysis on April 5, 2011. Exponent provided their response to CVWD review comments in a letter dated July 14, 2011. Exponent also sent out an email that summarized the agreements from the conference call on August 4, 2011 among NHC, CVWD, Exponent, and KWC Engineers.

The following presents our review comments and recommendations:

Report Summary

The Exponent report is divided into four sections: Physiographic and Hydrologic Setting, Flood Hazard Analysis, Hydrologic Modeling of Existing Conditions, and Conceptual Flood Hazard Mitigation Plan. The Hydrologic Modeling section has been substantially revised to address the earlier reviews; the other sections also have been revised to address comments from the February 10, 2011 CVWD review.

Review Comments

Specific comments are provided for each of the report sections under the subheadings below. In general, the review focuses on whether or not previous comments have been addressed or if there are comments that still need further work. The review also included more detailed comments for the Hydrologic Modeling section.

Physiographic and Hydrologic Setting

This section now provides proposed development boundaries (Figure 2), as requested. As discussed below, it would be helpful if these boundaries were included on Exhibits 1 and 3.

Flood Hazard Analysis

This section now addresses Pinkham Wash, Cottonwood Mountains and Shavers Valley Wash flood hazards in separate sections. Comments are:



- **Pinkham Wash:** The report does not adequately address CVWD comments that disputed the presence of a well-defined eastern bank to the wash. As discussed in earlier reviews, this may affect the boundaries of the flood hazards from Pinkham Wash and the boundaries of the proposed development area if these hazards are to be avoided. It would be helpful if the proposed development area was included on Exhibit 1.
- **Pinkham Wash:** The report does address CVWD comments regarding potential flood flows from Pinkham Wash into Subwatershed 7 in the Hydrologic Modeling Section. The details of the calculations are not described in the report text.
- **Cottonwood Mountains:** flood hazard description is acceptable
- **Shavers Valley Wash:** flood hazard description is acceptable

Hydrologic Modeling of Existing Conditions

This revised section now addresses nearly all of the earlier CVWD comments. We have identified two issues that will need to be addressed by Exponent, as follows:

- **Unit hydrograph parameters:** The report provides lag times computed for each sub-basin, but not the event volumes, so we were unable to verify the unit hydrographs against the S-graph in the report appendix. It would be useful to have all information needed to reconstruct the hydrographs provided in the report.
- **Depth-area reduction factors:** The report used depth-area reduction factors determined for the Walnut Grove basin in southeastern Arizona as published in NOAA Technical Memorandum NWS Hydro-40. These factors are much lower (i.e. greater reductions of point rainfall) than the standard depth-area reduction factors published in the NOAA atlases and adopted in the Riverside County Flood Control and Water Conservation District (RCFCWDC) Hydrology Manual.

The first issue is minor but the second one is significant. We provide technical and policy comments on the adopted depth-area reduction factors below.

Technical Comment

The technical comment focuses on the applicability of the adopted factors. There is a long section in the NWS Hydro-40 report that discusses application of the factors beyond the Walnut Grove basin. It concludes that the Walnut Grove factors are applicable to that basin, and similar factors (Hydro-40 Figure 14) are appropriate for northeastern and southeastern Arizona and western New Mexico (areas B and D in Hydro-40 Figure 11). Higher factors (Figure 15), but still less than the standard curves, are proposed for most of central and western Arizona (areas A and C in Figure 11). The report notes that there is considerable uncertainty regarding their use in area A (western Arizona) due to lack of data. This discussion does not support the use of the Walnut Grove factors adopted by Exponent for the Coachella Valley. Additional information and analysis would be needed to support the extension of the western Arizona factors into southern California.

The adopted depth-area reduction factors have a significant impact on the simulated peak flows. For comparison, the 100-year peaks for concentration points C4 and C5 were simulated using standard depth-area reduction factors; the resulting peak flows were about 60 percent higher than those quoted in the Exponent report. A similar increase would be expected for the Standard Project Storm models for these basins. The increase in peak flows from the smaller basins would be less, but still potentially significant.

Policy Comment

Adopting new depth-area reduction factors for the Coachella Valley will involve revisions to standard practices that would need to be adopted by all the various agencies involved in flood control. It is after this step that they can be accepted for specific development studies. Given that the Paradise Valley project lies in Riverside County, the general agreement of the RCFCWCD is necessary before revised depth-area reduction factors are adopted for the project. Also, general agreement from various state and federal agencies may be required.

Conceptual Flood Hazard Mitigation Plan

This section does not address earlier comments by the CVWD related to setbacks from Pinkham Wash. It would be helpful in evaluating the mitigation plan if the proposed development area is shown on Exhibit 3. As noted earlier, the extent of hazards from Pinkham Wash on the development property are not yet agreed between CVWD and Exponent.

Conclusions:

The most significant comments on the October 5, 2011, Exponent Report are summarized below:

1. We remain unconvinced that there is a well-defined eastern boundary to Pinkham Wash and in our view the extent of the flood hazards on the development property may not be correctly defined.
2. We disagree with the application of the Walnut Grove depth-area reduction factors to the Coachella Valley for technical and policy reasons.
3. We support the application of the best science in hydrologic analysis. However, for CVWD to accept different depth-area reduction factors that are not included in the RCFCWCD Hydrology Manual, agreement and adoption of the new approach (i.e. policy change) would be required from CVWD, Riverside County and other appropriate state and federal agencies.
4. The conceptual plans for flood hazard mitigation for the Cottonwood Mountain tributaries seem acceptable. Setbacks or other avoidance measures may still be required for Pinkham Wash, depending on the actual extent of flood hazards from this wash.

We request that the report be revised to incorporate the above noted recommendations and be submitted to CVWD for further review. Please contact Georgia Celehar Bauer at extension 2288 or Tesfaye Demissie at extension 2605 if you have any questions or require further clarifications.

Yours very truly,



Mark L. Johnson
Director of Engineering

cc: Matt Straite mstraite@rctlma.org
Riverside County Planning via email
Dan Ruiz druiz@kwcengineers.com,
KWC Engineers via email

TD:ch\eng\sw\11\dec\Paradise Valley Project



RIVERSIDE COUNTY

PLANNING DEPARTMENT

Carolyn Syms Luna
Director

John Kalish
BLM
1201 Bird Center Drive
Palm Springs CA 92262

Dear Mr. Kalish:

The County of Riverside has received an application from the Glorious Land Company (GLC) for the Paradise Valley Specific Plan (SP338) project, on approximately 5,300 acres located in the Shavers Valley area of Riverside County. As the Paradise Valley project is located in an unincorporated area of Riverside County, the County is the public agency with the principal responsibility for discretionary review of entitlements and environmental review, and would, therefore, be the designated lead agency pursuant to Section 15367 of the *CEQA Guidelines*.

The County understands that the project would involve off-site improvements including construction, operation, and maintenance of a new transmission power line and associated service roads between an existing IID substation in the City of Coachella and the Paradise Valley Specific Plan development. The County will be including all offsite requirements in our CEQA analysis. Portions of the proposed and alternative transmission line routes would be located over BLM lands. We understand that BLM would require a right-of-way grant for the proposed power line, which would trigger the need for a NEPA process through the BLM, with the BLM as the Federal Lead Agency.

The County will prepare our EIR so that the document may also function as a NEPA document for your right of way grant; a joint CEQA/NEPA .

The County is going to be using a third party contractor that would be responsible for preparing the CEQA/NEPA document under the direction of the County and the BLM. The County's policy is to allow the Applicant to identify a qualified third-party contractor if they agree to sign the County's third-party contractor MOU. The Applicant has proposed that Envicom Corporation be the third-party contractor to prepare the environmental analysis. The County has reviewed Envicom Corporation's qualifications and determined that they are qualified based on: 1) understanding and experience with CEQA, NEPA, and other state and federal regulations; 2) experience in preparing environmental documents for large complex and controversial projects; and 3) demonstrated understanding of the project, potential issues, available data, and needed supplemental analyses.

To eliminate redundancy and create efficiency the CEQA/NEPA analysis would be provided within one document. Therefore, the County encourages BLM to use Envicom Corporation as the third party contractor for preparation of the CEQA/NEPA analysis.

Sincerely,

Carolyn Syms Luna
Director of Planning

**Coachella Valley
Multiple Species Habitat Conservation Plan
Independent Science Advisors and
Scientific Advisory Committee**

January 2016

Supervisor John Benoit
Riverside County Board of Supervisors

The integrity of the Coachella Valley Multiple Species Habitat Conservation Plan will be compromised by the proposed "new town" development referred to as Paradise Valley east of the Coachella Valley in the Pinkham Wash area bounded by Joshua Tree National Park on the north and the Mecca Hills Wilderness on the south. This new town provides new threats to population persistence of several plant and animal species, thus it runs counter to the HCP contract. This threat has prompted scientists involved in the CVMSHCP planning and implementation process to write this letter explaining why it is critically important for the future of the CVMSHCP that the Paradise Valley Specific Plan not be approved. Our concerns and views are expressed below.

The Coachella Valley Multiple Species Habitat Conservation Plan/Natural Communities Conservation Plan (CVMSHCP/NCCP, hereafter CVMSHCP) was approved and state and federal permits issued in 2008. Implementation has been successful to date with more than 87,000 acres acquired since planning first began for the CVMSHCP, and the construction of much needed infrastructure such as freeway interchanges has been facilitated. As intended, the CVMSHCP has successfully balanced conservation and development. One of the key components of the CVMSHCP development, and now implementation, has been the direction and oversight provided by some of the top conservation scientists in the country. This input led to objective standards to ensure that the protected species and habitats will persist, while leaving ample room for well-considered economic growth for the nine cities and County of Riverside permit holders.

After the first-draft CVMSHCP was completed, nationally recognized leaders in conservation biology, Drs. Michael Soule, Reed Noss, and C. Richard Tracy, reviewed it as the Independent Science Advisors (ISA) panel and prepared a written report of that review. More local conservation scientists, Drs. Alan Muth, Cameron Barrows, and Mark Fisher comprised the plan's Scientific Advisory Committee and provided the on-going direction to ensure species and natural community requirements were being met by the plan design, and importantly that critical ecological processes remained intact. The ISA overview was summarized in this statement, "First, we want to commend the Scientific Advisory Committee and others who contributed to the Draft Plan for producing what is sure to be one of the most scientifically defensible and thorough HCPs or NCCPs ever developed."

As we stated in the ISA report, "On a continental scale, the Coachella Valley is a biological hotspot, distinguished by high endemism, rarity, and richness of several taxa. For example, researchers with The Nature Conservancy and the Association for Biodiversity Information identified this portion of southern California as one of six regions in the United States that rank in the top tier of conservation priority based on a rarity-weighted richness index (S. Chaplin et al. 2000, Chapter 6 in *Precious Heritage: The Status of Biodiversity in the United States*, Oxford University Press). More recently, Barrows and Fisher, among others, published an analysis of patterns of lizard biodiversity across North America, including Mexico, and found that the CVMSHCP was at the core of the region of highest lizard species richness in all of North

America, (Barrows et al. 2013, *Journal of Arid Environments* 95: 41-48). This and a more recent analysis by Barrows and Fisher (2014, *Biological Conservation* 180: 97-107) identified mechanisms for that richness, how the diverse topography of this area along with the juxtaposition of the Mojave, Sonoran and Baja California ecological regions helped foster that biodiversity, and notably allowed species to sustain populations throughout the climate shifts of past epochs and likely through this current warming as well. Those physical characteristics have led to high levels of biodiversity in reptiles as well as plants, mammals and birds. A critical component of this physical landscape is connectivity; species, plant and animal populations need to be able to move, to adapt to changing conditions. The CVMSHCP protects biological resources of National and even continental significance. Its design explicitly ensures that connectivity for species movement and for ecological processes to sustain our exceptionally high and unique biodiversity as well as habitat for species found absolutely nowhere else in the world, such as the Coachella Valley fringe-toed lizard. It is the responsibility of the CVMSHCP permit holders to ensure that this ecological "hot spot" of national significance is protected.

One of the CVMSHCP areas we identified and designed as a critical zone for connectivity is the Desert Tortoise and Linkage Conservation Area. This conservation area spans both sides of the I-10 Freeway as it leaves the Coachella Valley and extends up to the eastern edge of the CVMSHCP at Chiriaco Summit. As its name indicates one of the primary goals for this area is to ensure connectivity for the federally and California State threatened Mojave Desert Tortoise. For the tortoise, the most important area of connectivity within this linkage is the region that includes Cottonwood Canon, Box Canyon Road and what is now referred to as "Paradise Valley." That importance is due to:

- High tortoise populations in that region on the north side of I-10,
- Smaller but significant populations of tortoises in the Orocoopia Wilderness Area and Chuckwalla Bench ACEC to the south of I-10 - populations that are at the southernmost occurrence of this species, and,
- Numerous large culvert underpasses along the I-10 that are sufficient to allow passage for tortoises. These underpasses are associated with large washes, due to the active hydrology of this area in particular.

The proposed new town threatens persistence of desert tortoise because it both reduces existing habitat, and fragments resulting habitats. Tortoises aren't the only species that use this linkage area; kit foxes, badgers, and bobcats are among the many species that use the culvert corridors providing critical linkages from the Sonoran Desert to the south and a "gateway" to the Mojave Desert through Joshua Tree National Park to the north. The "Tortoise Linkage Conservation Area" extending west from Cottonwood Canyon through Paradise Valley is unique in having a high number of culverts and is also immediately adjacent to the relatively dense tortoise populations on the north side of I-10, extending into Joshua Tree National Park. For these reasons this section offers the greatest opportunity to provide effective wildlife corridors across I-10.

Common sense, and sound principles of conservation biology, indicate that one should not develop or impact such a critical linkage zone. This connectivity is necessary to maintain viable population sizes of several wildlife species and for providing genetic exchange to ensure the gene pool remains diverse and can provide the tortoises and other species on both sides of I-10 the wherewithal to adapt to changing conditions. Among many sources of change, the local effects of global warming are becoming increasingly important to consider in designing effective conservation; linkage corridors are essential to that design. It should now be clear why the scientific advisors to this plan stressed that they be integral to the design of the CVMSHCP.

Paradise Valley is currently far from human development. It is important to identify the effects of even modest development on the ecology and ecological function of a critical linkage area within a relatively pristine landscape. Of course this development proposal of a new town is not modest.

- Developments increase road densities and increase activity on those roads. This increases vehicle collisions with wildlife and for many species inhibits their movement – they won't or will be reluctant to cross roads. Even if narrow wildlife corridors are created through the development, the roads represent an unnatural gauntlet that will increase wildlife mortality and reduce the chance that an individual will reach the other side of I-10.
- Wildlife road mortality, as well as suburban refuse will increase raven and coyote densities, as well as populations of other predators and scavengers. Ravens have been identified as significant predators on young tortoises and coyotes are predators of adult tortoises. The effects caused by predators, of removing the young tortoises from this population will extend into Joshua Tree National Park as well as into the Orocopia Wilderness and Chuckwalla Bench ACEC tortoise populations. Young tortoises have low survivorship in natural settings; increasing raven densities will likely put these tortoise populations on an unsustainable declining trajectory.
- With development there will be increased densities of domestic cats and dogs, some of which will run free. These pets will negatively impact wildlife densities. Free roaming dogs have been identified as predators on both young and old tortoises, as well as other wildlife species.
- Urban developments are sources for invasive weedy plants. Weeds will compete for space and water with native vegetation, ultimately reducing the vigor and density of native plants and provide increased fuel for wildfires. This will mean less cover for tortoises and other species as they attempt to navigate passage through any remaining open spaces after development begins. Cover is a critical characteristic of effective corridors – both for predator avoidance and for mitigating the otherwise intolerable summer heat and reduced water from changing precipitation due to global climate change.

These outcomes of development in an otherwise relatively pristine landscape are referred to as dispersed stressors which cannot be mitigated by creating truncated corridors of open space within a development; the road kill, ravens, straying pets, and weeds will still prevail. We need to emphasize that none of these stressors are currently problems in Paradise Valley, but with any level of development, they will be. It also emphasizes one reason why well-considered development occurs within or adjacent to existing development footprints; such new, intelligent development will have smaller impacts on the issues identified above because those issues already exist there.

Beyond linkages and tortoise populations, Paradise Valley includes the best and largest extent of a natural plant community known as desert dry wash woodland. Unlike most desert habitats, this community is comprised of real trees, palo verde and ironwood, and so provides habitat that most other desert habitats do not. These woodlands are important for nesting and migrating birds and bats. The proposed new town in Paradise Valley will remove 194% of the allowable "take" of this important community for the CVMSHCP. There is nowhere within the CVMSHCP to mitigate this loss.

For these reasons we were dismayed to learn of the proposed 'new town' called Paradise Valley in the Desert Tortoise and Linkage Conservation Area. The Paradise Valley project removes and fragments important habitat for wildlife species, and it imposes a huge, perhaps insurmountable, barrier to connectivity between Joshua Tree National Park and the Mecca Hills Wilderness/Orocopia Mountains Wilderness. If approved, this new town will challenge the very foundation and integrity of the CVMSHCP for that conservation unit.

Dr. Reed F. Noss is Provost's Distinguished Research Professor, University of Central Florida.

Dr. Michael Soule is Professor Emeritus of Environmental Studies, University of California, Santa Cruz, and co-founder of the Society of Conservation Biology.

Dr. C. Richard Tracy is Professor of Ecology, Evolution, and Conservation Biology, University of Nevada, Reno.

Dr. Allan Muth is Director of the University of California, Riverside, Boyd Deep Canyon Desert Research Center;

Dr. Cameron Barrows is a research ecologist at the University of California, Riverside, Center for Conservation Biology;

Mark Fisher is a Senior Museum Scientist at the University of California, Riverside, Boyd Deep Canyon Desert Research Center.

Sincerely,



Reed Noss, Ph.D.



Michael Soule, Ph.D.



C. Richard Tracy, Ph.D.



Cameron Barrows, Ph.D.



Mark Fisher



Allan Muth, Ph.D.

360 Lupine Drive
Sequim, WA 98382
February 8, 2016

Coachella Valley Conservation Commission
c/o Tom Kirk, Executive Director
Coachella Valley Association of Governments
73-710 Fred Waring Drive, Suite 200
Palm Desert, CA 92260

Dear Tom and Commission Members:

As the lead author of the Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP), I have maintained a strong interest in it and have followed its implementation closely. For years the CVMSHCP seemed quite successful. It balances conservation and development in the Coachella Valley by ensuring conservation through establishing a coherent system of Conservation Areas while facilitating development outside of the Conservation Areas (and extremely limited development within them) through the CVMSHCP's compliance with state and federal species and habitat protection laws. More than 87,000 acres have been acquired in the Conservation Areas, and many infrastructure projects have been able to proceed because of the Incidental Take Permits provided by the CVMSHCP. Now, however, the Paradise Valley Specific Plan proposal has created an as of yet unrecognized crisis for implementation of the CVMSHCP.

Paradise Valley proposes large scale development in one of the Conservation Areas and the project is now being considered by the County. Yes, it is possible that the County will reject the project, but the mere fact that the County is considering it for approval attests to the fact that the crisis in CVMSHCP implementation has already occurred. The crisis actually happened in 2012 when the Coachella Valley Conservation Commission (CVCC) failed in one of its core responsibilities for implementing the CVMSHCP, namely the Joint Project Review (JPR) process. As explained below, the County also failed in its responsibilities. The JPR is the crucial mechanism whereby CVCC determines whether or not a project proposed in a Conservation Area is consistent with the CVMSHCP Conservation Goals and Objectives. If it is not, the project may not be considered by the applicable Permittee. What CVCC did with respect to the JPR for the Paradise Valley abrogated its responsibilities by piecemealing review of the project and conducting a JPR of only phase 1 of a much larger project proposal. Phase 1 had been carefully crafted to be consistent with the CVMSHCP Conservation Goals and Objectives, ignoring whether the subsequent phases would be consistent or not. Given the scale of the Specific Plan proposal, subsequent phases will almost certainly be inconsistent. By signing off on Phase 1 as being consistent with the CVMSHCP, CVCC enabled the project to proceed through the County's approval process. If the County approves the Specific Plan, Phase 1 is allowed to go forward. That sets the precedent that any project in a Conservation Area can go through a JPR process for only a carefully crafted initial phase of a larger project to create the illusion of project consistency with the CVMSHCP, thus enabling the first phase of the project to be approved and constructed. In the case of Paradise Valley, a General Plan Amendment

for the entire project area could be approved along with approval of the entire Specific Plan, even if with some conditions. This completely undermines the JPR process and the intent of the CVMSHCP, and puts future CVMSHCP implementation in jeopardy.

Interestingly, CVCC initially correctly conducted the JPR process for the Paradise Valley project in 2012 at which time it stated in its July 6, 2012 determination letter that "we have determined that not enough specific information is available to complete a JPR analysis of future phases of the project beyond Phase 1. Therefore, we have not completed a JPR consistency determination for the Specific Plan." The result is that the County could not then have considered the project application complete and could not have moved forward. In a subsequent August 16, 2012 letter to the County, CVCC affirmed that "The Coachella Valley Conservation Commission (CVCC) has completed the Joint Project Review (JPR) of the Paradise Valley Specific Plan and found the project to be inconsistent with the Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP)." However, after a meeting with County staff and the project proponent, CVCC issued another letter on September 19, 2012 stating that, "As a result of the explanations presented, CVCC finds that the Phase 1 submission is consistent with the CVMSHCP with the caveat that the project has outstanding issues that will be resolved through the project approval process." Nothing was said about the Specific Plan as a whole, and no documentation accompanied the letter describing what explanations had been presented or what actual new analysis had been conducted by CVCC to support this new conclusion. More importantly, CVCC, perhaps under duress from the County, abrogated its responsibility to conduct a JPR for the entire project before making a determination of consistency or inconsistency.

Equally disturbing is that the County chose not to adhere to the requirements of Section 6.6.1.1 of the CVMSHCP which states that "The application will not be deemed complete by the Permittee prior to completion of the Joint Project Review process." Because the JPR process for the Specific Plan as a whole was not completed, the County is in violation of the CVMSHCP by having deemed the application complete and processing the project for environmental review and the approval process. Section 6.6.1.1 further states, "Consultation with CVCC is needed at this early stage to ensure that alternatives are fully evaluated to achieve Conservation Area Objectives prior to public release of environmental documents prepared pursuant to CEQA." There is no provision in the CVMSHCP for preparing a JPR on only a portion or initial phase of a project and to do so clearly violates CEQA as well as the CVMSHCP.

The CVMSHCP was a good faith effort among government agencies, development interests, and conservation organizations to ensure that the natural heritage and biological resources of the Coachella Valley would be protected while appropriate development was facilitated. The magnitude of the proposed Paradise Valley project in a Conservation Area and the subterfuge of making it appear to be consistent with the CVMSHCP through a manipulation of the JPR process breaks that good faith.

Sincerely,



Bill Havert,
Retired Executive Director, Coachella Valley Mountains Conservancy

Cc: Katie Barrows

360 Lupine Drive
Sequim, WA 98382
November 16, 2018

Planning Commission
County of Riverside
4080 Lemon Street
Riverside, CA 92501

Re: Paradise Valley Specific Plan SCH #2015101031; SP 339; GPA 686; CZ 6195; EIR 506 and Final Environmental Impact Report (FEIR)

Dear Commissioners:

The purpose of this letter is to urge you to deny the project and determine that the EIR for Paradise Valley should be withdrawn as premature and that County staff be directed to provide the detail necessary to the Coachella Valley Conservation Commission (CVCC) to enable a complete Joint Project Review (JPR) to be prepared for the Paradise Valley Specific Plan, upon the completion of which the Specific Plan should be revised as necessary to ensure consistency with the Coachella Valley Multiple Species Habitat Conservation Plan/Natural Communities Conservation Plan (CVMSHCP) Conservation Area Conservation Goals and Objectives; subsequently, the DEIR should be revised as needed before recirculation. Further, the County should ensure that a project in that area comply with all applicable General Plan policies as described later in this letter.

From the inception of the preparation of the CVMSHCP in 1993 through the completion of the original Final CVMSHCP in 2006, I was the lead author of the plan in my capacity of Executive Director of the Coachella Valley Mountains Conservancy, which prepared the CVMSHCP under contract to the Coachella Valley Association of Governments. Based on my familiarity with the CVMSHCP, I am submitting these comments.

Background and Context for Understanding EIR Deficiencies and Inconsistency with the CVMSHCP

Initially, I want to offer some background and context for a proper understanding of the key issues regarding the questions of the project's consistency with the CVMSHCP and the Draft Environmental Impact Report's (DEIR) and the Final Environmental Impact Report's (FEIR) approach to identifying and mitigating impacts on Biological Resources.

Paradise Valley proposes the development of a new town in an area designated as a Conservation Area in the CVMSHCP. The CVMSHCP is a regional habitat conservation plan that facilitates private and public development in much of the Coachella Valley in exchange for the permanent conservation of a designated Reserve System comprised of the various identified Conservation Areas. The Permittees under the CVMSHCP are obligated to acquire and protect a minimum of 90% of the private lands within

the Conservation Areas to ensure protection in perpetuity of the species and natural communities covered by the CVMSHCP.

The proposed Paradise Valley Specific Plan poses an enormous threat to successful implementation of the CVMSHCP by proposing extensive development in one of the Conservation Areas. For such development to be approved it must be consistent with the CVMSHCP's Conservation Area Conservation Objectives for each of the affected Covered Species and Natural Communities, as well as for designated Biological Corridors and Essential Ecological Processes. To determine if such consistency exists, the CVMSHCP requires that a proposed project go through the JPR process, conducted by the CVCC, the Joint Powers Authority established to oversee implementation of the CVMSHCP. Paradise Valley has not undergone a complete JPR. This subject is discussed extensively later in this letter. As background for that discussion, however, it is useful to discuss the failure of the DEIR and the FEIR to accurately delineate the project's impacts and identify feasible mitigation measures. As will be seen, the essential impossibility, or at least great implausibility, of the project's being able to meet the Conservation Area Conservation Objectives and obtain consistency with the CVMSHCP is the likely reason why the County chose not to obtain a complete JPR for the project – in violation of the CVMSHCP – but chose instead to attempt to circumvent the CVMSHCP requirements and to use specious arguments in the DEIR and FEIR as to why the project purportedly has no significant impacts to biological resources and will ultimately be consistent with the CVMSHCP.

Extraordinarily, the DEIR and FEIR assert that there will be no Unavoidable Significant Biological Impacts to Biological Resources from this massive project in a designated Conservation Area. The DEIR and FEIR, however, fail to substantiate this claim. The DEIR and FEIR simply use circular reasoning that the project would be consistent with the Conservation Objectives and requirements of the CVMSHCP if the required conservation lands are conserved prior to the impacts and that this will be accomplished because the Specific Plan will be implemented to be consistent with the CVMSHCP. It then defers actual analysis and mitigation to future JPRs conducted on individual "implementing projects" for discrete phases of the project. The DEIR and FEIR describe three mitigation options set forth in the CVMSHCP that theoretically could be utilized by the Paradise Valley project, but the DEIR and FEIR fail to provide substantive factual information demonstrating that the Specific Plan could actually avail itself of those options to achieve the Conservation Objectives. Instead, the DEIR and FEIR merely provide tables purporting to show how mitigation could be achieved.

DEIR Table 4.4-4 shows all Privately Owned land in the Conservation Area with habitat for the various Covered Species and then calculates the Potential Allowable Disturbance for each of the Covered Species, which is a standard percentage of the total Privately Owned Land. The implication of this is that there is abundant Allowable/Authorized Disturbance available to the Paradise Valley project. This is, however, extremely misleading and not factually accurate. Because Paradise Valley does not own and control all of those private lands, it is not entitled to the Authorized Disturbance for those acres. So when in Table 4.4.5 the DEIR and FEIR show the Disturbance that the Paradise Valley project would create, i.e., the Project's impact, and compare that to the total Authorized Disturbance associated with all the Privately Owned Lands, it thereby concludes that there is adequate Disturbance Authorization available and, therefore, the project will be consistent with the CVMSHCP and has no Significant Impact.

As the DEIR states it, “As illustrated in Table 4.4-5, Potential Allowable Disturbance versus Specific Plan Impacts to DTLCA Conservation Objectives, there is enough acreage of each conservation objective mapped on private non-conserved lands to offset the proposed impacts associated with the Paradise Valley Specific Plan.” The fatal flaw with this approach is that it is wholly speculative and theoretical and has no basis in reality. If Paradise Valley actually owned all the Privately Owned land in the Conservation Area and committed to conserving the required acreage to accrue the necessary Authorized (referred to as Allowable Disturbance in the DEIR and FEIR), then it could count those lands as mitigation and demonstrate that it could meet the Conservation Objectives. But in reality Paradise Valley owns very little of that Privately Owned land and so cannot use it in calculating Authorized Disturbance. To essentially deprive all other private landowners in the Conservation Area of any potential to develop their land might well constitute an unlawful taking on the part of the County.

To take a few examples of the problem associated with this theoretical approach, Table 4.4.5 shows that for desert tortoise there is conceptually 3,355.12 acres of Potential Allowable Disturbance (based on the total of Privately Owned lands – some 38,583.93 acres) in the Conservation Area. The table also shows that Paradise Valley would require between 1,872 and 1,910 acres of impacts, depending on which power supply alignment is chosen. Thus, the table would have us believe that there is far more Allowable Disturbance available than the project requires. If we consider, however, that the Paradise Valley project site is approximately 5,400 acres in size and the total acreage owned by the project proponent, including off-site acreage, is approximately 8,200 acres, then the actual Disturbance Authorized based on what the project proponent can commit to conservation is approximately 656 acres, far less than the 1,872 – 1,910 acres needed by the project. The following table recreates the DEIR Table 4.4-5, but adds two additional columns: one showing the approximate actual Allowable Disturbance based on the actual Paradise Valley ownership, and one showing the resulting deficiency in the Allowable Disturbance needed by the project.

Conservation Objective	(Theoretical) Potential Allowable Disturbance	Range of Specific Plan Impacts (Disturbance Required)	Actual Allowable Disturbance Based on Paradise Valley Ownership	Disturbance Deficit (Based on High Impact Acres)
Desert Tortoise	3,355.12	1,872 – 1,910	656	-1,254
Le Conte’s Thrasher	14,277 – 43,893	1,742 – 1,780	560	-1,220
Desert Dry Wash Woodland	990 – 4,043	1,179 – 1,190	300	-890
Corridors and Linkages	1,115.91	821 - 860	230	-630
Mecca Aster	27.95	0 - 5	416	No deficit

It should be noted that it is unclear in the original DEIR Table why there is such a large range in the Potential Allowable Disturbance for Le Conte’s Thrasher and for Desert Dry Wash Woodland. The calculation is strictly mathematical; so it is unclear how there could be a range (and a vast one) instead of a single specific acreage figure. It should also be noted that Table 8 in DEIR Appendix D-5, Biological Resources Report identifies even higher levels of impact than those identified above.

While implying in Tables 4.4-4 and 4.4-5 that enough Disturbance is available if sufficient lands that Paradise Valley does not control were the source of Allowable Disturbance, the DEIR and FEIR do at least stipulate that to ultimately avail the project of this Allowable Disturbance, sufficient private lands would need to be brought under Paradise Valley's control and committed to permanent conservation, presumably by dedication to CVCC. That this could actually occur is, of course, wholly speculative. Thus it cannot be construed as a legitimate Mitigation measure for CEQA purposes; nor can it be construed as evidence that the project is consistent with the CVMSHCP's Conservation Area Conservation Objectives.

As some recognition of this problem, the DEIR and FEIR also propose that additional means to meet the Conservation Objectives and obtain Allowable Disturbance would be the Like Exchange and Transfer of Conservation Objectives provisions of the CVMSHCP. What the DEIR and FEIR do not do, however, is offer any analysis, substantiation, or evidence that these methods could be successfully employed by Paradise Valley. A Like Exchange must result in equal or greater benefits to Covered Species and conserved natural communities as compared to those benefits analyzed in the Plan. The CVMSHCP identified and selected the optimum Habitat in the CVMSHCP area to incorporate into the Conservation Areas to ensure survival of the species and natural communities. Specifically with respect to the DDWW natural community, the CVMSHCP states "The Planning Team attempted to include all large contiguous stands of desert dry wash woodland that remain in the Plan Area" (CVMSHCP, 10.8.2.3). The significance of this is that those areas not included were omitted because they were small and dis-contiguous patches: not especially suitable for Like Exchange given the Biological equivalency requirement. Thus, it is highly implausible if not impossible that enough quality habitat could be found outside of designated Conservation Areas to "result in equal or greater benefits" to complete a Like Exchange. The DEIR and FEIR merely assert that it is possible to use Like Exchange and Transfer of Conservation Objectives to meet the CVMCHCP Conservation Area Conservation Objectives. Use of these methods for mitigation and to achieve consistency with the CVMSHCP is wholly speculative and conceptual and cannot constitute legitimate Mitigation measures for CEQA purposes; nor guarantee that the project impacts will be mitigated to below significance; nor establish that the project is consistent with the CVMSHCP's Conservation Area Conservation Objectives. The inability to actually demonstrate that any of these measures can actually be accomplished is no doubt the reason the County chose to create the fiction that a JPR for the entire project is not needed, and that all meaningful analysis and identification of specific achievable mitigation measures can be deferred far into the future at what the County calls "implementing project" phases.

An understanding of the CVMSHCP's Like Exchange and Transfer of Conservation Objectives provisions will help illuminate the speculative and theoretical nature of the DEIR's and FEIR's attempt to rely on them as mitigation and evidence of consistency. Relevant excerpts from CVMSHCP Section 6.12.2 are presented here in italics (underlining is added for emphasis throughout the excerpts):

The design of the Conservation Areas focused on natural communities, Core Habitat for Covered Species, Essential Ecological Processes, Biological Corridors and Linkages. The natural communities and Covered Species also occur outside of the Conservation Areas. In some instances it may be possible to achieve the Plan's Conservation Goals while not increasing the

level of Take analyzed in the Plan through a different configuration of one or more Conservation Areas.

Like Exchanges are changes proposed by a Permittee to modify the boundary of one or more Conservation Areas in exchange for reducing or modifying the boundary of a Conservation Area. A Like Exchange must result in equal or greater benefits to Covered Species and conserved natural communities as compared to those benefits analyzed in the Plan. In addition, the level of Take of Covered Species must be no greater than that analyzed in the Plan.

When a Like Exchange is proposed, the applicable Permittee(s) shall meet and confer with the Wildlife Agencies prior to submittal of Like Exchange analysis to the CVCC. The Permittee will prepare an equivalency analysis. Upon submittal of a completed equivalency analysis, the Wildlife Agencies shall respond in writing within 60 days (of acknowledged receipt) as to their concurrence with the Like Exchange. If the Wildlife Agencies do not concur the action shall require an Amendment to the MSHCP. Like Exchanges must also be submitted to applicable Permittees for approval.

The Like Exchange analysis shall include assembly of necessary project information and completion of an equivalency analysis as described below:

➤ ***Like Exchange Information and Analysis Requirements***

The following information shall be included in the analysis:

- 1. Maps clearly and precisely delineating the proposed Boundary Adjustment, showing land to be removed from the Conservation Area in the context of the entire Conservation Area, and land to be added to this or another Conservation Area;*
- 2. Narrative and graphic description of the proposed project;*
- 3. Narrative and graphic description of biological information available for the Boundary Adjustment sites (land to be removed and land to be added) including current project specific vegetation mapping, modeled habitat and appropriate species surveys, land identified as part of a Biological Corridor or Linkage, and land identified as part of an Essential Ecological Process area;*
- 4. Narrative and graphic description of the project's efforts to be consistent with the Conservation Area Conservation Objectives and explanation of the rationale why consistency has been determined to be infeasible;*
- 5. Quantification and characterization of effects/benefits of the proposed Boundary Adjustment on Habitats for Covered Species, natural communities, Biological Corridors and Linkages, Essential Ecological Processes, and Conservation Area reserve design and manageability; and*
- 6. Any other information deemed necessary by the Permittee to make the appropriate findings.*

➤ **Analysis**

Based on the assembled information, an equivalency analysis shall be provided by the applicable Permittee(s) to the CVCC and the Wildlife Agencies in narrative and graphic form comparing the effects/benefits of the proposed Like Exchange. The equivalency analysis shall address the following categories:

1. *Effects on the level of Take of Covered Species;*
2. *Effects on Habitats of Covered Species, including Core Habitat; potential habitat fragmentation, reduction in size of Core Habitat patches, and increase in edge effects;*
3. *Effects on natural communities, including potential fragmentation, reduction in patch size, and increase in edge effects;*
4. *Effects on Biological Corridors and Linkages;*
5. *Effects on Essential Ecological Processes;*
6. *Effects on Conservation Area configuration and management (such as increases or decreases in edge);*
7. *Effects on ecotones (defined as areas of adjoining natural communities, generally characterized by greater biological diversity) and other conditions affecting species diversity (such as invasion by exotics);*
8. *Equivalent or greater acreage contributed to the Conservation Areas;*
9. *Applicant must demonstrate agreements or control over mitigation property being offered under the equivalency analysis.*

The equivalency analysis shall draw conclusions regarding the degree to which the proposed project incorporating Boundary Adjustments is considered to be biologically equivalent or superior to a project on the same site not deviating from the Conservation Area Conservation Objectives. Projects determined to be biologically equivalent or superior shall be determined to be acceptable refinements to the MSHCP Conservation Area boundaries and amendment to the MSHCP shall not be required prior to approval of such projects. Projects not determined to be biologically equivalent or superior shall be determined to be unacceptable deviations from the Conservation Area Conservation Objectives and an amendment to the MSHCP would be required prior to approval of such projects.

It is apparent from the preceding that Like Exchange is intended for limited application under highly specialized circumstances. For example, a Like Exchange could address a situation where a small development on the edge of a Conservation Area could pursue a minor boundary adjustment through a Like Exchange. Such minor adjustments under exceptional circumstances are provided for through the Like Exchange process where the very rigorous methodology set forth in the CVMSHCP clearly demonstrates to USFWS and CDFW that the change would provide equal or better benefits to the Covered Species and natural communities. Accommodating the severe impacts and deficiency in Allowable Disturbance arising from the Paradise Valley Specific Plan is the antithesis of such a minor adjustment. What is being impacted by Paradise Valley is the largest extant desert dry wash woodland

(DDWW) natural community in the entire CVMSHCP area. There are approximately 2,626 acres of DDWW on the Paradise Valley site associated with the Pinkham Wash drainage. This acreage of DDWW is part of a larger DDWW complex that extends downstream from Paradise Valley into Box Canyon (into which Pinkham Wash flows) in the Mecca Hills and Orocopia Mountains Wilderness Areas. The hydrological and ecological processes that sustain this DDWW complex extend northwards from the Paradise Valley site into Joshua Tree National Park (immediately abutting the project site) so that these processes are permanently protected. The Paradise Valley site sits in the critical center of this vast system, and its importance is commensurate to the size of this DDWW ecosystem. Thus, significant loss of the DDWW on the Paradise Valley site would be an enormous impact that is highly unlikely to be offset in a biologically equivalent way by conserving various disparate patches of DDWW in areas outside the current Conservation Areas that comprise the CVMSHCP Reserve System.

Given the implausibility of successfully using Like Exchange as a mitigation measure to offset the project's severe impacts, the burden of proof that it is feasible should rest with the County through the JPR and EIR processes for the complete project. Indeed before approval of the Specific Plan, the County and project proponent should identify the exact locations of the available DDWW outside Conservation Areas, including their patch sizes and the context in which they exist, including whether the ecological processes that sustain the patches are intact and will be permanently conserved. A complete analysis and documentation that it is feasible to provide biologically equivalent DDWW for use in a Like Exchange is essential prior to Specific Plan approval. This would, of necessity, require the very JPR for the entire project that the County has avoided obtaining.

At a purely quantitative level, the impacts of Paradise Valley to desert tortoise and Le Conte's thrasher could potentially be addressed through Like Exchange; however, the qualitative impacts of habitat fragmentation, reduction in the size of Core Habitat patches, and the increase in edge effects still make the use of Like Exchange implausible at best. Certainly the DEIR and FEIR offer no meaningful analysis or substantive evidence that a Like Exchange could address these significant adverse impacts. And with respect to the project's impacts on Biological Corridors, Like Exchange is of no value as Biological Corridors are by definition place specific. One area cannot substitute for another.

The CVMSHCP provisions for Transfer of Conservation Objectives are as follows:

Transfer of Conservation Objectives for conserved natural communities and/or identified Covered Species between Conservation Areas or between Recovery Zones in the Santa Rosa and San Jacinto Mountains Conservation Area may occur if the following is demonstrated:

- *The transfer does not reduce the number of acres anticipated by the Plan of the natural community or the species' habitat conserved.*
- *The transfer does not reduce the conservation value of the lands that will be conserved based on natural community patch size, configuration, and juxtaposition within the matrix of Conserved Habitat and is of greater or equal habitat value.*
- *There is no reduction in conservation and no increase in Take. Transfers must be within kind (for a Covered Species or natural community).*

- *Any shifts must be species-specific and meet the above criteria.*

Again, there is a high bar for actually employing Transfer of Conservation Objectives. To do so requires a Minor Amendment to the CVMSHCP with Wildlife Agencies' concurrence. Since a Transfer must be in-kind, Transfer can only come from a Conservation Area with Allowable Disturbance available for the relevant natural community and Covered Species, in this case DDWW in particular. Outside of the Desert Tortoise and Linkage Conservation Area, where the Paradise Valley project is proposed, other Conservation Areas where DDWW occur have a total of Allowable Disturbance of 456 acres. The Paradise Valley Specific Plan, however, would impact approximately 1,200 acres with only 230 acres of Allowable Disturbance from what the project can conserve on Paradise Valley controlled lands, leaving a need for an additional approximately 970 acres of Allowable Disturbance. As previously described, it is highly unlikely that any significant acreage – and perhaps none – of DDWW could be conserved through the Like Exchange process. And with only 456 acres available through Transfer of Conservation Objectives, it is clear that the Specific Plan cannot be expected to be consistent with the CVMSHCP. Further, it is rather unlikely that the County would be in a position to deprive all other Conservation Areas of all Allowable Disturbance for the sake of this one new town project. Thus, credulity is strained to the breaking point that the project can be consistent with the CVMSHCP Conservation Area Conservation Objectives through any means. Certainly, it is highly unlikely that it can be; and for this reason it is wholly improper for the DEIR/FEIR to claim No Significant Impact, and to claim that the project will at some distant future point be made consistent with the CVMSHCP, and the alleged mitigation measures are so speculative and theoretical as to fail the CEQA test to be considered mitigation measures. [Note that there are an additional 298 acres of DDWW Allowable Disturbance in the Santa Rosa and San Jacinto Mountains Conservation Area, but the CVMSHCP stipulates that this includes 157 Acres of Disturbance allocated for projects that may be approved in Habitat Evaluation and Acquisition Negotiation Strategy (HANS) areas or in 10 percent "take" areas; and 141 acres that may be used only in conjunction with the "special provisions" area described in Required Measure 2f, which limits its use to a particular portion of this Conservation Area.]

There follows in this letter my responses to two parts of the FEIR: (1) Section 2.1 the "Topical Response – CVMSHCP Joint Project Review", and (2) Section 2.2, Response to Comment Letter HH – 3/18/18 Bill Havert.

Part 1 – comments on FEIR Section 2.1 "Topical Response – CVMSHCP Joint Project Review"

After previously asserting in the DEIR that no CVMSHCP JPR was needed for the Specific Plan, the County now asserts in FEIR Section 2.1 that it actually did have JPRs prepared but they were inconclusive because not enough detailed information was available; therefore, the County decided to move ahead with the Specific Plan via a Programmatic EIR and require JPRs for what it calls "Implementing Projects". In the DEIR the County simply maintained that a JPR was not necessary at this time. [Cf. DEIR page ES – 8 and page 2 – 10: "Because the Specific Plan is designed as a programmatic entitlement and this EIR is a program EIR, a JPR is not required at this time, but rather will occur with later implementing projects which are contemplated in the Specific Plan."]

It appears in the FEIR that the County is now trying to have it both ways: laying out in detail previous JPR activities (which did not result in a finding that the Specific Plan is consistent with the CVMSHCP) to say that indeed there has been a JPR (ergo, the County could declare the application complete and move forward with a DEIR and consideration of the Specific Plan); and at the same time continuing to maintain that a complete JPR is not needed at this time, but will be provided phase by phase for “Implementing Projects”.

The problems with this approach are many:

1. The reality remains that a complete JPR was not prepared pursuant to the CVMSHCP and the legally-binding Implementing Agreement thereof, to which the County is a signatory. Thus the County should not and legally could not have deemed the application complete and prepared a DEIR. The extant JPR covered only Phase 1 of the project. CVCC conducted the JPR process for the Paradise Valley Specific Plan in 2012 at which time it stated in its July 6, 2012 determination letter that “we have determined that not enough specific information is available to complete a JPR analysis of future phases of the project beyond Phase 1. Therefore, we have not completed a JPR consistency determination for the Specific Plan (emphasis added).” The result is that the County could not then have considered the project application complete and could not have moved forward. In a subsequent August 16, 2012 letter to the County, CVCC affirmed that “The Coachella Valley Conservation Commission (CVCC) has completed the Joint Project Review (JPR) of the Paradise Valley Specific Plan and found the project to be inconsistent with the Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP).” However, after a meeting with County staff and the project proponent, CVCC issued another letter on September 19, 2012 stating that, “As a result of the explanations presented, CVCC finds that the Phase 1 submission is consistent with the CVMSHCP with the caveat that the project has outstanding issues that will be resolved through the project approval process.” No documentation accompanied the letter describing what explanations had been presented or what actual new analysis had been conducted by CVCC to support this new conclusion. The provisional finding that Phase 1 is consistent, with, however, unresolved issues, does not fulfill the CVMSHCP requirement for a complete JPR. The CVMSHCP is quite clear that the JPR is needed prior to an application being deemed complete and environmental documents prepared: **“Consultation with CVCC is needed at this early stage to ensure that alternatives are fully evaluated to achieve Conservation Area Objectives prior to public release of environmental documents prepared pursuant to CEQA.”**
2. The County’s “theory” that a JPR is not needed for a Specific Plan because it is “programmatic” subverts the purpose and intent of the CVMSHCP, which is clearly, and critically, to ensure that any project proposed within a Conservation Area is designed from the outset to be consistent with all the Conservation Goals and Objectives for the relevant Conservation Area. This can only occur when a JPR is conducted on the whole of the project even before, and as a precondition of, the application’s being deemed complete.

3. The assertion that a complete JPR was infeasible prior to Specific Plan approval and must be deferred to the “Implementing Projects” phase is incorrect. A complete JPR was infeasible only because the County and project proponent demurred on providing the level of detail both necessary and feasible. A complete JPR on the entirety of the project could have been conducted based on the overall footprint of the Specific Plan as depicted in Specific Plan Exhibits 1-3, Development Footprint; Exhibit 2-1, Land Use Plan - Contiguous Specific Plan Area; Exhibit 2-2, Land Use Plan - Development Footprint Area; and Exhibit 5-4 Mass Grading Concept; and as quantified by acreage in Table 2-1, Project Summary. Even if the footprint were subject to modification as the project proceeded, a new JPR could be prepared at that time on the project as modified to assess the modified project. Conducting such a complete analysis at the outset would have identified any fatal flaws with the project design vis-à-vis meeting the Conservation Goals and Objectives; thus design modifications, including scaling back the project if needed, could have been made early on, as intended by the CVMSHCP, before the application was deemed complete and before environmental review documents were prepared. The JPR analysis would then have been able to identify exactly how many acres of Like Exchange or Transfer of Take would be necessary to achieve consistency with the Conservation Goals and Objectives; or, indeed, identify if it were even possible for the project as proposed to be consistent. Knowing how many acres of Like Exchange or Transfer of Take would be required would then have made it possible to accurately determine whether such acreage is available and, if so, in what Conservation Areas. What occurred instead was a JPR process that simply concluded that a complete JPR could not be conducted. The proper response by the County should have been to refrain from deeming the application complete, and to have required additional data from the project proponent so that a JPR could be conducted on the entire project.

4. Moving ahead without a complete JPR led inevitably to the DEIR’s and FEIR’s being premature and wholly, and inappropriately, speculative as to whether the project is consistent, or can be consistent, with the CVMSHCP. The DEIR sought to substitute its own analysis of consistency with the CVMSHCP for the required JPR analysis by CVCC. The DEIR relied heavily on the Transfer of Conservation Objectives/Take from one or more other Conservation Areas as well as Like Exchange to make the project consistent; and relied on future JPRs for implementation projects. Like Exchanges are addressed in Sections 6.12.2 and 6.12.3 of the CVMSHCP and could require an amendment to the CVMSHCP. The Wildlife Agencies have to concur with a Like Exchange after an equivalency analysis. Such reliance on potential future Like Exchanges or Transfer of Conservation Objectives for consistency with the CVMSHCP is entirely speculative and cannot be considered either mitigation for impacts or evidence of project consistency with the CVMSHCP. If a Like Exchange or Transfer of Conservation Objectives will be needed for the project to be consistent with the CVMSHCP, such action should be concurrent with the consideration of the Specific Plan and the DEIR analysis. Had a complete JPR been prepared, as required, it would be known how many acres of Transfer of Conservation Objectives might have to be transferred to achieve consistency and how many acres might have to be included in a Like Exchange. The DEIR would then properly identify which Conservation Areas the Take/

Conservation would come from and evaluate whether it is feasible and what impacts it would have on the sending Conservation Area. Instead, the DEIR asserts consistency with the overall Conservation Objective for the Desert Tortoise and Linkage Conservation Area (DEIR p. 4.4 -40) by stating that there are various methods available under the CVMSHCP to conserve lands, including Transfer of Conservation Objectives and Like Exchange, and that there is enough land available in various areas that it is theoretically possible to meet the Conservation Objective; that future piecemeal JPRs will determine what actually needs to be done; and future actions, which could include a Plan Amendment for Transfer of Conservation Objectives and/or Like Exchange, will provide the necessary conservation and therefore assure project consistency with the CVMSHCP. Further, any Minor Amendment to the CVMSHCP allowing a Transfer should be part of the project proposal and evaluated in the DEIR. The same holds true for a Like Exchange: a specific Like Exchange proposal should be delineated and evaluated for efficacy in ensuring consistency with CVMSHCP Conservation Goals and Objectives. Simply assuming a theoretical future non-specific Like Exchange dependent on Wildlife Agency concurrence is pure speculation. The substituting of conceptual theoretical mitigation and assumed future compliance with the CVMSHCP for an actual current JPR of the entirety of the project is impermissible and fails to comply with the most fundamental Permittee obligation of the CVMSHCP.

5. The County attempts to avoid its responsibility to obtain a complete JPR prior to deeming the application complete by arguing that a JPR is not needed for a Specific Plan because it, in of itself, does not “result in disturbance to Habitat, natural communities, Biological Corridors, or Essential Ecological Processes”. By that same “logic”, an EIR should not even be required at the Specific Plan stage because the Specific Plan does not, in and of itself, physically alter and impact the environment. CEQA and case law are clear, however, that an EIR is required at the outset because the Specific Plan is the framework initial critical document that sets in motion a chain of events, including subsequent approval of more detailed implementation level actions that impacts the environment. Analogously, the CVMSHCP requires the JPR at the earliest stage - which the Specific Plan clearly is – precisely because the ultimate impacts to Habitat, natural communities, Biological Corridors, or Essential Ecological Processes are set in motion by the Specific Plan. It is the responsibility of the County to provide sufficient detail to enable CVCC to conduct the complete JPR prior to the project application’s being deemed complete and environmental documents prepared. If the County’s approach were accepted, the same argument could subsequently be made at the Tract Map stage because mere approval of a Tract Map does not, in of itself, “result in disturbance to Habitat, natural communities, Biological Corridors, or Essential Ecological Processes”. The actual impact would arise with the issuance of grading permits; and it is patently erroneous to defer a JPR to that point in time. The chain of events is much too far along at that point. In fact, however, the chain of events is already too far along once a Specific Plan approval is made. Clearly, that is why the CVMSHCP stipulates that “Consultation with CVCC is needed at this early stage to ensure that alternatives are fully evaluated to achieve Conservation Area Objectives prior to public release of environmental documents prepared pursuant to CEQA.”

6. The County's approach also piece-meals the project, separating the JPR process into separate narrowly focused analyses of many stages of the project over a period of many years. That approach controverts the CVMSHCP purpose and intent of analyzing the entire project before it is even deemed a complete application for CEQA environmental review purposes so that changes to the project design can be made before any project approvals; indeed, before an EIR is prepared. The County instead proposes to approve a Specific Plan that would make it extremely difficult to pursue what could be significant design changes required to meet Conservation Area Conservation Objectives at such time years into the future that a JPR for an individual "implementing project" shows to be inconsistent with the Conservation Area Conservation Objectives. The County's proposed approach of multiple, segmented, sequential JPRs is ad hoc planning, which is neither sound public policy nor consistent with the CVMSHCP.
7. The proposed additional mitigation measure, MM BIO-1 on page 2-6 of the FEIR is an attempt by the County to unilaterally amend the CVMSHCP by redefining the JPR requirement from the actual CVMSHCP requirement (CVMSHCP Section 6.6.1.1) that a JPR be prepared prior to an application being deemed complete and prior to public release of environmental documents prepared pursuant to CEQA to a radically modified requirement that a JPR – or a series of segmented JPRs – should be deferred until what the County characterizes as "implementing projects". Such implementing projects would occur far into the future after approval of the underlying Specific Plan that had not had a JPR complete for it. This approach turns the CVMSHCP requirement on its head. Such a redefinition of the JPR requirement could only be accomplished through a Major Amendment to the CVMSHCP and its Implementing Agreement, which would require approval by all Permittees and by USFWS and CDFW, as well as CEQA/NEPA compliance. No such Major Amendment has been proposed.
8. Following the proposed redefinition of the JPR requirement intended through proposed mitigation measure MM BIO-1, the FEIR asserts that "Should the project be unable to meet the required objectives or guidelines as required pursuant to the CVMSHCP, it is possible an implementing project(s) may be unable to proceed as compliance with the CVMSHCP is required. Alternatively, approval of an amendment to the CVMSHCP may be necessary to achieve compliance." The "possibility" that the project could not proceed or that the CVMSHCP could simply be amended at that point to allow it to proceed is one of the precise reasons why the CVMSHCP requires a full and complete JPR at the earliest possible stage of the complete project, carefully defined as prior to the application's being deemed complete by the lead agency, in order to ensure that "alternatives are fully evaluated to achieve Conservation Area Conservation Objectives prior to public release of environmental documents prepared pursuant to CEQA" (CVMSHCP Section 6.6.1.1) . The CVMSHCP requires a full JPR for the complete project as proposed in the Specific Plan and evaluation of alternatives necessary to achieve the Conservation Objectives, not a piecemeal approach of sequential JPRs for successive phases or so called "implementing projects" over a period of years. The County's proposed approach sets the stage for future assertions that, after Phase 1, and perhaps Phase1 and 2, have been

constructed because in and of itself one phase or perhaps two phases are not inconsistent with the Conservation Objectives (although they could use essentially all the Take available for the entire Conservation Area), conditions on the ground have changed and should be factored in to the JPR for the next phase(s), and too much investment has been made to stop the rest of the project. In effect, the damage has been done, so we may as well proceed with the rest of the project. This approach of deferring meaningful analysis and consideration of alternatives that could meet the Conservation Objectives to successive separate phases is contrary to the CVMSHCP required comprehensive analysis before the original Specific Plan project is deemed a complete application and allowed to proceed through the review and approval process. The County's attempted approach is highly prejudicial to successful implementation of the CVMSHCP. Further, the lack of a legitimate and complete JPR renders the EIR alternatives analyses inadequate; namely, because there was never a complete JPR to ensure that "alternatives are fully evaluated to achieve Conservation Area Conservation Objectives prior (*emphasis added*) to public release of environmental documents prepared pursuant to CEQA". Only with a complete JPR could the EIR formulate a Project Alternative that could be consistent with the CV MSHCP.

9. The County asserts that it has met its obligations regarding the JPR process in accord with the above by stating, "Through the 2010 pre-design stage JPR consultation, the 2011 JPR application, and completion of the 2012 JPR process, the County received comments from the CVCC, USFWS, and CDFW consistent with the intended purpose of the JPR process, which is to ensure alternatives are evaluated and the project can be implemented consistent with the CVMSHCP." The actual CVMSHCP is explicit and clear regarding the JPR requirement: "Consultation with CVCC is needed at this early stage to ensure that alternatives are fully evaluated to achieve Conservation Area Objectives prior to public release of environmental documents prepared pursuant to CEQA (*emphasis added*). The County's approach fails to meet the requirements of the CVMSHCP and fails to meet CEQA requirements by not correctly and accurately addressing the Specific Plan's impacts on the CVMSHCP.
10. The County also states in the FEIR that Section 6.6.1.1 provides that "This process shall in no way limit the Local Permittees' land use authority....", presumably to argue that, notwithstanding the results of the JPR process, the County can proceed with the project on the strength of its land use authority. It is true that the Coachella Valley Conservation Commission (CVCC), the Joint Powers Authority that oversees CVMSHCP implementation and which conducts the JPR, does not have any land-use authority of its own and, therefore, cannot direct the County what to do; however, the reality is that the County, as a Permittee, entered into a legally-binding contractual agreement to abide by the CVMSHCP when the County signed the Implementing Agreement (IA). The IA commits the County to adhere to the JPR process (cf. IA Section 11.1.2 B.2.) and to ensure compliance with the Conservation Area requirements and measures set forth in the CVMSHCP (cf. IA Section 11.1.2 B.1.), and to enforce all other terms and conditions of the MSHCP, the IA, and the Incidental Take Permits (cf. IA Section 11.1.2 B.3.). These requirements are elaborated and reinforced in other sections of the IA, in particular Section 13.2.

Part 2 – Response to FEIR Section 2.2, Response to Comment Letter HH – 3/18/18 Bill Havert

Further Response to FEIR Response to Comment HH-2:

The County asserts that the Specific Plan does “not result in disturbance of Habitat, natural communities, Biological Corridors, or Essential Ecological Processes” and is therefore not required to complete a JPR. This specious argument relies on the notion that the Specific Plan is a “guiding document for future development” rather than an actual physical impact. This is a deliberate obfuscation and misinterpretation of what a Specific Plan is. In fact, it is the earliest step in a chain of inherently connected events the purpose and intent of which is to cause a physical change in the environment that would result in disturbance of Habitat, natural communities, Biological Corridors, and/or Essential Ecological Processes. The CVMSHCP is clear that the JPR is to be conducted at the earliest point in that process in order to ensure that alternatives are fully evaluated to achieve Conservation Area Objectives prior to public release of environmental documents prepared pursuant to CEQA. In the case of Paradise Valley, the earliest point in the process is manifestly the Specific Plan. To argue otherwise is analogous to asserting that a DEIR is not required for a Specific Plan because it does not in and of itself create significant effects since it is only a “guiding” document. By that logic an EIR could be deferred until a later stage in the chain of events, perhaps at the Tract Map or Grading Permit stage. CEQA and case law, however, are abundantly clear that an EIR must be prepared when there is substantial evidence in the record that supports a fair argument that significant effects may occur as a result of the project proposed in the planning document. Analogously and for the same reasons, the CVMSHCP requires JPR analysis at the outset; and the County’s effort to defer meaningful analysis through a complete JPR is an incorrect and unacceptable standard and does not fulfill the requirement of the CVMSHCP and Implementing Agreement, nor of CEQA.

Further, the County argues that “Because the proposed project at that time (*when a partial JPR was conducted in 2012*) was not seeking Take Authorization for the overall Specific Plan impacts, it was not necessary to identify the conservation lands at that time.” That conservation lands were not identified is one of the reasons the CVCC cited as to why it was unable to conduct a complete JPR at that time. That CVCC was not provided the necessary detailed information is not a rationale for saying that a JPR was not needed and that it can be deferred to a piecemeal segmented process in the future after Specific Plan approval. Rather, CVCC’s response was an acknowledgement that the required JPR was not completed. In accordance with the CVMSHCP requirements, the County should not thereafter have deemed the application complete and prepared a DEIR. Indeed, CVCC wrote in its comment letter on the DEIR: “While the first phase of the project undertook a Joint Project Review, the entire project has not been evaluated through this process as required under the CVMSHCP. In our opinion, a full Joint Project Review for Paradise Valley is prudent before the County certifies the EIR and considers the project for approval, given the significant challenges the project faces in meeting the Conservation Objectives and the consistency requirements of the CVMSHCP.”

Despite the County's claim that a JPR cannot be conducted at this stage because insufficient detailed information is available, it nonetheless proclaims that "At a programmatic level, the Specific Plan avoids conflicts with the relevant Conservation Objectives and Required Measures of the CVMSHCP." This is contradictory and amounts to a mere assertion because the County provides no data to substantiate this. Rather, it relies on various purported mitigation measures which, through circular reasoning, require that the various "implementing projects" would have to be consistent with the CVMSHCP. It is not mitigation to simply assert that future actions, whatever they may be, will ensure that impacts are addressed and consistency is achieved.

Finally, the FEIR asserts that "consistency analysis was provided to determine if the project would conflict with an existing habitat conservation plan (HCP). Section 4.4.3.1 [of the DEIR] describes the project's consistency with the CVMSHCP, DTLCA [Desert Tortoise and Linkage Conservation Area], and MHOMCA [Mecca Hills/Orocopia Mountains Conservation Area] Conservation Objectives, Required Measures, and Land Use Adjacency Guidelines at the programmatic level. The project was found to be consistent with all of the applicable Conservation Objectives, Required Measures, and Land Use Adjacency Guidelines." The referenced section of the DEIR, however, is completely speculative and theoretical and simply asserts that future analysis and future actions will ensure consistency. The DEIR states (with emphasis added to underscore the use of the speculative and subjunctive):

"A project would be consistent with DTLCA Conservation Objective 1 if the required conservation lands for each of the individual conservation objectives are conserved prior to issuance of take authorization to maintain the desired ratio of conservation to development. The Specific Plan has been designed to comply with the requirements of the CVMSHCP taking into consideration the proposed acreage of impact to each conservation objective as well as the availability of lands that could be used to provide the required conservation acreage. Each implementing project will be required to go through a separate Joint Project Review (JPR) and obtain Take authorization prior to issuance of a grading permit ensuring the required conservation to development ratio. The CVMSHCP includes three mitigation options to provide the conservation lands required to allow for impacts to a Conservation Objective within a conservation area. These include 1) conservation within the same conservation area, 2) Like Exchange, and 3) a transfer of Conservation Objectives between conservation areas. In order to determine the feasibility for all phases of the Specific Plan to maintain consistency with the Conservation Objectives, an inventory of the lands that are available for each of the three mitigation options was conducted. The analysis was based on ownership data obtained from the Riverside County Assessor and the location of mapped CVMSHCP Conservation Objectives pursuant to GIS shapefiles provided by the County and CVCC. Table 4.4-4, Inventory of Privately Owned Conservation Objectives and Potential Allowable Disturbance, provides an inventory of the acreage of desert tortoise core habitat, Le Conte's thrasher, desert dry wash woodland, biological corridors and linkages, and Mecca aster that are located on privately owned parcels, not under existing conservation, and within the DTLCA or other conservation areas. Additionally, the potential allowable disturbance for each Conservation Objective that could be transferred to the Paradise Valley property based on conservation of the privately owned lands either within the DTLCA, potential Like Exchange Areas, or other Conservation Areas is calculated." The DEIR thus provides no specific data and factual information to demonstrate consistency with the CVMSHCP; it

simply relies on the “promise” that consistency will be achieved in the future through one potential means or the other. This is wholly conceptual and speculative, however, as the status and availability of those potential conservation lands many years in the future, when a future JPR might identify the need for them, is an unknown. Further, the Biological Equivalency of those lands as determined by USFWS and CDFW is unknown; thus, whether such Like Exchange or Transfer of Conservation Objectives is even possible is an unknown. There is, then, no factual basis for the County’s assertion that the project will be consistent. Indeed, guarding against such speculation and unknowns is the very reason why the CVMSHCP requires a complete JPR at the outset; such a JPR was never conducted for the project.

Further Response to FEIR Response to Comment HH-3:

The FEIR again deliberately misconstrues the CVMSHCP by stating that the “trigger for completing a JPR is the seeking of “Take” of a Covered Species. It is wholly disingenuous for the County to suggest that the intent and purpose of the Specific Plan is not to culminate in “Take”. Why else would the project proponent be engaging in the Specific Plan process if not to proceed through a series of inextricably linked steps leading inexorably to “Take”? The analysis of the impacts and the actual avoidance, minimization, and mitigation measures cannot simply be deferred to future analysis and action at the “implementing” stage. This meets neither the standard of CEQA nor the CVMSHCP. This is an absolutely fundamental issue. The future of the CVMSHCP is at stake and it is critical that a full and complete JPR be conducted at the Specific Plan stage as required by the CVMSHCP. Indeed, the project application must not be deemed complete until such a complete JPR has been conducted and no DEIR is legitimate until after that has occurred. The CVMSHCP requirement bears repeating: “The application will not be deemed complete by the Permittee prior to completion of the Joint Project Review (JPR) Process.” “Consultation with CVCC is needed at this early stage to ensure that alternatives are fully evaluated to achieve Conservation Area Objectives prior to public release of environmental documents prepared pursuant to CEQA.”

Further Response to FEIR Response to Comment HH-4:

The FEIR again asserts that the DEIR found consistency with the CVMSHCP. This is addressed above in my further comments on the FEIR Response to Comment HH-2. In addition, the FEIR’s assertion that “The consistency determinations provided in Section 4.4.3.1 meet the County’s consistency analysis obligation as required by CEQA” is wrong as the County’s assertions are not factually and substantively supported in the DEIR and the Specific Plan cannot be regarded as consistent with the CVMSHCP in the absence of a complete JPR, as that is the prescribed method in the CVMSHCP for determining consistency. The County cannot substitute its own opinion and reliance on future analysis and actions. Thus, the County’s CEQA obligation has clearly not been met.

Further Response to FEIR Response to Comment HH-5:

The County asserts that “The currently requested entitlements are programmatic, as opposed to project-level, and accordingly this EIR is a program EIR. The County is undertaking a programmatic or broad-scaled review of the project as a whole as its initial step to focus the scope of project specific

reviews in tiered levels, supported by project documentation prepared and presented in the course of subsequent implementation actions.” This is the County’s essential rationale for not complying with the CVMSHCP at this time and for deferring all substantive analysis and specific mitigation measures to well into the future in a piecemeal, segmented, and successive manner. California Code of Regulations Section 15168, however, specifically cites that a Program EIR is intended to, among other things:

“(1) Provide an occasion for a more exhaustive consideration of effects and alternatives than would be practical in an EIR on an individual action,

(2) Ensure consideration of cumulative impacts that might be slighted in a case-by-case analysis,”

The Paradise Valley EIR, however, does quite the opposite. It provides a much less exhaustive consideration of effects and alternatives by deferring critical analysis and consideration of actual alternative ways to ensure consistency with the CVMSHCP to the future and subsequent documents. Similarly, cumulative effects are given short shrift through the lack of substantive analysis. This calls into question whether a Program EIR is appropriate for Paradise Valley, and even, indeed, if the EIR meets the standards for a Program EIR. Regardless, use of a Program EIR does not excuse the failure to provide adequate analysis and mitigation measures, which the EIR fails to do by virtue of deferring analysis to future JPRs and future environmental documents. The FEIR’s responses to comments fail to address any these problems, and instead misinterprets the clear language and intent of the CVMSHCP’s JPR requirement while failing to analyze an adequate range of alternatives, deferring CEQA analysis, and making wholly unsubstantiated claims of present and future mitigation.

Applicable General Plan Policies

As the Planning Commission considers this project, it is appropriate to consider relevant County of Riverside General Plan policies, particularly as they illuminate one of the deficiencies of the EIR. The EIR includes a No Project/Existing General Plan Alternative but it assumes "that development on each 20-acre lot would be confined to approximately 1.6 acres for a building pad, surrounding yard area, and access road, with the remaining 18.4 acres per lot left undeveloped as conservation open space as mitigation for CVMSHCP impacts." The DEIR analysis thereby assumes fragmentation of the site into very large lot residential uses evenly distributed across the project site. The DEIR states that this alternative "would impact a similar range of biological resources as the proposed project, including desert dry wash woodland (DDWW), Biological Corridors and Linkages, as well as core habitat for Le Conte's thrasher and desert tortoise, although total acreage of each of these resources that would be impacted would be substantially reduced compared to the proposed project." The EIR, however, mischaracterizes this alternative and thereby draws faulty conclusions about its impacts. Consider the following policies in the County's General Plan:

Policy LU 26.6 from the Land Use Element states:

LU 26.6. Encourage clustered development where appropriate on lots smaller than 20 acres. The density yield of the site may be clustered on 0.5-acre lots; however, for sites located adjacent to the Community Development Foundation Component, 10,000 square foot minimum lots may be considered.

The Eastern Coachella Valley Area Plan component of the General Plan contains the following language:

“Clustering is encouraged in all residential designations. The allowable density of a particular land use designation may be clustered in one portion of the site in smaller lots, as long as the ratio of dwelling units/area remains within the allowable density range associated with the designation. The rest of the site would then be preserved as open space or a use compatible with open space (e.g., agriculture, pasture or wildlife habitat). **Within the Rural Foundation Component and Rural Designation of the Open Space Foundation Component, the allowable density may be clustered as long as no lot is smaller than 0.5 acre.** This 0.5 acre minimum lot size also applies to the Rural Community Development Foundation Component. However, for sites adjacent to Community Development Foundation Component areas, 10,000 square foot minimum lots are allowed. The clustered areas would be a mix of 10,000-square-foot and 0.5-acre lots. In such cases, larger lots or open space would be required near the project boundary with Rural Community and Rural Foundation Component areas.” (page 21)

Had these General Plan provisions been properly applied to the Paradise Valley site, the resulting development would be clustered into 250 units on a total of approximately 125 acres, with the rest of the site - approximately 5,275 contiguous non-fragmented acres - being permanently committed to habitat conservation. Such an alternative would dramatically reduce project impacts and - in contrast to the proposed Specific Plan - would so limit impacts to Covered Species, natural communities, Biological Corridors, and Essential Ecological Processes as to be consistent with the CVMSHCP Conservation Area Conservation Objectives. This would be particularly true since through the JPR process the least impactful portion of the property could be identified for development design purposes. Thus, this alternative could be consistent with the CVMSHCP and would be the environmentally superior alternative.

The EIR also states that the Paradise Valley Specific Plan was contemplated in the Eastern Coachella Valley Area Plan: “In 2003, the County of Riverside adopted the Eastern Coachella Valley Area Plan (ECVAP) as a component of the County General Plan. ECVAP Policy 2.3 specifically recognizes that “...new towns and planned self-sustaining communities will play a role in the growth and development of Riverside County.” Policy 2.3 further states “Lands adjacent to Interstate 10, from the easterly edge of the Coachella Valley to the Chiriaco Summit, also known as the Shavers Valley, offer unique opportunities for self-sustaining development provided that such development is limited and can provide for a full complement of infrastructure and services.” As documented in the EIR, the Paradise Valley project is consistent with ECVAP Policy 2.3 and would result in a self-sustaining development with a full complement of infrastructure and services; it is located in the Shavers Valley adjacent to Interstate 10 between the eastern edge of the Coachella Valley and Chiriaco Summit. [FEIR page 2-2.]

What the FEIR does not cite is the following language from the Eastern Coachella Valley Area Plan (ECVAP)[emphasis added]:

“**Planned Communities.** While the overall emphasis in this General Plan directs medium density residential and higher density residential housing and commercial, industrial, and civic uses to areas

designated for Community Development, it is recognized that new towns and planned communities will also play a role in the future development of Riverside County, particularly in the eastern portion of Riverside County, including areas of the Eastern Coachella Valley Area Plan that are not adjacent to existing cities or developed areas. **Such development proposals will require rigorous review to ensure that the development that occurs will be** (a) provided with a full range of necessary public services, including the assurance of a long-term, reliable water supply; (b) designed to provide for a range of housing needs; and (c) **designed to further the goals of the CV MSHCP....**” (Page 25.)

Further the above-referenced ECVAP Policy 2.3 includes the provision:

“h. The proposed community must be compatible with the achievement of the goals of the Coachella Valley Multiple Species Habitat Conservation Plan, as determined by the County of Riverside in consultation with the Coachella Valley Association of Governments, the California Department of Fish and Wildlife, and the United States Fish and Wildlife Service.” (Page 27)

The ECVAP also contains language regarding the CVMSHCP:

“Habitat Conservation/CVMSHCP. With its rich and varied landscape, the Eastern Coachella Valley accommodates several ecological habitats that are home to numerous flora and fauna. Preserving habitat not only aids in sustaining species’ survival, but also maintains the quality of life in the Valley. The Coachella Valley Association of Governments has prepared, on behalf of its member agencies, a CVMSHCP which covers 27 species of plants and animals in the Coachella Valley. Currently, this plan conserves between 200,000 and 250,000 acres of privately owned land through general plan land use designations, zoning/ development standards, and an aggressive acquisition program for a total conservation area of between 700,000 and 750,000 acres. Please see Figure 11 for more information. This map is for informational purposes only. The CV MSHCP was adopted by the plan participants in 2007 and 2008 and permits were issued by the Wildlife Agencies in late 2008.”

“Policy: ECVAP 16.1 Protect visual and biological resources in the Eastern Coachella Valley Area Plan through adherence to General Plan policies found in the Preservation section of the Multipurpose Open Space Element, as well as policies contained in the Coachella Valley Multiple Species Habitat Conservation Plan. (page 77)”

As has been pointed out in my comments earlier in this letter, the project is not consistent with the CVMSHCP nor does it protect the area’s biological resources. The following policies from the General Plan’s Multipurpose Open Space Element (pages OS-45 to OS-46) reinforce the County’s obligation to implement the CVMSHCP (emphasis has been added to highlight the issue):

“OS 17.1 Enforce the provisions of applicable MSHCP's and implement related Riverside County policies when conducting review of possible legislative actions such as general plan amendments, zoning ordinance amendments, etc. including policies regarding the handling of private and public stand alone applications for general plan amendments, lot line adjustments and zoning ordinance amendments that are not accompanied by, or associated with, an application to subdivide or other land use development application.... “

“OS 17.2 Enforce the provisions of applicable MSHCP's and implement related Riverside County policies when conducting review of development applications.”

“OS 18.1 Preserve multi-species habitat resources in the County of Riverside through the enforcement of the provisions of applicable MSHCP's and through implementing related Riverside County policies.”

“OS 18.2 Provide incentives to landowners that will encourage the protection of significant resources in the county beyond the preservation and/or conservation required to mitigate project impacts.”

Conclusion

The CVMSHCP has served the Coachella Valley well by complying with the state and federal Endangered Species Acts, thereby facilitating many public infrastructure projects as well as private development outside the Conservation Areas, while conserving the area’s rich and diverse ecosystems. The proposed Paradise Valley project, however, poses a major threat to the CVMSHCP; and the County’s actions to date have magnified that threat by failing to comply with the CVMSHCP’s provisions and, indeed, seeking to circumvent them. Failure to change course at this critical juncture creates a grave threat of revocation of the CVMSHCP’s State and Federal Incidental Take Permits.

Sincerely,

A handwritten signature in black ink, appearing to read "Bill Havert". The signature is written in a cursive style with a long horizontal stroke at the end.

Bill Havert

NATIVE AMERICAN HERITAGE COMMISSION

915 CAPITOL MALL, ROOM 364
SACRAMENTO, CA 95814
(916) 653-4082
Fax (916) 657-6390



August 25, 2006

Mr. James Fagelson, Principal Planner
COUNTY OF RIVERSIDE
4080 Lemon Street
Riverside, CA 92502

SENT BY FAX: 951-955-3157
Number of Pages: 3

Re: General Plan Amendment ; Specific Plan: Riverside, Riverside County

Dear Mr. Fagelson:

Government Code §85352.3 requires local governments to consult with California Native American tribes identified by the Native American Heritage Commission (NAHC) for the purpose of protecting, and/or mitigating impacts to cultural places. Attached is a consultation list of tribes with traditional lands or cultural places located within the requested plan amendment boundaries.

As a part of consultation, the NAHC recommends that local governments conduct record searches through the NAHC and California Historic Resources Information System (CHRIS) to determine if any cultural places are located within the area(s) affected by the proposed action. NAHC Sacred Lands File requests must be made in writing. All requests must include county, USGS quad map name, township, range and section. Local governments should be aware, however, that records maintained by the NAHC and CHRIS are not exhaustive, and a negative response to these searches does not preclude the existence of a cultural place. A tribe may be the only source of information regarding the existence of a cultural place.

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

If you have any questions, please contact me at (916) 653-8251.

Sincerely,

A handwritten signature in black ink that reads "Dave Singleton".

Dave Singleton
Program Analyst

Attachment: Tribal Consultation List

Native American Tribal Consultation List
Riverside County
August 25, 2006

Cabazon Band of Mission Indians
John A. James, Chairperson
84-245 Indio Springs Parkway
Indio, CA 92203-3499
lweaver@cabazonindi Cahuilla
(760) 342-2593

(760) 347-7880 Fax

Pauma & Yuima
Christobal C. Devers, Chairperson
P.O. Box 369
Pauma Valley, CA 92061
kymberli_peters@yahoo Luiseno
(760) 742-1289

(760) 742-3422 Fax

Ramona Band of Mission Indians
Joseph Hamilton, Vice Chairman
P.O. Box 39160
Anza, CA 92539
admin@ramonatribes Cahuilla
(951) 763-4105

(951) 763-4325 Fax

Cahuilla Band of Indians
Anthony Madrigal, Jr., Interim-Chairperson
P.O. Box 391760
Anza, CA 92539
tribalcouncil@cahuilla Cahuilla
(951) 763-5549

(909) 763-2808 Fax

Pechanga Band of Mission Indians
Paul Macarro, Cultural Resource Center
P.O. Box 1477
Temecula, CA 92593
Luiseno

(951) 308-9295
(951) 676-2768
(951) 695-1778 Fax

Soboba Band of Mission Indians
Robert J. Salgado, Sr., Chairperson
P.O. Box 487
San Jacinto, CA 92581
luiseno@soboba-nsn Luiseno
(951) 654-2765

(951) 654-4198 - Fax

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

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

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

**Native American Tribal Consultation List
Riverside County
August 25, 2006**

Samuel H. Dunlap
P.O. Box 1391
Temecula, CA 92593
Gabrielino
Cahuilla
Luiseno
(909) 262-9351 (Cell)
samdunlap@earthlink

Fort Mojave Indian Tribe
Nora McDowell, Chairperson
500 Merriman Ave
Needles, CA 92363
mojave@ftmojave. Mojave
(760) 629-4591
(760) 629-5767 Fax

Santa Rosa Band of Mission Indians
John Marcus, Chairman
P.O. Box 609
Hemet, CA 92546
Cahuilla
(951) 658-5311
(951) 658-6733 Fax

Augustine Band of Cahuilla Mission Indians
Mary Ann Green, Chairperson
P.O. Box 846
Coachella, CA 92236
Cahuilla
(760) 369-7171

Gabrielino/Tongva Council / Gabrielino Tongva Nation
Sam Dunlap, Tribal Secretary
501 Santa Monica Blvd., Suite 500
Santa Monica, CA 90401-2415
Gabrielino Tongva
(310) 587-2203
(310) 587-2281 Fax

Gabrielino Band of Mission Indians of CA
Ms. Susan Frank
PO Box 3021
Beaumont, CA 92223
Gabrielino
(951) 845-3606
Phone/Fax

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

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

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

COUNTY OF RIVERSIDE

TRANSPORTATION AND LAND MANAGEMENT AGENCY

Tony Carstens · Agency Director

Planning Department

Robert C. Johnson · Planning Director

October 20, 2006

Britt Wilson, Cultural Resources Coordinator
Morongo Band of Mission Indians
245 N. Murray Street, Suite C
Banning, CA 92220

RE: Native American Consultation request for SP00339

Dear Morongo Band of Mission Indians:

The County of Riverside requests your participation in the review of Paradise Valley, also known as Specific Plan No. 339. The Glorious Land Company proposes to develop a 6,397± acre planned community, known as Paradise Valley, east of the Coachella Valley in unincorporated Riverside County. The project is envisioned as an international destination resort community, which will offer a variety of residential opportunities, including retirement and affordable housing products, and recreational amenities, such as swimming pools, tennis courts, hiking trails, and golf courses. It will also include a broad mix of commercial and institutional uses and facilities, including neighborhood and highway-serving commercial, resort commercial, light industrial and business park, professional office and entertainment uses, a medical center, educational facilities, and a business conference center. The project is being planned as a self-contained community in which all public and quasi-public services needed to support the development are provided. The applicant's goal is to design the community in an environmentally sensitive sustainable manner that creates a balance between the built environment and the preservation of natural resources and the natural beauty of the desert landscape. This project is subject to the California Environmental Quality Act (CEQA) and Section 65352.3 of the Government Code (Senate Bill 18 [2004]).

The Paradise Valley project site is located in unincorporated Riverside County, approximately 15 miles east of the City of Indio, just east of the Cactus City rest area on U.S. Interstate-10. The site straddles I-10, with approximately 1/3rd of the acreage north of I-10 and approximately 2/3rds south of I-10. The northerly portion of the property occurs in the foothills of the Cottonwood Mountains, immediately south of Joshua Tree National Park. The central portion of the site occurs within the broad southeast-trending Pinkham Wash, and the southwesterly portion of the site occurs in the foothills of the Mecca Hills. The planning area can also be described as follows: portions of Sections 2 and 3, and all of Sections 1, 9, 10, 11, 13, 14, and 15, Township 6 South, Range 10 East, San Bernardino Baseline and Meridian.

The following parcels are owned by GLC and constitute the private lands proposed for development under the Paradise Valley Specific Plan: 713-040-002-7, 713-040-003-8, 713-040-004-9; 713-040-005-0; 713-040-006-1; 713-040-007-2; 713-031-004-1; 713-031-005-2; 713-031-006-3, 713-032-001-1; 713-050-002-8; 713-060-004-1; 713-072-001-5; 713-060-002-9; 713-060-003-0; 713-060-001-8.

Staff contacted the Native American Heritage Commission (NAHC) which gave the County your name. The County is seeking a consultation with you concerning the potential of Native American cultural resources that may be impacted by the above project. The project is currently being reviewed under CEQA and an archaeological and cultural resource survey has been requested to determine the presence or absence of cultural resources. Any information you have regarding cultural places will be kept strictly confidential and will not be divulged to the public.

Riverside County feels that your assistance is vital to the preservation and conservation of ancestral tribal sites during the current growth that the County is experiencing. It is the desire of Riverside County to protect the past and our collective heritage as we proceed towards the future. Please forward any comments or requests for meetings concerning this project to James Fagelson, Principal Planner at 951-955-9514 by January 20, 2007.

Sincerely,
Riverside County Planning Department

R. James Fagelson, Principal Planner

Attachments:
Project site plan
Paradise Valley Historical/Archaeological Resources Survey Report
USGS map

cc: John Criste, Terra Nova Planning, Inc

COUNTY OF RIVERSIDE

TRANSPORTATION AND LAND MANAGEMENT AGENCY

Tony Carstens · Agency Director

Planning Department

Robert C. Johnson · Planning Director

October 20, 2006

Dean Mike, Chairperson
Twenty-Nine Palms Band of Mission Indians
48-200 Harrison Place
Coachella, CA 92236

RE: Native American Consultation request for SP00339

Dear Twenty-Nine Palms Band of Mission Indians:

The County of Riverside requests your participation in the review of Paradise Valley, also known as Specific Plan No. 339. The Glorious Land Company proposes to develop a 6,397± acre planned community, known as Paradise Valley, east of the Coachella Valley in unincorporated Riverside County. The project is envisioned as an international destination resort community, which will offer a variety of residential opportunities, including retirement and affordable housing products, and recreational amenities, such as swimming pools, tennis courts, hiking trails, and golf courses. It will also include a broad mix of commercial and institutional uses and facilities, including neighborhood and highway-serving commercial, resort commercial, light industrial and business park, professional office and entertainment uses, a medical center, educational facilities, and a business conference center. The project is being planned as a self-contained community in which all public and quasi-public services needed to support the development are provided. The applicant's goal is to design the community in an environmentally sensitive sustainable manner that creates a balance between the built environment and the preservation of natural resources and the natural beauty of the desert landscape. This project is subject to the California Environmental Quality Act (CEQA) and Section 65352.3 of the Government Code (Senate Bill 18 [2004]).

The Paradise Valley project site is located in unincorporated Riverside County, approximately 15 miles east of the City of Indio, just east of the Cactus City rest area on U.S. Interstate-10. The site straddles I-10, with approximately 1/3rd of the acreage north of I-10 and approximately 2/3rds south of I-10. The northerly portion of the property occurs in the foothills of the Cottonwood Mountains, immediately south of Joshua Tree National Park. The central portion of the site occurs within the broad southeast-trending Pinkham Wash, and the southwesterly portion of the site occurs in the foothills of the Mecca Hills. The planning area can also be described as follows: portions of Sections 2 and 3, and all of Sections 1, 9, 10, 11, 13, 14, and 15, Township 6 South, Range 10 East, San Bernardino Baseline and Meridian.

The following parcels are owned by GLC and constitute the private lands proposed for development under the Paradise Valley Specific Plan: 713-040-002-7, 713-040-003-8, 713-040-004-9; 713-040-005-0; 713-040-006-1; 713-040-007-2; 713-031-004-1; 713-031-005-2; 713-031-006-3, 713-032-001-1; 713-050-002-8; 713-060-004-1; 713-072-001-5; 713-060-002-9; 713-060-003-0; 713-060-001-8.

Staff contacted the Native American Heritage Commission (NAHC) which gave the County your name. The County is seeking a consultation with you concerning the potential of Native American cultural resources that may be impacted by the above project. The project is currently being reviewed under CEQA and an archaeological and cultural resource survey has been requested to determine the presence or absence of cultural resources. Any information you have regarding cultural places will be kept strictly confidential and will not be divulged to the public.

Riverside County feels that your assistance is vital to the preservation and conservation of ancestral tribal sites during the current growth that the County is experiencing. It is the desire of Riverside County to protect the past and our collective heritage as we proceed towards the future. Please forward any comments or requests for meetings concerning this project to James Fagelson, Principal Planner at 951-955-9514 by January 20, 2007.

Sincerely,
Riverside County Planning Department

R. James Fagelson, Principal Planner

Attachments:
Project site plan
Paradise Valley Historical/Archaeological Resources Survey Report
USGS map

cc: John Criste, Terra Nova Planning, Inc

COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY

Tony Carstens · Agency Director

Planning Department

Robert C. Johnson · Planning Director

October 20, 2006

Joseph R. Benitez
PO Box 1829
Indio, CA 92201

RE: Native American Consultation request for SP00339

Dear Mr. Benitez:

The County of Riverside requests your participation in the review of Paradise Valley, also known as Specific Plan No. 339. The Glorious Land Company proposes to develop a 6,397± acre planned community, known as Paradise Valley, east of the Coachella Valley in unincorporated Riverside County. The project is envisioned as an international destination resort community, which will offer a variety of residential opportunities, including retirement and affordable housing products, and recreational amenities, such as swimming pools, tennis courts, hiking trails, and golf courses. It will also include a broad mix of commercial and institutional uses and facilities, including neighborhood and highway-serving commercial, resort commercial, light industrial and business park, professional office and entertainment uses, a medical center, educational facilities, and a business conference center. The project is being planned as a self-contained community in which all public and quasi-public services needed to support the development are provided. The applicant's goal is to design the community in an environmentally sensitive sustainable manner that creates a balance between the built environment and the preservation of natural resources and the natural beauty of the desert landscape. This project is subject to the California Environmental Quality Act (CEQA) and Section 65352.3 of the Government Code (Senate Bill 18 [2004]).

The Paradise Valley project site is located in unincorporated Riverside County, approximately 15 miles east of the City of Indio, just east of the Cactus City rest area on U.S. Interstate-10. The site straddles I-10, with approximately 1/3rd of the acreage north of I-10 and approximately 2/3rds south of I-10. The northerly portion of the property occurs in the foothills of the Cottonwood Mountains, immediately south of Joshua Tree National Park. The central portion of the site occurs within the broad southeast-trending Pinkham Wash, and the southwesterly portion of the site occurs in the foothills of the Mecca Hills. The planning area can also be described as follows: portions of Sections 2 and 3, and all of Sections 1, 9, 10, 11, 13, 14, and 15, Township 6 South, Range 10 East, San Bernardino Baseline and Meridian.

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Sincerely,
Riverside County Planning Department

R. James Fagelson, Principal Planner

Attachments:
Project site plan
Paradise Valley Historical/Archaeological Resources Survey Report
USGS map

cc: John Criste, Terra Nova Planning, Inc

COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY

Tony Carstens · Agency Director

Planning Department

Robert C. Johnson · Planning Director

October 20, 2006

John A James, Chairperson
Cabazon Band of Mission Indians
84-245 Indio Springs Parkway
Indio, CA 92203

RE: Native American Consultation request for SP00339

Dear Cabazon Band of Mission Indians:

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Sincerely,
Riverside County Planning Department

R. James Fagelson, Principal Planner

Attachments:
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USGS map

cc: John Criste, Terra Nova Planning, Inc

October 20, 2006

John A James, Chairperson
Cabazon Band of Mission Indians
84-245 Indio Springs Parkway
Indio, CA 92203

RE: Native American Consultation request for SP00339

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Sincerely,
Riverside County Planning Department

R. James Fagelson, Principal Planner

Attachments:

Project site plan

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USGS map

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COUNTY OF RIVERSIDE

TRANSPORTATION AND LAND MANAGEMENT AGENCY

Tony Carstens · Agency Director

Planning Department

Robert C. Johnson · Planning Director

October 20, 2006

Judy Stapp, Director of Cultural Affairs
Cabazon Band of Mission Indians
84-245 Indio Springs Parkway
Indio, CA 92203

RE: Native American Consultation request for SP00339

Dear Ms. Stapp:

The County of Riverside requests your participation in the review of Paradise Valley, also known as Specific Plan No. 339. The Glorious Land Company proposes to develop a 6,397± acre planned community, known as Paradise Valley, east of the Coachella Valley in unincorporated Riverside County. The project is envisioned as an international destination resort community, which will offer a variety of residential opportunities, including retirement and affordable housing products, and recreational amenities, such as swimming pools, tennis courts, hiking trails, and golf courses. It will also include a broad mix of commercial and institutional uses and facilities, including neighborhood and highway-serving commercial, resort commercial, light industrial and business park, professional office and entertainment uses, a medical center, educational facilities, and a business conference center. The project is being planned as a self-contained community in which all public and quasi-public services needed to support the development are provided. The applicant's goal is to design the community in an environmentally sensitive sustainable manner that creates a balance between the built environment and the preservation of natural resources and the natural beauty of the desert landscape. This project is subject to the California Environmental Quality Act (CEQA) and Section 65352.3 of the Government Code (Senate Bill 18 [2004]).

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Sincerely,
Riverside County Planning Department

R. James Fagelson, Principal Planner

Attachments:
Project site plan
Paradise Valley Historical/Archaeological Resources Survey Report
USGS map

cc: John Criste, Terra Nova Planning, Inc

October 20, 2006

John A James, Chairperson
Cabazon Band of Mission Indians
84-245 Indio Springs Parkway
Indio, CA 92203

RE: Native American Consultation request for SP00339

Dear Cabazon Band of Mission Indians:

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COUNTY OF RIVERSIDE

TRANSPORTATION AND LAND MANAGEMENT AGENCY

Tony Carstens · Agency Director

Planning Department

Robert C. Johnson · Planning Director

October 20, 2006

Anthony Madrigal, Jr., Interim Chairperson
Cahuilla Band of Indians
PO Box 391760
Anza, CA 92539

RE: Native American Consultation request for SP00339

Dear Cahuilla Band of Indians:

The County of Riverside requests your participation in the review of Paradise Valley, also known as Specific Plan No. 339. The Glorious Land Company proposes to develop a 6,397± acre planned community, known as Paradise Valley, east of the Coachella Valley in unincorporated Riverside County. The project is envisioned as an international destination resort community, which will offer a variety of residential opportunities, including retirement and affordable housing products, and recreational amenities, such as swimming pools, tennis courts, hiking trails, and golf courses. It will also include a broad mix of commercial and institutional uses and facilities, including neighborhood and highway-serving commercial, resort commercial, light industrial and business park, professional office and entertainment uses, a medical center, educational facilities, and a business conference center. The project is being planned as a self-contained community in which all public and quasi-public services needed to support the development are provided. The applicant's goal is to design the community in an environmentally sensitive sustainable manner that creates a balance between the built environment and the preservation of natural resources and the natural beauty of the desert landscape. This project is subject to the California Environmental Quality Act (CEQA) and Section 65352.3 of the Government Code (Senate Bill 18 [2004]).

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COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY

Tony Carstens · Agency Director

Planning Department

Robert C. Johnson · Planning Director

October 20, 2006

Mary Ann Green, Chairperson
Augustine Band of Cahuilla Mission Indians
PO Box 846
Coachella, CA 92236

RE: Native American Consultation request for SP00339

Dear Augustine Band of Cahuilla Mission Indians:

The County of Riverside requests your participation in the review of Paradise Valley, also known as Specific Plan No. 339. The Glorious Land Company proposes to develop a 6,397± acre planned community, known as Paradise Valley, east of the Coachella Valley in unincorporated Riverside County. The project is envisioned as an international destination resort community, which will offer a variety of residential opportunities, including retirement and affordable housing products, and recreational amenities, such as swimming pools, tennis courts, hiking trails, and golf courses. It will also include a broad mix of commercial and institutional uses and facilities, including neighborhood and highway-serving commercial, resort commercial, light industrial and business park, professional office and entertainment uses, a medical center, educational facilities, and a business conference center. The project is being planned as a self-contained community in which all public and quasi-public services needed to support the development are provided. The applicant's goal is to design the community in an environmentally sensitive sustainable manner that creates a balance between the built environment and the preservation of natural resources and the natural beauty of the desert landscape. This project is subject to the California Environmental Quality Act (CEQA) and Section 65352.3 of the Government Code (Senate Bill 18 [2004]).

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COUNTY OF RIVERSIDE

TRANSPORTATION AND LAND MANAGEMENT AGENCY

Tony Carstens · Agency Director

Planning Department

Robert C. Johnson · Planning Director

October 20, 2006

Raymond Torres, Chairperson
Torres-Martinez Desert Cahuilla Indians
PO Box 1160
Thermal, CA 92274

RE: Native American Consultation request for SP00339

Dear Torres-Martinez Desert Cahuilla Indians:

The County of Riverside requests your participation in the review of Paradise Valley, also known as Specific Plan No. 339. The Glorious Land Company proposes to develop a 6,397± acre planned community, known as Paradise Valley, east of the Coachella Valley in unincorporated Riverside County. The project is envisioned as an international destination resort community, which will offer a variety of residential opportunities, including retirement and affordable housing products, and recreational amenities, such as swimming pools, tennis courts, hiking trails, and golf courses. It will also include a broad mix of commercial and institutional uses and facilities, including neighborhood and highway-serving commercial, resort commercial, light industrial and business park, professional office and entertainment uses, a medical center, educational facilities, and a business conference center. The project is being planned as a self-contained community in which all public and quasi-public services needed to support the development are provided. The applicant's goal is to design the community in an environmentally sensitive sustainable manner that creates a balance between the built environment and the preservation of natural resources and the natural beauty of the desert landscape. This project is subject to the California Environmental Quality Act (CEQA) and Section 65352.3 of the Government Code (Senate Bill 18 [2004]).

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R. James Fagelson, Principal Planner

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COUNTY OF RIVERSIDE

TRANSPORTATION AND LAND MANAGEMENT AGENCY

Tony Carstens · Agency Director

Planning Department

Robert C. Johnson · Planning Director

October 20, 2006

William Contreras, Cultural Resources Coordinator
Torres-Martinez Desert Cahuilla Indians
PO Box 1160
Thermal, CA 92274

RE: Native American Consultation request for SP00339

Dear Mr. Contreras:

The County of Riverside requests your participation in the review of Paradise Valley, also known as Specific Plan No. 339. The Glorious Land Company proposes to develop a 6,397± acre planned community, known as Paradise Valley, east of the Coachella Valley in unincorporated Riverside County. The project is envisioned as an international destination resort community, which will offer a variety of residential opportunities, including retirement and affordable housing products, and recreational amenities, such as swimming pools, tennis courts, hiking trails, and golf courses. It will also include a broad mix of commercial and institutional uses and facilities, including neighborhood and highway-serving commercial, resort commercial, light industrial and business park, professional office and entertainment uses, a medical center, educational facilities, and a business conference center. The project is being planned as a self-contained community in which all public and quasi-public services needed to support the development are provided. The applicant's goal is to design the community in an environmentally sensitive sustainable manner that creates a balance between the built environment and the preservation of natural resources and the natural beauty of the desert landscape. This project is subject to the California Environmental Quality Act (CEQA) and Section 65352.3 of the Government Code (Senate Bill 18 [2004]).

The Paradise Valley project site is located in unincorporated Riverside County, approximately 15 miles east of the City of Indio, just east of the Cactus City rest area on U.S. Interstate-10. The site straddles I-10, with approximately 1/3rd of the acreage north of I-10 and approximately 2/3rds south of I-10. The northerly portion of the property occurs in the foothills of the Cottonwood Mountains, immediately south of Joshua Tree National Park. The central portion of the site occurs within the broad southeast-trending Pinkham Wash, and the southwesterly portion of the site occurs in the foothills of the Mecca Hills. The planning area can also be described as follows: portions of Sections 2 and 3, and all of Sections 1, 9, 10, 11, 13, 14, and 15, Township 6 South, Range 10 East, San Bernardino Baseline and Meridian.

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Sincerely,
Riverside County Planning Department

R. James Fagelson, Principal Planner

Attachments:
Project site plan
Paradise Valley Historical/Archaeological Resources Survey Report
USGS map

cc: John Criste, Terra Nova Planning, Inc

COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY

Tony Carstens · Agency Director

Planning Department

Robert C. Johnson · Planning Director

October 20, 2006

Richard Begay, THPO Director
Agua Caliente Band of Cahuilla Indians
650 Tahquitz Canyon Way
Palm Springs, CA 92262

RE: Native American Consultation request for SP00339

Dear Mr. Begay:

The County of Riverside requests your participation in the review of Paradise Valley, also known as Specific Plan No. 339. The Glorious Land Company proposes to develop a 6,397± acre planned community, known as Paradise Valley, east of the Coachella Valley in unincorporated Riverside County. The project is envisioned as an international destination resort community, which will offer a variety of residential opportunities, including retirement and affordable housing products, and recreational amenities, such as swimming pools, tennis courts, hiking trails, and golf courses. It will also include a broad mix of commercial and institutional uses and facilities, including neighborhood and highway-serving commercial, resort commercial, light industrial and business park, professional office and entertainment uses, a medical center, educational facilities, and a business conference center. The project is being planned as a self-contained community in which all public and quasi-public services needed to support the development are provided. The applicant's goal is to design the community in an environmentally sensitive sustainable manner that creates a balance between the built environment and the preservation of natural resources and the natural beauty of the desert landscape. This project is subject to the California Environmental Quality Act (CEQA) and Section 65352.3 of the Government Code (Senate Bill 18 [2004]).

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Sincerely,
Riverside County Planning Department

R. James Fagelson, Principal Planner

Attachments:
Project site plan
Paradise Valley Historical/Archaeological Resources Survey Report
USGS map

cc: John Criste, Terra Nova Planning, Inc



RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

May 09, 2016

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (GPA00686, SP00339)

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 thirty (30) days of receiving this letter to hthomson@rctlma.org or by contacting me at (951) 955-2873.

Project Description:

Applicant: Glorious Land Company - Fourth Supervisorial District - Chuckwalla Zoning Area - Area Plan: Eastern Coachella Valley- Located in unincorporated Riverside County, approximately 15 miles east of the City of Indio, just east of the Cactus City rest area on U.S. Interstate-10. The site straddles I-10, with approximately 1/3rd of the acreage north of I-10 and approximately 2/3rds south of I-10. The northerly portion of the property occurs in the foothills of the Cottonwood Mountains, immediately south of Joshua Tree National Park. The central portion of the site occurs within the broad southeast-trending Pinkham Wash, and the southwesterly portion of the site occurs in the foothills of the Mecca Hills. – 5,262 acres - Zoning: Controlled Development Areas – 10 Acre Minimum (W-2-10) and Natural Assets (N-A) –

REQUEST: The proposed development program consists of 8,490 units of residential, 1,380,990 sq. ft. of retail, office and light industrial uses and 109.9 acres of recreational uses in 6 proposed 'villages'. The plan includes four to five elementary schools, a middle and high school and a full range of services including fire station, medical, community centers and onsite wastewater plant. Of the 5,000 contiguous acres that constitute the PVSP site, approximately 3,100 acres will be conserved in an undisturbed natural condition and dedicated to an appropriate public or private non-profit entity

subject to the provisions of a recorded conservation easement that will remain with the land. The future population of the Paradise Valley Specific Plan area is expected to include both full and part-time residents. The Plan will provide housing opportunities that range from affordable workforce housing to higher end single-family dwellings. Village 3 will be age restricted, with development standards permitting the integration of facilities that allow people to age in place. In addition, age targeted and age-restricted housing will be permitted uses throughout the PVSP.— APNs: The following parcels are owned by GLC and constitute the private lands proposed for development under the Paradise Valley Specific Plan: 713-040-002-7, 713-040-003-8, 713-040-004-9; 713-040-005-0; 713-040-006-1; 713-040-007-2; 713-031-004-1; 713-031-005-2; 713-031-006-3, 713-032-

Riverside Office · 4980 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

001-1; 713-050-002-8; 713-060-004-1; 713-072-001-5; 713-060-002-1; 713-060-003-0; 713-060-001-8. - Concurrent Cases: GPA00686

Sincerely,

PLANNING DEPARTMENT



Heather Thomson, Archaeologist

email cc: Russell Brady, Contract Planner rbrady@rctlma.org

Attachment: Project Vicinity Map

Thomson, Heather

From: Cultural Director <culturaldirector@cahuilla.net>
To: Thomson, Heather
Sent: Tuesday, May 10, 2016 9:39 AM
Subject: Read: GPA00686, SP00339

Your message

To:
Subject: GPA00686, SP00339
Sent: Tuesday, May 10, 2016 9:39:21 AM (UTC-08:00) Pacific Time (US & Canada)

was read on Tuesday, May 10, 2016 9:39:10 AM (UTC-08:00) Pacific Time (US & Canada).

Thomson, Heather

From: Barnum, Jacquelyn <jbarnum@cabazonindians-nsn.gov>
To: Thomson, Heather
Sent: Monday, May 09, 2016 7:45 PM
Subject: Read: GPA00686, SP00339

Your message

To:
Subject: GPA00686, SP00339
Sent: Monday, May 09, 2016 8:00:27 PM (UTC-08:00) Pacific Time (US & Canada)

was read on Monday, May 09, 2016 7:45:19 PM (UTC-08:00) Pacific Time (US & Canada).

Thomson, Heather

From: Michael Mirelez <mmirelez@tmdci.org>
Sent: Monday, May 09, 2016 3:10 PM
To: Thomson, Heather
Subject: Read: GPA00686, SP00339
Attachments: Read GPA00686, SP00339

The information transmitted is intended only for the person or entity to which it is addressed and may contain confidential and/or privileged material. If the reader of this message is not the intended recipient, you are hereby notified that you have received this message in error and that any review, dissemination, distribution or copying of this message including any attachments is strictly prohibited. If you received this in error, please contact the sender and delete the material.

Thomson, Heather

From: THPO Consulting <ACBCI-THPO@aguacaliente.net>
Sent: Monday, May 09, 2016 3:45 PM
To: Thomson, Heather
Subject: Read: GPA00686, SP00339
Attachments: Read: GPA00686, SP00339

The information contained in this message may be privileged and confidential and protected from disclosure. If the reader of this message is not the intended recipient, or an employee or agent responsible for delivering this message to the intended recipient, you are hereby notified that any dissemination, distribution, or copying of this communication is strictly prohibited. If you have received this communication in error, please notify us immediately by replying to the message and deleting it from your computer

COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY

Tony Carstens · Agency Director

Planning Department

Robert C. Johnson · Planning Director

October 20, 2006

John A James, Chairperson
Cabazon Band of Mission Indians
84-245 Indio Springs Parkway
Indio, CA 92203

RE: Native American Consultation request for SP00339

Dear Cabazon Band of Mission Indians:

The County of Riverside requests your participation in the review of Paradise Valley, also known as Specific Plan No. 339. The Glorious Land Company proposes to develop a 6,397± acre planned community, known as Paradise Valley, east of the Coachella Valley in unincorporated Riverside County. The project is envisioned as an international destination resort community, which will offer a variety of residential opportunities, including retirement and affordable housing products, and recreational amenities, such as swimming pools, tennis courts, hiking trails, and golf courses. It will also include a broad mix of commercial and institutional uses and facilities, including neighborhood and highway-serving commercial, resort commercial, light industrial and business park, professional office and entertainment uses, a medical center, educational facilities, and a business conference center. The project is being planned as a self-contained community in which all public and quasi-public services needed to support the development are provided. The applicant's goal is to design the community in an environmentally sensitive sustainable manner that creates a balance between the built environment and the preservation of natural resources and the natural beauty of the desert landscape. This project is subject to the California Environmental Quality Act (CEQA) and Section 65352.3 of the Government Code (Senate Bill 18 [2004]).

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Staff contacted the Native American Heritage Commission (NAHC) which gave the County your name. The County is seeking a consultation with you concerning the potential of Native American cultural resources that may be impacted by the above project. The project is currently being reviewed under CEQA and an archaeological and cultural resource survey has been requested to determine the presence or absence of cultural resources. Any information you have regarding cultural places will be kept strictly confidential and will not be divulged to the public.

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Sincerely,
Riverside County Planning Department

R. James Fagelson, Principal Planner

Attachments:

Project site plan

Paradise Valley Historical/Archaeological Resources Survey Report

USGS map

cc: John Criste, Terra Nova Planning, Inc

COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY

Tony Carstens · Agency Director

Planning Department

Robert C. Johnson · Planning Director

October 20, 2006

Dean Mike, Chairperson
Twenty-Nine Palms Band of Mission Indians
48-200 Harrison Place
Coachella, CA 92236

RE: Native American Consultation request for SP00339

Dear Twenty-Nine Palms Band of Mission Indians:

The County of Riverside requests your participation in the review of Paradise Valley, also known as Specific Plan No. 339. The Glorious Land Company proposes to develop a 6,397± acre planned community, known as Paradise Valley, east of the Coachella Valley in unincorporated Riverside County. The project is envisioned as an international destination resort community, which will offer a variety of residential opportunities, including retirement and affordable housing products, and recreational amenities, such as swimming pools, tennis courts, hiking trails, and golf courses. It will also include a broad mix of commercial and institutional uses and facilities, including neighborhood and highway-serving commercial, resort commercial, light industrial and business park, professional office and entertainment uses, a medical center, educational facilities, and a business conference center. The project is being planned as a self-contained community in which all public and quasi-public services needed to support the development are provided. The applicant's goal is to design the community in an environmentally sensitive sustainable manner that creates a balance between the built environment and the preservation of natural resources and the natural beauty of the desert landscape. This project is subject to the California Environmental Quality Act (CEQA) and Section 65352.3 of the Government Code (Senate Bill 18 [2004]).

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Sincerely,
Riverside County Planning Department

R. James Fagelson, Principal Planner

Attachments:

Project site plan

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USGS map

cc: John Criste, Terra Nova Planning, Inc

COUNTY OF RIVERSIDE

TRANSPORTATION AND LAND MANAGEMENT AGENCY

Tony Carstens · Agency Director

Planning Department

Robert C. Johnson · Planning Director

October 20, 2006

Richard Milanovich, Chairperson
Agua Caliente Band of Cahuilla Indians
600 Tahquitz Canyon Way
Palm Springs, CA 92262

RE: Native American Consultation request for SP00339

Dear Agua Caliente Band of Cahuilla Indians:

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Sincerely,
Riverside County Planning Department

R. James Fagelson, Principal Planner

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USGS map

cc: John Criste, Terra Nova Planning, Inc

COUNTY OF RIVERSIDE

TRANSPORTATION AND LAND MANAGEMENT AGENCY

Tony Carstens · Agency Director

Planning Department

Robert C. Johnson · Planning Director

October 20, 2006

Mary Ann Green, Chairperson
Augustine Band of Cahuilla Mission Indians
PO Box 846
Coachella, CA 92236

RE: Native American Consultation request for SP00339

Dear Augustine Band of Cahuilla Mission Indians:

The County of Riverside requests your participation in the review of Paradise Valley, also known as Specific Plan No. 339. The Glorious Land Company proposes to develop a 6,397± acre planned community, known as Paradise Valley, east of the Coachella Valley in unincorporated Riverside County. The project is envisioned as an international destination resort community, which will offer a variety of residential opportunities, including retirement and affordable housing products, and recreational amenities, such as swimming pools, tennis courts, hiking trails, and golf courses. It will also include a broad mix of commercial and institutional uses and facilities, including neighborhood and highway-serving commercial, resort commercial, light industrial and business park, professional office and entertainment uses, a medical center, educational facilities, and a business conference center. The project is being planned as a self-contained community in which all public and quasi-public services needed to support the development are provided. The applicant's goal is to design the community in an environmentally sensitive sustainable manner that creates a balance between the built environment and the preservation of natural resources and the natural beauty of the desert landscape. This project is subject to the California Environmental Quality Act (CEQA) and Section 65352.3 of the Government Code (Senate Bill 18 [2004]).

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Riverside County Planning Department

R. James Fagelson, Principal Planner

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USGS map

cc: John Criste, Terra Nova Planning, Inc

COUNTY OF RIVERSIDE

TRANSPORTATION AND LAND MANAGEMENT AGENCY

Tony Carstens · Agency Director

Planning Department

Robert C. Johnson · Planning Director

October 20, 2006

Joseph R. Benitez
PO Box 1829
Indio, CA 92201

RE: Native American Consultation request for SP00339

Dear Mr. Benitez:

The County of Riverside requests your participation in the review of Paradise Valley, also known as Specific Plan No. 339. The Glorious Land Company proposes to develop a 6,397± acre planned community, known as Paradise Valley, east of the Coachella Valley in unincorporated Riverside County. The project is envisioned as an international destination resort community, which will offer a variety of residential opportunities, including retirement and affordable housing products, and recreational amenities, such as swimming pools, tennis courts, hiking trails, and golf courses. It will also include a broad mix of commercial and institutional uses and facilities, including neighborhood and highway-serving commercial, resort commercial, light industrial and business park, professional office and entertainment uses, a medical center, educational facilities, and a business conference center. The project is being planned as a self-contained community in which all public and quasi-public services needed to support the development are provided. The applicant's goal is to design the community in an environmentally sensitive sustainable manner that creates a balance between the built environment and the preservation of natural resources and the natural beauty of the desert landscape. This project is subject to the California Environmental Quality Act (CEQA) and Section 65352.3 of the Government Code (Senate Bill 18 [2004]).

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Sincerely,
Riverside County Planning Department

R. James Fagelson, Principal Planner

Attachments:

Project site plan

Paradise Valley Historical/Archaeological Resources Survey Report

USGS map

cc: John Criste, Terra Nova Planning, Inc

COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY

Tony Carstens · Agency Director

Planning Department

Robert C. Johnson · Planning Director

October 20, 2006

John A James, Chairperson
Cabazon Band of Mission Indians
84-245 Indio Springs Parkway
Indio, CA 92203

RE: Native American Consultation request for SP00339

Dear Cabazon Band of Mission Indians:

The County of Riverside requests your participation in the review of Paradise Valley, also known as Specific Plan No. 339. The Glorious Land Company proposes to develop a 6,397± acre planned community, known as Paradise Valley, east of the Coachella Valley in unincorporated Riverside County. The project is envisioned as an international destination resort community, which will offer a variety of residential opportunities, including retirement and affordable housing products, and recreational amenities, such as swimming pools, tennis courts, hiking trails, and golf courses. It will also include a broad mix of commercial and institutional uses and facilities, including neighborhood and highway-serving commercial, resort commercial, light industrial and business park, professional office and entertainment uses, a medical center, educational facilities, and a business conference center. The project is being planned as a self-contained community in which all public and quasi-public services needed to support the development are provided. The applicant's goal is to design the community in an environmentally sensitive sustainable manner that creates a balance between the built environment and the preservation of natural resources and the natural beauty of the desert landscape. This project is subject to the California Environmental Quality Act (CEQA) and Section 65352.3 of the Government Code (Senate Bill 18 [2004]).

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USGS map

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October 20, 2006

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Cabazon Band of Mission Indians
84-245 Indio Springs Parkway
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COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY

Tony Carstens · Agency Director

Planning Department

Robert C. Johnson · Planning Director

October 20, 2006

Judy Stapp, Director of Cultural Affairs
Cabazon Band of Mission Indians
84-245 Indio Springs Parkway
Indio, CA 92203

RE: Native American Consultation request for SP00339

Dear Ms. Stapp:

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USGS map

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October 20, 2006

John A James, Chairperson
Cabazon Band of Mission Indians
84-245 Indio Springs Parkway
Indio, CA 92203

RE: Native American Consultation request for SP00339

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COUNTY OF RIVERSIDE

TRANSPORTATION AND LAND MANAGEMENT AGENCY

Tony Carstens · Agency Director

Planning Department

Robert C. Johnson · Planning Director

October 20, 2006

Anthony Madrigal, Jr., Interim Chairperson
Cahuilla Band of Indians
PO Box 391760
Anza, CA 92539

RE: Native American Consultation request for SP00339

Dear Cahuilla Band of Indians:

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COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY

Tony Carstens · Agency Director

Planning Department

Robert C. Johnson · Planning Director

October 20, 2006

Britt Wilson, Cultural Resources Coordinator
Morongo Band of Mission Indians
245 N. Murray Street, Suite C
Banning, CA 92220

RE: Native American Consultation request for SP00339

Dear Morongo Band of Mission Indians:

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COUNTY OF RIVERSIDE
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Tony Carstens · Agency Director

Planning Department

Robert C. Johnson · Planning Director

October 20, 2006

Raymond Torres, Chairperson
Torres-Martinez Desert Cahuilla Indians
PO Box 1160
Thermal, CA 92274

RE: Native American Consultation request for SP00339

Dear Torres-Martinez Desert Cahuilla Indians:

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Tony Carstens · Agency Director

Planning Department

Robert C. Johnson · Planning Director

October 20, 2006

William Contreras, Cultural Resources Coordinator
Torres-Martinez Desert Cahuilla Indians
PO Box 1160
Thermal, CA 92274

RE: Native American Consultation request for SP00339

Dear Mr. Contreras:

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USGS map

cc: John Criste, Terra Nova Planning, Inc



TWENTY-NINE PALMS BAND OF MISSION INDIANS

46-200 Harrison Place . Coachella, California . 92236 . Ph. 760.863.2444 . Fax: 760.863.2449

November 29, 2016

CERTIFIED MAIL # 7015 0640 0003 3939 8246
RETURN RECEIPT REQUESTED

Heather Thomson, Archaeologist
Riverside County Planning Department
4080 Lemon St., 12th Floor
P.O. Box 1409
Riverside, CA 92502-1409

RE: ASSEMBLY BILL 52 (AB 52) FORMAL NOTICIATION (GPA00686, SP00339)

Dear Ms. Thomson:

This letter is in regards to consultation in compliance with AB 52 (California Public Resources Code § 21080.3.1), for the formal notification of GPA00686 and SP00339. The Tribal Historic Preservation Office (THPO) is not aware of any additional cultural resources within the project area. However, the project lies within Chemehuevi Traditional Use Area and 12 miles from a culturally sensitive area. For this reason, the project area has the possibility of inadvertent discoveries, which could have an adverse effect on potential cultural resources that concern the Twenty-Nine Palms Band of Mission Indians.

The Tribe is interested in this project and to further ascertain impacts requests a copy of the cultural resources report. Please do not hesitate to contact the THPO at (760) 775-3259 or by email: TNPConsultation@29palmsbomi-nsn.gov.

Sincerely,

A handwritten signature in black ink, appearing to read "Anthony Madrigal, Jr.", is written over a horizontal line.

Anthony Madrigal, Jr.
Tribal Historic Preservation Officer

cc: Darrell Mike, Twenty-Nine Palms Tribal Chairman
Sarah Bliss, Twenty-Nine Palms Tribal Cultural Specialist
Russell Brady, Riverside County Planning Department

AGUA CALIENTE BAND OF CAHUILLA INDIANS

TRIBAL HISTORIC PRESERVATION



03-006-2016-016

May 16, 2016

[VIA EMAIL TO:Hthomson@rctlma.org]
Riverside County
Ms. Heather Thomson
4080 Lemon Street, 12th Floor, P.O. Box 1409
Riverside, CA 92502-1409

Re: AB 52 Formal Notification (GPA00686, SP00339) Paradise Valley Specific Plan

Dear Ms. Heather Thomson,

The Agua Caliente Band of Cahuilla Indians (ACBCI) appreciates your efforts to include the Tribal Historic Preservation Office (THPO) in the Paradise Valley Specific Plan project. The project area is not located within the boundaries of the ACBCI Reservation. However, it is within the Tribe's Traditional Use Area (TUA). For this reason, the ACBCI THPO requests the following:

- *A cultural resources inventory of the project area by a qualified archaeologist prior to any development activities in this area.
- *A copy of the records search with associated survey reports and site records from the information center.
- *Copies of any cultural resource documentation (report and site records) generated in connection with this project.
- *The presence of an approved Native American Cultural Resource Monitor(s) during any ground disturbing activities (including archaeological testing and surveys). Should buried cultural deposits be encountered, the Monitor may request that destructive construction halt and the Monitor shall notify a Qualified Archaeologist (Secretary of the Interior's Standards and Guidelines) to investigate and, if necessary, prepare a mitigation plan for submission to the State Historic Preservation Officer and the Agua Caliente Tribal Historic Preservation Office.

At least on Tribal Cultural Resource intersects the APE

Again, the Agua Caliente appreciates your interest in our cultural heritage. If you have questions or require additional information, please call me at (760)699-6981. You may also email me at vharvey@aguacaliente.net.

Cordially,

AGUA CALIENTE BAND OF CAHUILLA INDIANS

TRIBAL HISTORIC PRESERVATION



Victoria Harvey
Archaeological Monitoring Coordinator
Tribal Historic Preservation Office
AGUA CALIENTE BAND
OF CAHUILLA INDIANS

AGUA CALIENTE BAND OF CAHUILLA INDIANS

TRIBAL HISTORIC PRESERVATION



03-006-2016-016

June 07, 2017

[VIA EMAIL TO:Hthomson@rivco.org]
Riverside County
Ms. Heather Thomson
4080 Lemon Street, 12th Floor, P.O. Box 1409
Riverside, CA 92502-1409

**Re: AB 52 Conclusion for the Paradise Valley Specific Plan (GPA00686, SP00339),
Riverside County**

Dear Ms. Heather Thomson,

The Agua Caliente Band of Cahuilla Indians (ACBCI) appreciates your efforts to include the Tribal Historic Preservation Office (THPO) in the Paradise Valley Specific Plan project. We have reviewed the documents and have the following comments:

*At this time the concerns of the ACBCI THPO have been addressed and proper mitigation measures have been proposed to ensure the protection of tribal cultural resources. This letter shall conclude our AB52 consultation efforts.

Again, the Agua Caliente appreciates your interest in our cultural heritage. If you have questions or require additional information, please call me at (760)699-6907. You may also email me at acbc-thpo@aguacaliente.net.

Cordially,

Pattie Garcia-Plotkin

Pattie Garcia-Plotkin
Director
Tribal Historic Preservation Office
AGUA CALIENTE BAND
OF CAHUILLA INDIANS

November 2, 2018

Russell Brady, Principal Planner
City of Riverside
County Planning Department
4080 Lemon Street, 12th Floor
Riverside, CA 92501

RE: Paradise Valley Specific Plan No. 339, General Plan Amendment No. 686,
Change of Zone No. 6915 (Paradise Valley), EIR No. 506

Dear Russell Brady:

The SunLine Transit Agency (SunLine) would like to thank you for the opportunity to review and comment on the proposed Paradise Valley Specific Plan No. 339 located in the western portion of Shavers Valley, north and south of 1-10 freeway, approximately eight miles east of the City of Coachella, within the unincorporated City of Riverside County. SunLine staff has reviewed the specific plan and offers the following comments:

SunLine currently does not provide direct transit service to the proposed project site; however, the nearest service route is located on Tyler at Bougainville served by the Line 95. Therefore, SunLine is not requesting the addition of any transit amenities, such as a bus turnout and/or shelter as part of the proposed development. We appreciate the chance to review future developments within the unincorporated portions of City of Riverside.

As the Coachella Valley continues to grow and based on further analyses, SunLine will continue to monitor on-going developments and may provide transit service to the proposed project in the future, if warranted. Should you have questions regarding this letter please contact me at 760-343-3456 ext. 1627 or by email at vaduran@sunline.org.

Sincerely,



Victor A Duran
Transit Planning Manager

cc: Lauren Skiver, CEO/General Manager
Stephanie Buriel, Chief Administrative Officer



AUGUSTINE BAND OF CAHUILLA INDIANS

PO Box 846 84-481 Avenue 54 Coachella CA 92236

Telephone: (760) 398-4722

Fax (760) 369-7161

Tribal Chairperson: Amanda Vance

Tribal Vice-Chairperson: William Vance

Tribal Secretary: Victoria Martin

November 2, 2018

Russell Brady
Riverside County Planning Department
4080 Lemon Street, 12th Floor
Riverside, CA 92502

Re: Project No. and Name: Paradise Valley Specific Plan No. 339, General Plan Amendment No. 686, Change of Zone No. 6915 (Paradise Valley), EIR No. 506.

Dear Mr. Brady--

Thank you for the opportunity to offer input concerning the development of the above-identified project. We appreciate your sensitivity to the cultural resources that may be impacted by your project, and the importance of these cultural resources to the Native American peoples that have occupied the land surrounding the area of your project for thousands of years. Unfortunately, increased development and lack of sensitivity to cultural resources has resulted in many significant cultural resources being destroyed or substantially altered and impacted. Your invitation to consult on this project is greatly appreciated.

At this time we are unaware of specific cultural resources that may be affected by the proposed project. We encourage you to contact other Native American Tribes and individuals within the immediate vicinity of the project site that may have specific information concerning cultural resources that may be located in the area. We also encourage you to contract with a monitor who is qualified in Native American cultural resources identification and who is able to be present on-site full-time during the pre-construction and construction phase of the project. Please notify us immediately should you discover any cultural resources during the development of this project.

Very truly yours,

Victoria Martin
Tribal Secretary



United States Department of the Interior

U.S. FISH AND WILDLIFE SERVICE

Ecological Services

Palm Springs Fish and Wildlife Office
777 East Tahquitz Canyon Way, Suite 208
Palm Springs, California 92262



In Reply Refer To:
FWS-ERIV-12B0294-19CPA0054

November 26, 2018
Sent by Email

Mr. Russell Brady
Contract Principal Planner
Riverside County Planning Department
4080 Lemon Street, 12th Floor
Riverside, California 92501

Subject: Final Environmental Impact Report, Paradise Valley Specific Plan (SCH #2015101031; SP 339; GPA 686; CZ 6195; EIR 506), Riverside County, California

Dear Mr. Brady:

The U.S. Fish and Wildlife Service (Service) has reviewed the final Environmental Impact Report (EIR) for the Paradise Valley Specific Plan (project), for which we received a transmittal notice from the Riverside County (County) Planning Department on November 1, 2018. Our comments here refer to our March 19, 2018, letter on the draft EIR, for which Volume I of the final EIR provides a response (Response to Comment Letter SS, U.S. Fish and Wildlife Service). The final EIR provides no further information on assurances for future mitigation acquisitions of desert dry wash woodlands, and no biological analysis of the project's impacts on the long-term persistence of a self-sustaining desert tortoise population in the Desert Tortoise and Linkage Conservation Area (Conservation Area). For the reasons discussed below, we restate our recommendation that the County revise and recirculate the draft EIR to correct the deficiencies of the final EIR.

GENERAL COMMENTS

Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP) Joint Project Review (JPR) Process. A JPR was not completed for the Specific Plan, as stated throughout the final EIR's response to our draft EIR comments. For example, the final EIR asserts that the Specific Plan "has completed pre-design stage JPR consultation as well as a formal JPR process." However, according to the first paragraph of CVCC's September 19, 2012, consistency determination letter to Riverside County: "As noted in our letter of July 6, 2012, we determined that not enough information was provided to complete the JPR for a programmatic level review of the entire Specific Plan." Please correct this inaccuracy in the final EIR to clarify that no JPR for the Specific Plan was completed and no consistency determination was finalized.

Biological Consequences – Response to Comment Letter SS. The final EIR does not substantively address deficiencies noted in our comments on biological issues. Instead, the final EIR would

condition the County to complete a tiered California Environmental Quality Act (CEQA) analysis and JPR process prior to any future ground disturbance or “implementing project” of the Specific Plan (which we assume refers to the six phases). These future tiered CEQA and JPR processes would determine consistency with the CVMSHCP, including required mitigation assurances such as “control of sufficient compensation acreage” (as stated in section 2.1 Topical Response – CVMSHCP Joint Project Review). We are concerned that the final EIR’s responses on these procedural aspects of the Specific Plan fail to address deficiencies in the project’s analysis of biological impacts, particularly to desert tortoise. Please revise the final EIR to include a biological analysis of the project’s impacts to the desert tortoise population in the project area, as discussed further below.

Biological Consequences – Quantitative Conservation Objectives for Desert Dry Wash Woodlands. The final EIR does not address our comment regarding assurances that proposed acquisition of mitigation lands would occur to offset impacts to desert dry wash woodlands (as noted in our comment SS-6 in Volume I of the final EIR). The final EIR asserts that it is “potentially feasible” to provide the required quantity (acreage) of conservation lands, referring to Table 4.4-5. In addition, the final EIR states that the proposed project would dedicate 3,100 on-site acres and over 20,000 off-site acres to conservation, but provides no information on the off-site conservation lands (as noted in our comment SS-1). Please revise the final EIR to describe where off-site desert dry wash woodlands and other habitats would be acquired and how their habitat quality and configuration would appropriately offset project impacts.

Biological Consequences – Qualitative Conservation Objectives for Desert Tortoise. In addition to preserving specific quantities (acres) of desert tortoise core habitat, the CVMSHCP requires consideration of certain qualitative conservation objectives to ensure a self-sustaining desert tortoise population in the Conservation Area (comments SS-9, SS-15, and SS-16). We are concerned that the final EIR does not address our substantive comments about the draft EIR’s lack of biological data on the desert tortoise population in the project area; instead of a biological analysis, the final EIR only states that impacts would be adequately minimized by various project features. The final EIR provides no biological analysis of how the Specific Plan’s 1,910-acre maximum development area would impact the desert tortoise by fragmenting core habitat and obstructing connectivity in the eastern part of the Conservation Area. Figure 4.4-6 of the final EIR shows the development footprint extending from just below Joshua Tree National Park to over halfway down the width of the Conservation Area. The final EIR provides no analysis of how this obstruction would affect east-west desert tortoise connectivity and genetic exchange across the Conservation Area, in both portions of the project area north and south of Interstate 10 (I-10). Please revise the final EIR to address how qualitative objectives would be met to ensure a viable desert tortoise population in the Conservation Area, in consideration of the project’s large-scale fragmentation of desert tortoise core habitat and connectivity, as discussed further below.

Fragmentation of Desert Tortoise Core Habitat. Section 9.6.1.1 of the CVMSHCP lists species conservation goals and objectives for desert tortoise; Goal 1 is to ensure species persistence in the Plan Area by conserving Core Habitat consistent with the desert tortoise Recovery Plan. Recovery Action 2.1 of the Recovery Plan calls for conservation of intact desert tortoise habitat by, among other things, precluding development disturbances within tortoise conservation areas (Service

2011). We focus on the CVMSHCP's goal to minimize fragmentation by conserving areas of contiguous habitat. The final EIR does not provide a biological analysis of the local desert tortoise population and the impacts of the Specific Plan's large-scale fragmentation of core habitat, which we consider a major adverse impact to east-west desert tortoise connectivity in this Conservation Area (SS-14). The importance of east-west connectivity has recently been documented by research in Shavers Valley north of I-10, as described below.

Desert Tortoise Population Impacts. The final EIR is deficient by not addressing our substantive biological comments regarding the need for baseline surveys over the Specific Plan area (SS-16). CEQA requires additional analyses that are independent of CVMSHCP requirements. For biological resources, CEQA requires (among other things) an analysis of whether the proposed project would have a substantial adverse effect, either directly or through habitat modifications, on any endangered or threatened species; or would 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. As stated in Section 1.2 of Volume II of the final EIR: "A program EIR shall examine all phases of a proposed project, including planning, construction, and operation. This EIR evaluates the direct, indirect and cumulative impacts of the proposed project, including potential off-site infrastructure. As stated in the Guidelines [CEQA Guidelines Section 15168], '[a] program EIR will be most helpful in dealing with subsequent activities if it deals with the effects of the program as specifically and comprehensively as possible.' Later environmental documents (EIRs, mitigated negative declarations, or negative declarations) can incorporate by reference materials from the program EIR regarding regional influences, secondary impacts, cumulative impacts, broad alternatives, and other factors. These later documents need only focus on new impacts that have not been considered before (CEQA Guidelines Section. [sic]"

We are concerned that the final EIR does not adequately address impacts to the desert tortoise under CEQA. No recent baseline surveys for that species have been conducted and the final EIR does not indicate they will be. Any future tiered CEQA review would need to rely on the programmatic final EIR, which we find deficient because it does not evaluate the desert tortoise population impacts of the entire Specific Plan as specifically and comprehensively as possible. Baseline surveys are essential for an analysis of the entire project's impacts on desert tortoise locations, numbers, population density, age structure, and reproduction. The final EIR should also address how the applicant would document the long-term persistence of a self-sustaining desert tortoise population in the project's conservation lands through biological monitoring and adaptive management. Please revise the final EIR to include a biological analysis of the existing desert tortoise population in the project area and project impacts to its future viability in the Conservation Area.

Project-specific baseline surveys are needed because very little information exists on the desert tortoise population in the project area. U.S. Geological Survey (USGS) researchers recently reported results of a 2015-2016 demographic monitoring study for the CVMSHCP (Lovich and Puffer 2018). The study site was north of I-10 in the vicinity of Joshua Tree National Park's southern boundary, at the mouth of Cottonwood Canyon. The study site is an area drained by

Shavers Wash and is less than 5 miles east of the Specific Plan's eastern limit. The researchers documented 34 tortoises, including 3 juveniles, over approximately 5.75 square kilometers (km²), for a relatively low population density of 5.9 tortoises/km². The detection of three juvenile tortoises indicates that recruitment is occurring, but further monitoring is needed to determine whether recruitment is high enough to offset mortality in this population (Lovich and Puffer 2018).

The USGS researchers are initiating a similar study south of I-10, southwest of the Specific Plan's southern border; so far, 22 live tortoises have been detected (Lovich 2018, pers. comm.). In addition, the Service's annual monitoring of line-distance transects east of this general vicinity, on BLM lands in the Chuckwalla tortoise conservation area east of Box Canyon Road, found 88 adult tortoises in March 2017, for a density of 4.3 tortoises/km² (Service 2018). Allison and McLuckie (2018) found that the desert tortoise population in the Colorado Desert Recovery Unit, which includes areas east of the Specific Plan, declined between 2004 and 2014 from 103,675 to 66,097, indicating a negative change in abundance of 37,578 individuals, which we calculate to represent a decrease of about 36 percent over that time period.

Based on these studies of the desert tortoise population in the project vicinity and in the Colorado Desert Recovery Unit, we are concerned about the final EIR's lack of data to support an analysis of how the Specific Plan would affect desert tortoise population demographics in the Conservation Area. We recommend revision of the final EIR to include a complete desert tortoise baseline study and demographic analysis of the entire Specific Plan area.

Desert Tortoise Genetic Exchange. In response to our comments about the Specific Plan's impacts to desert tortoise connectivity and genetic exchange (SS-6, SS-9, and SS-16), the final EIR states that those impacts are addressed in Volume II, Section 4.4.3.1. Section 4.4.3.1 is a quantitative inventory of acres of impacts and required acres of mitigation, and does not present a substantive, qualitative biological analysis of habitat fragmentation and genetic diversity. In fact, a global PDF search of Volume II failed to locate any use of the word "genetic" in Volume II of the final EIR.

A recent monitoring and research study for the CVMSHCP (Lovich *et al.* 2018) compared the results of desert tortoise DNA samples from a population on the west side of the Coachella Valley (Whitewater Hills) and east of the Coachella Valley at the Cottonwood Canyon site referred to above (Lovich and Puffer 2018). The DNA results indicated that the genetic makeup of each of these two widely separated populations is fairly similar, which suggests they have not been genetically isolated. However, the results show that both populations likely have experienced increased genetic drift, resulting in increased homozygosity, increased inbreeding, or a reduction of genetic diversity. Because of the lack of strong evidence for genetic isolation between these two populations, the researchers suggest that "long-term maintenance of unfragmented landscapes is an important part of tortoise conservation in the region" (Lovich *et al.* 2018). Based on this new information about the importance of east-west genetic exchange among desert tortoise populations, please revise the final EIR to include an analysis of the Specific Plan's habitat fragmentation impacts to population genetic exchange within the Conservation Area.

SPECIFIC COMMENTS

Final EIR, Volume I, Response to Comment SS-16. Our comment on the draft EIR recommended that the applicant conduct baseline surveys over the entire 5,000-acre Specific Plan property to indicate the population density, age structure, and health of the existing desert tortoise population. The response to our comment asserts that this is not required. The response cites a CVMSHCP provision that the Service cannot impose any implementation measures beyond those included in the CVMSHCP and its Implementing Agreement (IA), which, for example, do not require baseline surveys or population analyses as part of a JPR application. The relevant part of Response to Comment SS-16 on page 2-451 is cited below to provide context:

... As stated in the CVMSHCP, “any reasonable and prudent measures included under the terms and conditions of a Federal Endangered Species Act (FESA) Biological Opinion issued subsequent to the Effective Date [defined in IA Section 19.1 as the issuance date of the Federal and State permits for the CVMSHCP] with regard to the Covered Species and Covered Activities shall, to the maximum extent appropriate, be consistent with the implementation measures of the Multiple Species Habitat Conservation Plan (MSHCP) and the IA. USFWS [the Service] shall not impose measures in excess of those that have been or will be required by the Permittee(s) or entity with Third Party Take Authorization pursuant to the MSHCP and this Agreement.” As such, additional documentation of the long-term persistence of self-sustaining desert tortoise populations and habitat quality in the Specific Plan’s proposed open space and other off-site mitigation lands is not required.

The preparers of the final EIR have misunderstood this provision of the CVMSHCP. The language cited above refers to any *Federal* action proposed within the CVMSHCP area after the permits for the Plan have been issued. The proposed Specific Plan is not a Federal action and this provision of the CVMSHCP does not apply to it. Discussion of this CVMSHCP provision is not relevant to the proposed Specific Plan and should be deleted from the final EIR.

Final EIR, Volume I, Table of Contents and elsewhere. Please correct the entry “II – 03/1918 US Fish and Wildlife/California Department of Fish and Wildlife 2-169 (Leslie MacNair), Response to Comment Letter II” on page iii of the Table of Contents. This entry implies Comment Letter II is a joint letter from the U.S. Fish and Wildlife Service and the California Department of Fish and Wildlife. It is not. Please delete reference to the U.S. Fish and Wildlife Service in this entry in the Table of Contents and make similar corrections on page 1-4 of Table 1-1, List of Comments Received on the Draft EIR; page 2-8 of Section 2.2, Responses to Comment Letters, List of Comment Letters Received; and page 2-170 of Response to Comment Letter II – 3/19/18 US Fish and Wildlife/California Department of Fish and Wildlife.

Final EIR, Volume I, Table 1-1, page 1-5. Please correct the entry in Table 1-1 for Letter SS, United States Fish and Wildlife Service, which identifies the primary CEQA issues addressed in the letter to include GHG, Air Quality/Mitigation, Water Supply, and Affordable Housing. This is incorrect. Our letter did not address GHG, Air Quality/Mitigation, Water Supply, or Affordable Housing. Please revise Table 1-1 to remove these as issues covered topics in our letter.

Mr. Russell Brady (FWS-ERIV-12B0294-19CPA0054)

6

We appreciate the opportunity to review and comment on the final EIR. If you have any questions about our comments, please contact Jenness McBride of my staff at 760-322-2070, extension 403.

Sincerely,

KENNON COREY

Digitally signed by KENNON
COREY
Date: 2018.11.26 16:13:43 -08'00'

Kennon A. Corey
Assistant Field Supervisor

cc:

Tom Kirk, Director CVCC

Leslie MacNair, Regional Manager CDFW

LITERATURE CITED

- Allison, L.J. and A.M. McLuckie. 2018. Population trends in Mojave desert tortoises (*Gopherus agassizii*). *Herpetological Conservation and Biology* 13(2):433–452.
- Lovich, J.E. and S.R. Puffer. 2018. Developing an effective Agassiz's desert tortoise monitoring program: Final Report to the Coachella Valley Conservation Commission, May 28, 2017. Appendix VII of Coachella Valley Multiple Species Habitat Conservation Plan/Natural Community Conservation Plan 2017 Annual Report, Submitted by Coachella Valley Conservation Commission, April 2018. Palm Desert, CA.
- Lovich, J.E., T. Edwards, B. Kreiser, S. Puffer, and M. Agha. 2018. A report on genetic affinities and relatedness of Agassiz's desert tortoises (*Gopherus agassizii*) at opposite ends of the Coachella Valley in California. Appendix VIII of Coachella Valley Multiple Species Habitat Conservation Plan/Natural Community Conservation Plan 2017 Annual Report, Submitted by Coachella Valley Conservation Commission, April 2018. Palm Desert, CA.
- [Service] U.S. Fish and Wildlife Service. 2011. Revised recovery plan for the Mojave population of the desert tortoise (*Gopherus agassizii*). U.S. Fish and Wildlife Service, Pacific Southwest Region, Sacramento, CA. 222 pp.
- [Service] U.S. Fish and Wildlife Service. 2018. Range-wide monitoring of the Mojave desert tortoise (*Gopherus agassizii*): 2017 annual reporting. Report by the Desert Tortoise Recovery Office, U.S. Fish and Wildlife Service. Reno, NV.

Personal Communications

- Lovich, J.R. 2018. U.S. Geological Survey, Southwest Biological Science Center, Flagstaff, AZ. Unpublished data on Orocopia desert tortoise monitoring, presented orally to Coachella Valley Conservation Commission Board, November 8, 2018. Recording of meeting minutes accessed online November 19, 2018. <http://www.cvag.org/audio.htm>



State of California - Natural Resources Agency
DEPARTMENT OF FISH AND WILDLIFE
Inland Deserts Region
3602 Inland Empire Blvd., Suite C-220
Ontario, CA 91764
(909) 484-0167
www.wildlife.ca.gov

EDMUND G. BROWN, Jr., Governor
CHARLTON H. BONHAM, Director



November 26, 2018
Sent via email

Mr. Russell Brady
Project Planner
Riverside County Planning Department
4808 Lemon Street, 12th Floor
Riverside, CA 92501
rbrady@RIVCO.org

Subject: Final Environmental Impact Report
Paradise Valley Specific Plan Project
State Clearinghouse No. 2015101031

Dear Mr. Brady:

The California Department of Fish and Wildlife (CDFW) received the Final Environmental Impact Report (FEIR) from the County of Riverside (County) for the Paradise Valley Specific Plan Project (Project) pursuant to the California Environmental Quality Act (CEQA) and CEQA Guidelines.¹ CDFW previously submitted comments in response to the Notice of Preparation of the Draft Environmental Impact Report (DEIR) (via a joint comment letter with the U.S. Fish and Wildlife Service in a letter dated November 10, 2015), and in response to the DEIR in a comment letter dated March 19, 2018. CDFW also submitted comments on the Joint Project Review (via a joint comment letter with the U.S. Fish and Wildlife Service dated July 26, 2012).

CDFW Recommendation

CDFW recommends that the County complete the Joint Project Review process for the entirety of the Paradise Valley Specific Plan prior to approval of the FEIR. Completion of the Joint Project Review process for the Paradise Valley Specific Plan would ensure that the Project is consistent with the CVMSHCP. We request a meeting with the County, Coachella Valley Conservation Commission, and U.S. Fish and Wildlife Service in order to resolve our differences. Further, we request that the FEIR not be sent to the Board of Supervisors for adoption until CDFW and the County have met and agreed upon steps for completing the Joint Project Review for the Project.

¹ CEQA is codified in the California Public Resources Code in section 21000 et seq. The "CEQA Guidelines" are found in Title 14 of the California Code of Regulations, commencing with section 15000.

CDFW's comments on the DEIR expressed concerns related to the Project's consistency with the Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP); the failure of the County of Riverside (County) to require completion of the Joint Project Review process (CVMSHCP section 6.6.1.1) prior to approval of the Specific Plan; the completeness and adequacy of the County's analysis of direct, indirect, and cumulative impacts (particularly with respect to Desert Tortoise and Linkage Conservation Area and vegetation communities such as Dry Wash woodlands); and the adequacy, appropriateness, and enforceability of proposed mitigation measures.

To facilitate discussion with the aim of resolving our concerns and understanding the County's perspective on the Joint Project Review process, CDFW's comment letter on the DEIR also requested a meeting with the County; however, no meeting has occurred to date. We attempted to contact the County via email and phone to schedule the meeting on November 26, 2018. CDFW has reviewed the County's response to CDFW's comments in the FEIR. We do not find that our comments regarding significant issues were adequately addressed in the Response to Comments in the FEIR. CDFW is particularly concerned by the County and CDFW's divergence of understanding of section 7.5 of the Implementing Agreement of the CVMSHCP as it relates to this Project. As stated above, we request that CDFW and the County meet to resolve our concerns prior to sending the FEIR to the Board of Supervisors for adoption.

MSHCP Implementation and Permittee Obligations

As previously stated in CDFW's comment letter dated March 19, 2018, a Joint Project Review is required for the Specific Plan. The process is conducted by the Coachella Valley Conservation Commission for proposed development in Conservation Areas (Implementing Agreement, section 2.53). The Project proposes a master-planned community within the Desert Tortoise Linkage Conservation Area and Mecca Hills/Orocopia Mountains Conservation Area of the CVMSHCP. The County's response to comments in the FEIR (page 2-170) argues that the Specific Plan is not a project per the CVMSHCP because the Specific Plan "would not result in disturbance to habitat, natural communities, Biological Corridors, or Essential Ecological Processes...", and therefore completion of the Joint Project Review process can be deferred to each future implementing project.

CDFW disagrees with the County's position that the Specific Plan is not a project per the CVMSHCP. As required by Government Code sections 65450 – 65457, in order to determine that the project is consistent with Eastern Coachella Valley Area Plan section 2.3(h), the "proposed community must be compatible with the achievement of the goals of the Coachella Valley Multiple Species Habitat Conservation Plan, as determined by the County of Riverside in consultation with the Coachella Valley Association of Governments, the California Department of

Fish and Wildlife, and the United States Fish and Wildlife Service.” The process by which a proposed community is reviewed for compatibility with the achievement of goals of the CVMSHCP is outlined in section 7.5 of the CVMSHCP Implementing Agreement. The Review of Development Proposals in Conservation Areas of the CVMSHCP states: “As set forth in section 4.3 of the CVMSHCP, Development in Conservation Areas will be limited to uses that are compatible with the Conservation Objectives for the specific Conservation Area. Discretionary Projects in Conservation Areas, other than second units on parcels with an existing residence, shall be required to assess the project’s ability to meet the Conservation Objectives in the Conservation Area. Additionally, the Permittees will participate in the Joint Project Review Process set forth in section 6.6.1.1 of the CVMSHCP.” The Implementing Agreement for the CVMSHCP defines “Discretionary Project” as “a proposed project requiring discretionary action by a Permittee, as that term is used in CEQA and defined in state CEQA Guidelines section 15357, including issuance of a grading permit for County projects.” The CVMSHCP section 6.6.1.1 requires a Joint Project Review process for “all projects under the Local Permittees’ jurisdiction in a Conservation Area that would result in disturbance to habitat, natural communities, Biological Corridors, or Essential Ecological Processes”. The Specific Plan is a discretionary project requiring discretionary action from the County and, if implemented, would result in disturbance to Habitat, natural communities, and Biological Corridors in the Conservation area. The Implementing Agreement and CVMSHCP require an assessment of the Specific Plan’s ability to meet Conservation Objectives and the County’s participation in the Joint Project Review process.

By failing to complete the Joint Project Review process prior to approval of the FEIR, the FEIR lacks specificity in identifying how the project will meet the Conservation Objectives of the Desert Tortoise Linkage Conservation Area (DTLCA) and Mecca Hills/Orocopia Mountains Conservation Area (MHOMCA) of the CVMSHCP, and instead defers the assessment of consistency to each implementing project. Given that the FEIR lacks specificity in identifying when, how, and where “sufficient conservation lands” will be acquired and states that project impacts to DTLCA Conservation Objective 4 “...would exceed the Acres of Disturbance Authorized for this Conservation Objective and are therefore potentially not consistent with DTLCA Conservation Objective 4...” (page 4.4-51), CDFW does not consider the County’s finding of “consistent” in its analysis of the DTLCA Conservation Objectives to be appropriate.

As stated above, CDFW recommends that the County complete the Joint Project Review process for the entirety of this Specific Plan prior to approval of the FEIR. Completion of the Joint Project Review process for the Specific Plan would ensure that the Project is consistent with the CVMSHCP and will facilitate the identification of specific location(s) of suitable conservation lands; describe minimum standards to assess the suitability of the proposed conservation lands;

describe how the lands will meet mitigation standards/requirements; and detail the proposed timing of acquisition/conservation in relation to phasing of the Specific Plan. Without the inclusion of this level of information in the FEIR CDFW is concerned that the County may be deferring the analysis of significant effects to later tiered EIRs. Furthermore, without completion of the Joint Project Review process for the Specific Plan CDFW has reservations regarding the County's compliance with the CVMSHCP and ability to make informed decisions regarding the environmental consequences of the project. This may place the County in the awkward position of having approved a Specific Plan that is inconsistent with the CVMSHCP, and where future tiering will be impermissible under CEQA unless the Specific Plan EIR is revised.

In summary, CDFW contends that CEQA requires that analysis of significant effects must be addressed in the Specific Plan and not deferred to later tiered CEQA analysis. This level of analysis is necessary for the County to make informed decisions regarding the environmental consequences of the project. In order to complete an analysis of significant effects of the Project, make informed decisions regarding the environmental consequences of the project, and determine that the project is consistent with the CVMSHCP (as required by Gov. Code §§, 65450 – 65457), the County needs to complete the Joint Project Review process prior to approval of the FEIR.

We appreciate your consideration of this matter and reiterate our request for a meeting with the County to resolve the Joint Project Review process. We request that the meeting occur as soon as possible, and prior to the FEIR being sent to the Board of Supervisors for adoption. If you should have any questions pertaining to our comments please contact Joanna Gibson, Senior Environmental Scientist (Specialist) at joanna.gibson@wildlife.ca.gov or (909) 987-7449, or Heather Pert, Senior Environmental Scientist (Supervisor) at heather.pert@wildlife.ca.gov or (858) 395-9692.

Sincerely,



Leslie S. MacNair
Regional Manager

ec:

Tom Kirk, Coachella Valley Conservation Commission
Ken Corey, U.S. Fish and Wildlife Service
Ken Baez, County of Riverside

COACHELLA VALLEY CONSERVATION COMMISSION

73-710 Fred Waring Dr., Suite 200, Palm Desert, CA 92260 • (760) 346-1127 • www.cvmshcp.org



November 26, 2018

Russell Brady, Project Planner
Riverside County Planning Department
4080 Lemon St., 12th Floor
Riverside, CA 92501
RE: Comment on Paradise Valley Draft Environmental Impact Report

Dear Mr. Brady:

Thank you for the opportunity to review and comment on the Final Environmental Impact Report for the Paradise Valley Specific Plan. The Coachella Valley Conservation Commission (CVCC) is a joint powers authority responsible for implementing the Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP) on behalf of the Local Permittees. In the ten years since the CVMSHCP was approved and state and federal permits were issued, the CVMSHCP has been extremely successful at balancing the need for economic growth with habitat conservation. The CVMSHCP has helped ensure the efficient completion of freeway interchanges and other infrastructure, while protecting natural open space lands that are an important part of our local economy.

As stated in our comment letter on the Draft EIR, dated March 19, 2018, a full Joint Project Review for Paradise Valley should be completed before the County certifies the EIR and considers the project for approval. This is consistent with Section 6.6.1.1. of the CVMSHCP which describes the Joint Project Review Process and states, "The application will not be deemed complete by the Permittee prior to completion of the Joint Project Review Process." The first phase of the project was submitted for a Joint Project Review; however, the CVMSHCP requires that all of the phases of the project be evaluated through this process. Given the significant challenges the project faces in meeting the Conservation Objectives and the consistency requirements of the CVMSHCP, it is imperative that the entire project, the whole of the action, complete the Joint Project Review process prior to action on the FEIR.

Your consideration of these comments is appreciated. If appropriate, CVCC staff is available to discuss this matter with the County. Please feel free to contact me or Katie Barrows (kbarrows@cvag.org, (760) 346-1127) with any questions you may have.

Sincerely,

A handwritten signature in black ink, appearing to read "Tom", is written over a horizontal line.

Tom Kirk
Executive Director

November 26, 2018

Via Email rbrady@rivco.org and Facsimile: (951) 955-3757

Planning Commission, County of Riverside
4080 Lemon Street
P.O. Box 1409
Riverside, California 92502-1409

**RE: Paradise Valley Specific Plan Final EIR ("FEIR")
SCH #2015101031; SP 339; GPA 686; CZ 6195; EIR 506**

Honorable Planning Commission:

These comments are submitted on behalf of the Sierra Club and the Center for Biological Diversity ("Center"). The Sierra Club is a non-profit corporation of approximately 2.5 million members and supporters dedicated to exploring, enjoying, and protecting the wild places of the earth; to practicing and promoting the responsible use of the earth's ecosystems and resources; to educating and enlisting humanity to protect and restore the quality of the natural and human environment; and to using all lawful means to carry out these objectives. The Sierra Club and its members utilize the natural, scenic and biological resources of Riverside County through their corporate and individual activities including scientific research, planning, education, and recreation.

The Center is a non-profit environmental organization with more than 1 million members and online activists, including members who live in or visit Riverside County. The Center uses science, policy and law to advocate for the conservation and recovery of species on the brink of extinction and the habitats they need to survive including the threatened desert tortoise, bighorn sheep, desert kit fox and other species which will be affected by the proposed project.

The Sierra Club and Center urge that you not recommend certification of Paradise Valley Specific Plan Final Environmental Impact ("FEIR") because it is legally inadequate and its findings are not supported by substantial evidence as required by CEQA. As a preliminary matter, the Sierra Club and Center renew all of their previous comments and objections to the Draft EIR. The Responses to Comments are voluminous, and we are in the process of reviewing them. At first blush, many of the responses appear to be inadequate. We intend to follow this comment letter with a more detailed letter regarding the inadequacies of the responses to comments. This letter focuses on a critical flaw in FEIR – the County's failure to complete a Joint Project Review ("JPR") process prior to completion of the FEIR as required by the Coachella Valley Multiple Species Habitat Conservation Plan ("MSHCP").

Areas Of Practice

Public Agency

Land Use &
Environmental

Real Estate

Estate Planning &
Administration

Business

Litigation

Attorneys

D. Wayne Brechtel

Kristen McBride

Jason R. Schingler

Tomer T. Gutman

Gregory L. Murrell
Of Counsel

D. Dwight Worden
Retired

W. Scott Williams
Retired

Office

462 Stevens Avenue
Suite 100
Solana Beach
California 92075

(858) 755-6604

wordenwilliams.com



I. Because the County Failed to Complete a Joint Project Review for the Paradise Valley Specific Plan, the FEIR's Analysis and Findings of Consistency with the MSHCP Are Erroneous.

A core element of the MSHCP is a requirement for all projects that would result in disturbance of habitat, natural communities, biological corridors or essential ecological processes to complete a JPR prior to completion of the CEQA process. The purpose is to ensure alternatives and measures to protect habitat and species can be fully evaluated and incorporated into the project design. In this instance, the County started but failed to complete a JPR process for the proposed project prior to completion of the FEIR. Notwithstanding this fundamental failure, the FEIR asserts that the project is consistent with the MSHCP. The finding is erroneous for the reasons set forth below.

1. The County as Obligated to Complete the JPR Process Prior to Deeming the Project Application Complete.

Because the Specific Plan proposes development that would result in disturbance of habitat within a Conservation Area of the MSHCP, a JPR was required. The early JPR requirement is designed to ensure that the requirements of the MSHCP are met:

11.2.4 Joint Project Review Process. To ensure that the requirements of the Permits, the MSHCP and this Agreement are properly met, a Joint Project Review Process for projects within the Conservation Areas shall be instituted by the CVCC. The process for the Joint Project Review Process is set forth in Section 6.6.1.1 of the MSHCP. (MSHCP Implementing Agreement, Section 11.2.4 ("MSHCP Implementing Agreement", emphasis added.)

The JPR process is found in Section 6.6.1.1 of the Implementing Agreement which provides, in pertinent part, as follows:

For purposes of overseeing compliance with the requirements of the MSHCP and the IA, a Joint Project Review Process shall be instituted by CVCC for all projects under the Local Permittees' jurisdiction in a Conservation Area that would result in disturbance to Habitat, natural communities, Biological Corridors, or Essential Ecological Processes.... The purpose of the Joint Project Review Process is to allow CVCC to facilitate and monitor implementation of the MSHCP. ... Consultation with CVCC is needed at this early stage to ensure that alternatives are fully evaluated to achieve Conservation Area Conservation Objectives prior to public release of environmental documents prepared pursuant to CEQA.

The application will not be deemed complete by the Permittee prior to completion of the Joint Project Review Process. (Section 6.6.1.1. emphasis added.)

As a signatory to the MSHCP Implementing Agreement, the County agreed to submit projects proposed within Conservation areas to the Joint Project Review Process of the MSHCP.



County and Cities Obligations. The County and the Cities have the following obligations under the MSHCP and this Agreement:

...

F. Participate in the Joint Project Review Process set forth in Section 6.6.1.1 of the MSHCP for projects in the Conservation Areas. (MSHCP Implementing Agreement, Section 13.2, emphasis added.)

The County and CVCC did initiate a JPR process for the entire project but it was never completed because CVCC was not provided with adequate information to make a determination of consistency. A JPR for only a portion of the entire project was completed. As a result, application for the Paradise Valley Specific Plan should have never been deemed complete. For this reason alone, the FEIR's conclusion that the project is consistent with the MSHCP is erroneous.

2. The FEIR's Assertion That a JPR Process Was Not Required Because the Specific Plan Would Not Result in Disturbance of Habitat is Nonsensical and Contradicted by the FEIR.

The FEIR justifies the failure to undergo the JPR process by claiming that Section 6.6.1.1 of the MSHCP only applies to projects that "*would result in disturbance to Habitat*". The FEIR takes the position that the "trigger" for initiating a JPR process is "ground disturbance" and that the Specific Plan will not result in ground disturbance because it is a "programmatic entitlement":

"Because the project would not disturb Habitat, natural communities, Biological Corridors, or Essential Ecological Processes, the JPR process is not triggered. (FEIR, page 2-171.)

The FEIR interpretation borders on the ridiculous. The FEIR includes extensive analysis of the project's physical impacts that include disturbance of habitat. In fact, the FEIR expressly finds that the project would result in habitat disturbance beyond what is authorized by the MSHCP.

As described in Table 4.4-8, impacts to Conserved Habitat for DDWW ... would exceed the Acres of Disturbance Authorized for this Conservation Objective (FEIR, (page 4.4-51, emphasis added.)

The County, apparently, takes the position that the project has physical impacts to habitat for purposes of CEQA but not for purposes of the MSHCP. This logic turns the purpose of the JPR process on its head. The JPR process is intended to complement the analysis of a project under CEQA, and to do so, it must be completed before the CEQA process has started so that feasible alternative and measures to protect natural resources can be considered.

....The purpose of the Joint Project Review Process is to allow CVCC to facilitate and monitor implementation of the MSHCP. ... Consultation with CVCC is needed at this early stage to ensure that alternatives are fully evaluated to achieve Conservation Area Conservation Objectives prior to public release of environmental documents prepared pursuant to CEQA.



The application will not be deemed complete by the Permittee prior to completion of the Joint Project Review Process. (Section 6.6.1.1.)

Taken to its logical conclusion the FEIR's position would mean that almost no JPRs would be completed prior to release of environmental documents because CEQA analysis cannot be delayed for projects, such as specific plans and General Plan amendments, that have a foreseeable impact on the environment. On the other hand, only grading permits would be required to go through a JPR process because all of the prior approvals would not directly "result in ground disturbance." This position does not square with common sense or the intent of the MSHCP that the JPR process be completed prior to the commencement of environmental review under CEQA.

Finally, the County cannot escape its duty to complete the JPR process by asserting the Paradise Valley Specific Plan and FEIR are programmatic in nature. There is no "programmatic" exemption from the JPR process. A project is a project. The relevant question is whether a foreseeable consequence of the project proposed includes habitat disturbance. Further, it does not matter whether the FEIR is called a Project EIR or a Program EIR. What matters is that the FEIR provides sufficient analyses to intelligently consider the environmental consequences of the project. (*San Franciscans for Livable Neighborhoods v. City and County of San Francisco* (2018) 26 Cal. App. 5th 596; 236 Cal. Rptr. 3d 893.) Program EIRs cannot be used to avoid analysis and prevent adequate identification of significant impacts of the approval at hand (*City of Hayward v. Trustees of the California State University* (2015) 242 Cal. App. 4th 833; 195 Cal. Rptr. 3d 614.)

3. The Mitigation Measure that Requires Future JPRs for Project Elements Violates the MSHCP.

The FEIR proposes to conduct future JPRs on pieces of the project. Specifically, mitigation measure MM BIO-1 defers the obligation to complete a JPA to future project elements that qualify as an "implementing project"¹. An implementing project is not defined. The term "implementing project" is a term used within County Ordinance 348, to describe a project that implements a Specific Plan.

¹ **MM BIO-1 CVMSHCP Take Permit.** Prior to the County deeming an application complete for any implementing project that will result in any ground disturbance, vegetation removal, grading, or actual development including construction activities, the Applicant, in consultation with the Riverside County Planning Department shall complete a JPR process pursuant to the requirements of CVMSHCP Section 6.6.1.1 or provide evidence that the implementing project was addressed in a previously completed JPR process. Additionally, the Applicant shall obtain Take authorization from the County under the CVMSHCP for the Covered Species within the area to be developed pursuant to the project-level entitlement. To obtain authorization, the Applicant shall conserve sufficient mitigation lands through the methods allowed under the CVMSHCP to compensate for the impacts consistent with the requirements of the Desert Tortoise and Linkage Conservation Area (DTLCA) and Mecca Hills/Orocopia Mountains Conservation Area (MHOMCA) Conservation Objectives, Required Measures, and Land Use Adjacency Guidelines. (FEIR, page2-6.)



SECTION 2.11. DETERMINATION OF PROJECT CONFORMANCE WITH ADOPTED SPECIFIC PLAN.

A. Whenever an application for an implementing project varies from and is not in substantial conformance with an adopted specific plan, an amendment to that specific plan shall be adopted pursuant to the provisions of Section 2.8. of this ordinance prior to the approval of the implementing project.

B. Whenever an application for an implementing project varies from but is in substantial conformance with the adopted specific plan, a determination of substantial conformance shall be issued as provided in this Subsection prior to the approval of the implementing project. (County Ordinance 348, emphasis added.)

According to the FEIR “Examples of implementing projects are, zone changes which are in conformity with the applicable Specific Plan land use designation areas, Village Refinement Plans, tract maps and similar projects within the Specific Plan area which will be evaluated as project level entitlements.” (FEIR, page 2-1.) Although the FEIR mentions Village Refinement Plans, this statement is factually incorrect, because the Specific Plan makes it clear that an implementing project is a project that occurs after a Village Refinement Plan undergoes a Substantial Conformance Review:

No implementing project within any village shall be approved until the Planning Commission approves a Village Refinement Plan for that village. (Specific Plan, Section 9.3.)

Accordingly, the FEIR is incorrect in stating that a Village Refinement Plan is a type of “implementing project” that would be subject to JPR review. An implementing project is therefore a tract map or similar project that authorizes development². Because the Specific Plan contemplates that individual “implementing projects” will be completed by different developers/builders, the JPR process will occur at the tract map stage in a fragmented and hopscotch way, with no consistency and no ability for CVCC to look at the Specific Plan in its entirety. The end result is that the mitigation – if even feasible - will occur in the same fragmented way³.

This violates the fundamental purpose of the JPR process, which is to assess the entire project before the CEQA process begins so that alternatives and measures to protect species and habitat can be considered. This is essential to the integrity of the MSHCP. The FEIR proposes mitigation that does the opposite. It delays the JPR process and allows it to be done on a piecemeal basis which does not ensure that consistency with the MSHCP Conservation Objectives will ever be achieved. CEQA Requires that the Project consider the whole of the

² As described in Chapter 2.0, Project Description, construction of the proposed project would occur in phases as implementing projects are filed as individual tract maps over the buildout period. (FEIR, page 4.15-7.)

³ Open Space-Conservation Habitat lands outside of the PVSP development footprint area will be dedicated incrementally as grading permits are obtained... The project will provide mitigation lands pursuant to the JPR process for each phase. (Specific Plan, page 9-16.)



action, but the FEIR is proposing to segment the JPR process at the Tract Map stage, which will preclude CVCC from reviewing the Specific Plan in its entirety, and from proposing project change or considering other alternatives in order to achieve consistency with the MSHCP, in violation of CEQA.

4. The FEIR’s Finding of Consistency with the MSHCP, and therefore no Significant Impacts to Biological Resources, is not supported by Substantial Evidence

In responses to comments, the County makes the affirmative statement that the Specific Plan is consistent with the MSHCP, and that the significant impacts to biological resources are reduced to below significance.

“Through implementation of MM BIO-1 through MM BIO-7, each implementing project must be consistent with the CVMSHCP, and significant impacts to sensitive biological resources covered under the CVMSHCP would thereby be reduced to a less than significant level.” (FEIR, Response to Comment SS-4, page 2-443.)

Elsewhere, the FEIR contemplates the mitigation measures “ensure” future consistency:

Successful completion of the CVMSHCP JPR Process will ensure each implementing project of the Specific Plan is developed consistent with the Conservation Objectives, Required Measures, and Land Use Adjacency Guidelines. When taken together, the project has demonstrated that it neither conflicts with the provisions of adopted resource conservation plans nor substantially affects listed plant or wildlife species. Therefore, residual impacts would be less than significant after mitigation. (FEIR, page 4.4-74.)

The statements that impacts will be reduced to below significance and that the JPR process “will ensure” consistency are not supported by substantial evidence.

A. The County Has No Authority to Determine Consistency With The MSHCP

The Final EIR Section 4.4.3.1 provides an elaborate discussion regarding the County Staff’s interpretation of Consistency with the MSHCP. For each Conservation Objective, an analysis was provided that concluded that the Specific Plan was “Consistent” with the Objective.

However, County Staff has no authority to make such a conclusion. The Implementing Agreement, Section 11.2.4 specifies that the Joint Project Review Process shall be instituted by CVCC as set forth in Section 6.6.1.1 of the MSHCP⁴. Under Section 6.6.1.1, only CVCC and

⁴ 11.2.4 Joint Project Review Process. To ensure that the requirements of the Permits, the MSHCP and this Agreement are properly met, a Joint Project Review Process for projects within the Conservation Areas shall be instituted by the CVCC. The process for the Joint Project Review Process is set forth in Section 6.6.1.1 of the MSHCP. (MSHCP Implementing Agreement.)



the resource agencies can determine whether the proposal is consistent with the Conservation Objectives of the MSHCP.

“CVCC staff shall prepare and distribute comments that address the proposed project's consistency with the Conservation Area Conservation Objectives and Required Measures...” (Section 6.6.1.1., Step 2.)

“Based on CVCC’s analysis and any Wildlife Agencies’ comments, in the event CVCC identifies inconsistencies between the Conservation Area Conservation Objectives and the proposed project...” (Section 6.6.1.1., Step 5.)

Neither the County Staff, nor the Board of Supervisors, have authority to determine consistency with the MSHCP.

B. CVCC and Wildlife Agencies Have Determined that the Project is Not Consistent With the MSHCP

To date, the only evidence in the record from CVCC and the Wildlife Agencies is that the Specific Plan’s consistency has not been determined, and it appears to be inconsistent with the Conservation Objectives of the MSHCP.

From the CVCC Letter dated July 6, 2012

“our preliminary review indicates that the Specific Plan is not currently consistent with CVMSHCP Conservation Objectives.” (FEIR, Letter LL, Comment 11, emphasis added.)

From the CDFW DEIR comment letter dated March 19, 2018:

“Until the Specific Plan has completed the Joint Project Review process the project’s consistency with the CVMSHCP is not determined and analysis provided in this document has not been evaluated or confirmed by the CVCC and is therefore speculative. Without the CVCC review of the project for consistency with the CVMSHCP, the DEIR cannot determine if the project is consistent with the CVMSHCP.” (FEIR, Letter II, Comment 3, emphasis added.)

From the USFWS: Letter dated March 19, 2018:

“The Service does not agree that the Paradise Valley Specific Plan, as proposed, is consistent with the CVMSHCP. The Service believes a Joint Project Review (JPR) is required for the entire currently proposed Specific Plan project and a JPR application has not been submitted to CVCC. Once a JPR is submitted, the CVCC would need to conduct an analysis of the application for consistency with the CVMSHCP and provide the analysis to the Wildlife Agencies for comment.” (FEIR, Letter SS Comment 4, page 2, emphasis added.)

While the County has discretion to determine the significance of impacts under CEQA, this does not extend to a determination of MSHCP consistency which can only be made by CVCC. Because the foundation of the FEIR’s finding of no significant biological impacts is the erroneous determination of MSHCP consistency, it is not supported by substantial evidence. The



FEIR should be revised to indicate that the Specific Plan's consistency is uncertain at this time, and as such, a potentially significant impact exists⁵.

C. The FEIR's own Thresholds of Significance Require a Finding of Significance to Biological Resources

The FEIR concedes that the Specific Plan will result in a greater area of disturbance of Desert Dry Woodland Wash ("DDWW") than authorized under the MSCHP, which means that the Specific Plan is not consistent with the MSHCP.

As described in Table 4.4-8, impacts to Conserved Habitat for DDWW associated with the Specific Plan + Caltrans Alignment Power Supply Option, Specific Plan + IID Alignment Power Supply Option, or Specific Plan + On-Site Power Option would exceed the Acres of Disturbance Authorized for this Conservation Objective and are therefore potentially not consistent with DTLCA Conservation Objective 4. (FEIR, page 4.4-51.)

According to the thresholds of significance adopted by the FEIR:

"Significant impacts to biological resources would occur if the proposed project would:

... Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan." (FEIR, Section 4.4.2.)

Thus, a conclusion that the project is not consistent, or "potentially not consistent" with the MSHCP means that the FEIR must conclude that the project will result in significant impacts to biological resources for purposes of CEQA.

D. There is No Substantial Evidence to Support the FEIR's Conclusion that Proposed Mitigation is Feasible.

The FEIR claims that the project is "consistent" because mitigation for the inconsistency has been proposed and is "feasible":

As described in Table 4.4-5, Potential Allowable Disturbance versus Specific Plan Impacts to DTLCA Conservation Objectives, it is feasible to provide the required conservation lands through Like Exchange and/or a transfer of Conservation Objectives between conservation areas to create the additional acres of authorized disturbance within the DTLCA. (FEIR, page 4.4-51, emphasis added.)

Therefore, for the Specific Plan and selected Power Supply Option to be consistent with Conservation Objective 4, the project will need to implement MM BIO-1 to complete a

⁵ "Significant effect on the environment' means a substantial, or potentially substantial, adverse change...." (CEQA Guidelines § 15382, emphasis added.)



JPR process for each implementing project, as well as potentially process a Like Exchange and/or transfer of Conservation Objectives between conservation areas to provide the required conservation lands and maintain the desired ratio of conservation to development. (FEIR, page 4.4-51.)

Allowable disturbance within the DTLCA is capped but the CVMSHCP includes the three mitigation options to provide the conservation lands required to allow for impacts to a Conservation Objective within a conservation area. As required, when a Like Exchange is proposed, the applicable Permittee(s) shall meet and confer with the Wildlife Agencies prior to submittal of Like Exchange analysis to the CVCC. At which time a like exchange is proposed in conjunction with an implementing project that will result in disturbance to covered resources, the applicant will prepare an equivalency analysis and provide documentation required under the CVMSHCP. (FEIR, page 2-388.)

There is no substantial evidence to support a finding that the mitigation outlined above is feasible. On the contrary, although the number of acres is not consistent between the biological report and the FEIR, the evidence in the record using data from both demonstrates that the mitigation land required likely does not exist or may not be available. Set forth below is a table that addresses impacts to DDWW and summarizes: i) habitat impacts, ii) required mitigation land, iv) actual acres preserved and v) the balance of acreage that still must be obtained:

Acres of DDWW on Paradise Valley Site	Acres of DDWW to be Disturbed by Project	Acres of DDWW Needed for Mitigation at 11.5:1	Acres of DDWW Preserved on Site	Remaining Acres of DDWW to Be Purchased
1,682 to 2,637 acres Bio Report Page 67	1258 to 1918 Bio Report Page 67	14,467 to 22,057	424 to 719	14,043 to 21,338
1649 FEIR Page 4.4-16	1190 FEIR Page 4.4-51	13,685	459	13,226

Total Acres of DDWW permitted to be disturbed in DTLA Conservation Area:	764
Total Acres permitted to be disturbed in all conservation areas:	1,552
Total Acres of DDWW in Desert Tortoise & Linkage Area not already in conservation:	12,531

Based on the FEIR statement that the project will impact 1190 acres of DDWW, and that the project will mitigate at a 11.5:1 ratio, a total of 13,266 acres of DDWW must be purchased,



which is essentially all of the DDWW in the Desert Tortoise & Linkage Conservation Area. DDWW occurs in a linear fashion along washes, which makes purchase of the habitat challenging. It will not be feasible for the project to set aside all washes within the Conservation Area. The County is assuming that future phases will somehow be able to obtain permission to disturb more DDWW in the Desert Tortoise Conservation Area, by precluding disturbance of the same habitat type in other Conservation Areas or outside of the existing Conservation Areas. This is called a “Like Exchange”. Pursuant to the MSHCP, “A Like Exchange must result in equal or greater benefits to Covered Species and conserved natural communities as compared to those benefits analyzed in the Plan.” (MSHCP, page 6-50.) The Wildlife Agencies must concur or else a Minor Amendment to the MSHCP would be required. There is no guarantee that a Like Exchange would be approved, but more importantly, the MSHCP assumed that between all of the Conservation Areas, only 1552 acres of DDWW would be disturbed. (MSHCP, Table 10-26: Summary of Natural Community within Conservation Areas: Desert Dry Woodland Wash, Page 10-131.) Even if all of the Conservation Area DDWW could be purchased to allow for the 1,190 acres of disturbance, the disturbance amount, along with other previously approved projects, exceeds the threshold in the MSHCP for all allowable disturbance in all Conservation Areas of the entire MSHCP, which is 1,552 acres.

Even assuming the actual acreage amount could be purchased using land outside Conservation Areas, and that the MSHCP could be amended to alter the disturbance limits, the amount fails to address the qualitative measures that must be considered under the MSHCP. Under the terms of the MSHCP, these kinds of exchanges or amendments must be “*biologically equivalent or superior*” to the original conservation objectives. (MSHCP, Section 6.12.2.) Such a standard will be difficult to meet because the Conservation Areas already include all of the “best” habitat:

The Planning Team attempted to include all large contiguous stands of desert dry wash woodland that remain in the Plan Area. Because of their somewhat linear distribution, along washes, this natural community can be subject to edge effects. (MSHCP, page 10-129, emphasis added.)

The FEIR concedes that it has not addressed the qualitative requirements for a Like Exchange:

Therefore, while the Draft EIR describes a quantitative feasibility assessment, the project proponent and future implementing project would be required to ensure consistency with the CVMSHCP. (Page 2-388.)

Thus, the FEIR conclusion that the mitigation is “feasible” is not supported by substantial evidence.

E. The FEIRs Conclusion that Future Project Elements Will be Consistent With the MSHCP is Not Supported by Substantial Evidence.

The Paradise Valley Specific Plan JPR was started, and the end result was that the CVCC and Wildlife Agencies concluded that the project was not consistent. Thus, it is clear that a JPR process does not “ensure” consistency, and therefore the mitigation measures will not reduce the



impacts to below significance. The FEIR acknowledges this reality but still asserts that consistency with the MSHCP is feasible.

At a programmatic level, it is feasible for the Specific Plan to avoid conflicts with the relevant Conservation Objectives and Required Measures of the CVMSHCP. Such consistency will have to be maintained for each implementing project through build out of the Specific Plan on a phase-by-phase basis. ...Through implementation of MM BIO-1 through MM BIO-7, each phase of development would have to be consistent with the CVMSHCP, and significant impacts to sensitive biological resources covered under the CVMSHCP would be reduced to a less than significant level. (FEIR, Page 4-4-64, emphasis added.)

“Should the project be unable to meet the required objectives or guidelines as required pursuant to the CVMSHCP, it is possible an implementing project(s) may be unable to proceed as compliance with the CVMSHCP is required.” (FEIR, page 2-6.)

One has to appreciate the logic being applied by the FEIR. It asserts with certainty that consistency with MSHCP Conservation Objectives is feasible, but allows for the possibility that some project elements may not be able to proceed because of inconsistency with the Conservation Objectives. Common sense does not have to leave the room. The FEIR cannot make a finding of consistency for an entire Specific Plan, and at the same time, conclude some Specific Plan elements may not be consistent.

The fact that Specific Plan elements not found to be consistent with the Conservation Objectives of the MSHCP may not be able to proceed does not cure the error. The purpose of the JPR process is to ensure overall project consistency by having a comprehensive plan for protection of natural resources, and importantly avoiding piecemeal development that creates pockets of non-contiguous habitat next to developed areas. Delaying and dividing the JPR process runs a great risk of precluding the cohesive habitat protection required to ensure consistency with the MSHCP. For example, early tract map proposals may be able to proceed because the disturbance limit will not have been reached, while later tract maps may be precluded from proceeding due to the inability to find mitigation land and successfully process a Like Exchange. The carefully crafted “mix” of residential and non-residential uses, which are theoretically providing a balance of jobs and housing, would be in peril when future stages are precluded from proceeding. Delaying the JPR process for the entire Specific Plan risks that the County will not consider the consequence of the entire project until after the project has been approved, at which point the steamroller effect of development makes it nearly impossible to deflect the momentum for that project; and risks that the County will have already made up its mind, rendering any study of the consequence little more than a burdensome reconsideration of decisions already made or a post hoc rationalization to support action already taken.

5. The FEIR’s Failure to Acknowledge Significant Impacts to Biological Resources Due to Inconsistency with the MSHCP Led to a Failure to Consider a Reasonable Range of Alternatives

As required under CEQA, the significant impacts of the project were supposedly used as a guide to develop project alternatives. As confirmation of this, Page 5-5 lists the significant impacts of



the project “upon which the alternatives analysis should focus”. Completely missing from this list is the potential significant impact of inconsistency with the MSHCP. Therefore, in considering alternatives, the FEIR failed to consider an alternative that would be consistent with the MSHCP and reduce this significant impact. Such an alternative would have a limited development footprint in order to comply with the disturbance limitations within the MSHCP and was completely missing from the FEIR. In fact, it could be argued that such a “limited” alternative is exactly what was intended under the Eastern Coachella Valley Plan Policy

Lands adjacent to Interstate 10, from the easterly edge of the Coachella Valley to the Chiriaco Summit, also known as the Shavers Valley, offer unique opportunities for self-sustaining development provided that such development is limited and can provide for a full complement of infrastructure and services. Clearly the availability and assurance of a long term and reliable water supply will be the pivotal issue for development in this area. (FEIR page 4.10-19, emphasis added)

II. Conclusion

The County’s failure to complete the JPR process for the Paradise Valley Specific Plan renders the FEIR’s analysis and conclusions regarding consistency with the MSHCP erroneous. For this reason, the current FEIR is legally inadequate and cannot be certified. Before certification of the FEIR can be considered, the County must complete the JPR process for the entire Paradise Valley Specific Plan; the FEIR must be updated to incorporate the results of the JPR process and thereafter be recirculated for public review.

Please feel free to contact me if you have any questions.

Very truly yours,

WORDEN WILLIAMS LLP

D. Wayne Brechtel, Esq.
dwb@wordenwilliams.com

cc: Clients



Attachment

JPR Process from MSHCP

6.6.1.1. Joint Project Review Process within Conservation Areas

For purposes of overseeing compliance with the requirements of the MSHCP and the IA, a Joint Project Review Process shall be instituted by CVCC for all projects under the Local Permittees' jurisdiction in a Conservation Area that would result in disturbance to Habitat, natural communities, Biological Corridors, or Essential Ecological Processes. O&M of Covered Activities is not subject to the Joint Project Review Process. This process shall in no way limit the Local Permittees' land use authority. The purpose of the Joint Project Review Process is to allow CVCC to facilitate and monitor implementation of the MSHCP. To assist the Local Permittees in meeting the Conservation Goals and Objectives and implementing the Required Measures of the Plan, Local Permittees' Covered Activities identified in Tables 7-1 through 7-12 as having the potential to affect connectivity of habitat within the Conservation Areas shall consult with CVCC at the pre-design stage regarding the size, location, and configuration of wildlife undercrossings. Consultation with CVCC is needed at this early stage to ensure that alternatives are fully evaluated to achieve Conservation Area Conservation Objectives prior to public release of environmental documents prepared pursuant to CEQA.

CVCC staff shall participate in the Joint Project Review Process to ensure consistent Plan implementation and oversight. CVCC shall have neither jurisdiction over land use decisions by Permittees nor the authority to prevent a Permittee from approving a project. The application will not be deemed complete by the Permittee prior to completion of the Joint Project Review Process. The review process is as follows:

Step 1. Within thirty (30) calendar days of receipt of an application for a project in a Conservation Area, the Local Permittee shall provide CVCC with a copy of the project application. Alternatively, a potential project applicant may request a pre-application review directly with CVCC, who shall provide notice to the applicable Local Permittee. A project application or a request for a pre-application review shall include, at a minimum, a project description; a map in either electronic format compatible with CVCC's GIS or a map on a USGS 7.5 minute topographic map, indicating the location of the proposed project, including section, township, and range; and Assessors Parcel Number(s).

Step 2. Upon receipt of the project information, CVCC staff shall use a spatial data base such as GIS coverages of species habitat distribution models, Essential Ecological Process areas, and Biological Corridors and Linkages, to provide the Local Permittee an analysis of how the proposed project would impact the Conservation Area Conservation Objectives and Required Measures delineated in Section 4.3 for each Conservation Area and in Section 9 for each proposed Covered Species' Goals and Objectives, and how the project would affect the maintenance of Rough Step in the affected Conservation Area. At the discretion of the Local Permittee after submittal of an application, an initial project review meeting may be held with CVCC staff and the project applicant. Any initial project review meeting shall be scheduled by CVCC to occur within thirty (30) calendar days of the transmittal of the project information to



CVCC. Within thirty (30) calendar days of receipt of the project information, or within fourteen (14) calendar days after an initial project review meeting if one is held, **CVCC staff shall** prepare and distribute comments that address the proposed project's consistency with the Conservation Area Conservation Objectives and Required Measures and delineate the status of Rough Step in the affected Conservation Area. The comments shall be sent to the appropriate Local Permittee, the project applicant, and the Wildlife Agencies. CVCC shall also send the Wildlife Agencies a copy of the project application. The Implementation Manual should be consulted to determine the specifics of calculating impacts of new or repowered wind energy facilities.

Step 3. The Wildlife Agencies' comments, if any, shall be sent to CVCC and the appropriate Local Permittee within thirty (30) calendar days of receipt of CVCC's comments.

Step 4. Based on CVCC's analysis and any Wildlife Agencies' comments, if **CVCC finds** that the proposed project is consistent with the Conservation Area's Conservation Objectives and Required Measures as defined in Section 4.3 and Goals and Objectives for each proposed Covered Species as defined in Section 9, the Local Permittee shall be so notified with copies to the Wildlife Agencies.

Step 5. Based on CVCC's analysis and any Wildlife Agencies' comments, in the event **CVCC identifies** inconsistencies between the Conservation Area Conservation Objectives and the proposed project, and/or failure to incorporate applicable Required Measures, CVCC staff and appropriate Local Permittee and project applicant representatives shall meet and confer to identify requirements necessary to achieve compliance. Alternatively, CVCC may propose acquisition of the property if the owner is a willing Seller. Section 4.2.2.2.2 describes the acquisition program. The initial meeting to resolve inconsistencies shall be held within thirty (30) calendar days following the CVCC deadline for receipt of Wildlife Agencies' comments. Additional meetings may be held as necessary. If the inconsistencies are resolved, CVCC will notify the Local Permittee and Wildlife Agencies of the resolution within fourteen (14) calendar days of the meeting. **If the inconsistencies cannot be resolved, CVCC will provide written notice to the Local Permittee and the Wildlife Agencies of the Conservation Objectives and Required Measures with which the Development proposal is inconsistent within fourteen (14) calendar days of the meeting. See Sections 13.0 of the IA for the Local Permittees' obligations under the Plan and see Section 23.0 of the IA for potential remedies for failure to comply with the obligations.**

November 27, 2018

VIA EMAIL

Mr. Russell Brady, Project Planner
Riverside County Planning Department
4080 Lemon St., 12th Floor
Riverside, CA 92501
rbrady@rivco.org

Re: Paradise Valley Specific Plan EIR (Agenda Item No. 4.2)

Dear Mr. Brady:

This law firm represents the Southwest Regional Council of Carpenters (Southwest Carpenters) and submits this letter on the above-referenced project on its behalf.

Southwest Carpenters represents 50,000 union carpenters in six states, including Southern California and has a keen interest in reducing the environmental impacts of development projects, such as the Paradise Valley Specific Plan (Project). On March 19, 2018, Southwest Carpenters submitted comments in relation to the Project, to which the County of Riverside (County) responded in its Final Environmental Impact Report (FEIR), released in October 2018.

After reviewing the County's responses to our comments and the comments of others, Southwest Carpenters remains convinced the County has failed to conduct adequate environmental review, in violation of the California Environmental Quality Act (CEQA). Southwest Carpenters agrees with comments submitted by several other commenters, including the California Department of Fish and Wildlife, Southern California Air Resources Board, Center for Biological Diversity, Sierra Club, Desert Survivors, National Parks Conservation Association, Defenders of Wildlife, and Mojave Desert Land Trust, and we adopt these comments herein by reference.

While Southwest Carpenters believes the County failed to adequately address any of the issues presented in its March 19, 2018 letter, we present specific responses, below. These comments are not intended to be exhaustive, but, rather, are intended to be indicative of the many outstanding problems in the County's environmental review.

1. Biological Resources

The County has failed to adequately consult with the Department of Fish and Wildlife and other agencies with jurisdiction over the Coachella Valley Multi-Species Habitat Conservation Plan (CVMSHCP). While the County disagrees with the Department that this consultation was necessary until actual construction commences, the County confuses its responsibilities under the CVMSHCP with its responsibilities under CEQA. Pursuant to CEQA, the County is required to evaluate Project impacts, as well as evaluate feasible mitigation measures designed to reduce those impacts. (14 Cal. Code Regs. § 15126.4(a)(1).) The County's evaluation of these impacts and mitigation measures must serve the informational and disclosure purposes of CEQA.

To this point, the County attempts to straddle two positions. In its EIR, the County relies on mitigation the Department of Fish and Wildlife identifies as either infeasible or unlawfully deferred. However, in its response to comments, the County attempts to sidestep the issue of infeasibility and deferral by simply stating the Project will not *itself* result in any of the impacts described in the EIR. (*See, e.g.*, FEIR, pp. 2-170, 2-174 (“specific mitigation requirements, are not triggered until an applicant proposes a project that . . . would result in habitat disturbance.”)) Contrary to this assertion, the County must determine the feasibility of mitigation measures outlined in its EIR *now*, or else not rely on these measures to determine environmental impacts will be reduced as a result of these measures. The County cannot defer evaluation of the feasibility of mitigation measures until after the certification of the EIR, yet still rely on this mitigation in the EIR as though it is feasible and will actually occur. The Department of Fish and Wildlife has made it clear that it does not believe information contained in the EIR supports a determination that several of the Project's mitigation measures are feasible. Further, the County disagrees with the Department of Fish and Wildlife at its own peril, when the Department has informed the County that failure to conduct JPR review now, among other issues the Department identifies, constitutes an illegal deferral of mitigation measures.

The County's citation to *Center for Biological Diversity v. Department of Fish and Wildlife* (2015) 234 Cal.App.4th 214, is unavailing. In that case, the court found that “Impermissible deferral of mitigation measures occurs when an EIR puts off analysis or orders a report without either setting standards or demonstrating how the impact can be mitigated in the manner described in the EIR.” As in that case, the County has failed to justify the feasibility of mitigation measures that would require discretionary action by other state and local agencies, some of which have explicitly expressed concerns over these mitigation measures. Instead, the County attempts to put off analysis of these mitigation measures until a later date. This represents unlawful deferral, in violation of CEQA.

The County has failed to adequately evaluate impacts to bighorn sheep. While the County now claims the Project site is not used by the peninsular bighorn sheep, an endangered species, the Project site is still inhabited by bighorn sheep, a fully protected species. (See Fish & Game Code § 4700.) The County fails to demonstrate that the Project will not result in the take of bighorn sheep, or that impacts to this special status species will otherwise be less than significant. The mitigation measures the County states will reduce impacts to the bighorn sheep do not eliminate the potential of Project construction or operation to take individuals of this species. (FIER, p. 1-22; DEIR, pp. ES-41 – ES-42.) The take of even one bighorn sheep would be illegal and, thus, result in a significant environmental effect; yet, the County does not evaluate or address this in its EIR.

Finally, the County admits it relies on outdated species surveys, but does nothing to remedy this inadequacy. The Department of Fish and Wildlife informed the County that the small mammal and other surveys the County relied on in the EIR are out of date. (FEIR, p. 2-184.) The County did not disagree with the Department that these surveys were outdated. However, the County failed to remedy this deficiency, instead deferring any further studies until sometime after the certification of the EIR. (FEIR, p. 2-184 (“implementation of pre-construction surveys constitutes appropriate avoidance, minimization, and mitigation measures for small mammals”).) It fails the disclosure purposes of CEQA to delay evaluation of the Project baseline until after the close of the County’s environmental review.

2. Air Quality Impacts

Absent adequate mitigation, the Project will significantly impact sensitive receptors and result in unacceptably high levels of cancer risk. As discussed by SCAQMD and other commenters, the County’s mitigation to reduce these impacts to less than significant is infeasible or otherwise unsupported by substantial evidence. To reduce air quality impacts to sensitive receptors, the County claims residents will be required to maintain enhanced filtration units. As mentioned by SCAQMD, to achieve any significant reductions will require the subsequent actions of property owners running these units “100 percent of the time while residents are indoors, and analysis in the Draft EIR does not account for the times when the residents have their windows or doors open or are in common space areas of the project.” (FEIR, p. 2-35.) In other words, to effectively reduce health risk impacts of the Project, sensitive receptors will be required to be prisoners within their homes, with their windows closed and their HVAC system constantly running, needing to replace expensive filters every few months.

The County does not advance evidence sufficient to support a conclusion that its mitigation will achieve the goals, as stated by SCAQMD, of keeping residents indoors, with all

windows and doors closed, and constantly running HVAC systems. The County's only response is to require the homeowners' association to provide instructions and filters to sensitive receptors. (FEIR, p. 2-34.) While the EIR assumes 100% compliance with these provisions to reduce impacts to less than significant, the mitigation measure, itself, recognizes that the best the County can hope for is to have windows and doors closed and the HVAC system on "as much as possible to ensure the effectiveness of filters." (FEIR, p. 2-34 – 2-35.) "As much as possible" is not equivalent to "100 percent of the time while residents are indoors," which SCAQMD points out would be needed to reduce localized air quality impacts to less than significant.

Further, the County fails to address the feasibility of this mitigation measure. None of the mitigation measures are binding on the end users that would be required to remain constantly indoors with their HVAC systems constantly running with fresh filters. Because these mitigation measures are not binding on the entities that would be required to effectively implement this mitigation, this mitigation is illusory. Perhaps most troubling, however, is how divorced from reality these mitigation measures are. The County provides no evidence to suggest the most sensitive receptors, such as young children, would reasonably be expected to spend the required amount of time indoors to ensure the effectiveness of this mitigation. For instance, the County provides no evidence to suggest children would not play outside, or that school activities would be structured in a manner that would keep children indoors and breathing filtered air all the time. While evidence is required to support the County's conclusions in the EIR, it is doubtful that any such evidence exists or is forthcoming.

3. Greenhouse Gas Impacts

In its FEIR, the County revised conclusions regarding the significance of greenhouse gas impacts, as shown in Table 4.7-5. (FEIR, pp. 1-32 – 1-33.) In the DEIR, Table 4.7-5 determined Project impacts will be less than significant with 13 percent or 37 percent electric vehicle ownership in the 2035 buildout scenario. (DEIR, p. 4.7-28.) Similarly, Table 4.7-5 concluded Project impacts would be less than significant with 37 percent electric vehicle ownership in the 2040 buildout scenario. (DEIR, p. 4.7-28.) In its FEIR, the County changed course, determining greenhouse gas impacts would be significant under all the above scenarios. (FEIR, p. 2-268.) Regarding these changed conclusions, the County explained:

The project analysis focuses on 2035 and 2040. The thresholds for the new land use sector for these years are 2.15 MT CO_{2e} per SP by 2035 and 1.70 MT CO_{2e} per SP by 2040. These thresholds more accurately depict how the project fits within the context of state level targets. As such, Table 4.7-5 has been revised This revision is a clarification or other minor modification that does not trigger recirculation of the Draft EIR

(FEIR, pp. 2-267 – 2-268.)

The County is incorrect to claim a revision to the DEIR that alters the significance thresholds it used in a manner that reversed its conclusions regarding the significance of Project greenhouse gas impacts is a “minor modification” that does not require the County to recirculate the EIR. Changing the County’s thresholds mid-course falls squarely within the type of new information that requires recirculation. Those that commented on the adequacy of the County’s greenhouse gas impacts analysis, including Southwest Carpenters, submitted those comments on the basis of the thresholds contained in the DEIR. Adopting a new significance thresholds that change the County’s significance determination merits a recirculation and a new comment period. Recirculation is further warranted for the reasons given by the Department of Fish and Wildlife and other commenters.

In its March 19, 2018 comments, Southwest Carpenters also mentioned the Project could not be found to be consistent with the County’s Climate Action Plan absent evaluation of whether the County is on track to meet its greenhouse gas reduction goals. In response, the County states:

Riverside County is in the process of updating the CAP, which includes updating GHG inventory to the latest available year. Before Riverside County completes the CAP update, whether the County is on track to meet the CAP targets cannot be quantified or determined.

(FEIR, p. 2-458.) Thus, while the County admits such an analysis is feasible and it is, in fact, in the process of conducting this analysis, the County nonetheless passes on disclosing this information in the EIR because it has not yet completed its greenhouse gas inventory “to the latest available year.” The County cannot defer disclosing this information until after EIR certification simply because this information is not available now. As the County concedes obtaining this information is feasible, it must disclose this information in a recirculated DEIR, and it must assess whether the Project conflicts with the County’s Climate Action Plan in light of this new information.

4. Alternatives Analysis

The County fails to provide an adequate evaluation of a reasonable range of feasible Project alternatives.

The County concludes development under the Reduced Density Alternative will have similar impacts in most environmental categories because the County artificially assumes development would need to be sprawled across the same acreage as that of the Project. (DEIR, p. 5-53.) The County fails to explain why it does not evaluate the Reduced Density Alternative in a manner that would permit this alternative to actually benefit from halving total Project development, such as by condensing development within half of the Project site, as opposed to assuming this development would sprawl to all ends of the Project site. Instead, the County's analysis of this alternative intentionally defeats many of the environmental benefits of halving Project development. As a result, this analysis does not serve to truly inform the public of the true benefits of this alternative.

Further, the County's comparison of greenhouse gas impacts across alternatives is confusing and uninformative. Again, the County assumes development under each other alternative would be sprawled across the entire Project site, rather than consolidated into a fraction of the site. Under this unsupported assumption, the County determines "the efficiency of the development is lower compared to the proposed project." (See, e.g., DEIR, p. 5-58.) Again, the County's assumptions intentionally defeat many of the benefits that would arise from halving Project development.

Further, many of the tables reviewing greenhouse gas impacts are confusing and uninformative. For instance, Table 5-7 in the Reduced Density Alternative claims Project greenhouse gas emissions are 72,104 MTCO_{2e} per year, whereas greenhouse gas emissions for the Reduced Intensity Alternative are nearly double that, at 122,363 MTCO_{2e} per year. (DEIR, p. 5-59.) In addition, without explanation, the County assumes per-capita mobile emissions will commence in 2020 for the Reduced Intensity Alternative, but not for the Proposed Project. (DEIR, p. 5-59.)

Taking a step back, the County's use of these "per capita" thresholds are uninformative and serve to mask the true impacts of the Project. It defies logic to state, as the County does, that alternatives that are a small fraction of the size of the Proposed Project will have greater greenhouse gas impacts when compared to the Proposed Project. Yet, as shown in its Alternatives Analysis, the County claims exactly that. (See, e.g., DEIR, p. 5-22 (concluding the No Project Alternative, which would permit development of 250 single-family residential homes, will have more significant greenhouse gas impacts than the Proposed Project, which would develop 8,490 residential homes).)

Mr. Russell Brady
Re: Paradise Valley Specific Plan
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5. Conclusion

Southwest Carpenters thanks the County for providing an opportunity to comment on the EIR. Pursuant to Section 21092.2 of the Public Resources Code and Section 65092 of the Government Code, Southwest Carpenters requests notification of all CEQA actions and notices of any public hearings concerning this Project, including any action taken pursuant to California Planning and Zoning Law. In addition, pursuant to Public Resources Code section 21167(f), please provide a copy of each Notice of Determination issued by the County in connection with this Project and please add Southwest Carpenters to the list of interested parties in connection with this Project and direct all notices to my attention. Please send all notices by email or, if email is unavailable, by U.S. Mail to the following two addressees:

Nicholas Whipps
Ashley McCarroll
Wittwer Parkin LLP
147 S. River St., Ste. 221
Santa Cruz, CA 95060
nwhipps@wittwerparkin.com
amccarroll@wittwerparkin.com

Very truly yours,
WITTWER PARKIN LLP



Nicholas Whipps



COUNTY OF RIVERSIDE

TRANSPORTATION AND LAND MANAGEMENT AGENCY



Planning Department

Aleta J. Laurence
Director of Planning

APPLICATION FOR SPECIFIC PLAN OF LAND USE

APPLICATION FOR SPECIFIC PLAN OF LAND USE
DATE: _____
INCOMPLETE APPLICATION(S) WILL NOT BE ACCEPTED

STAFF USE ONLY

SPECIFIC PLAN NO. _____
ENVIRONMENTAL ASSESSMENT NO. _____
E.I.R. NO. _____

A. APPLICANT INFORMATION

1. Applicant's Name: GLC Enterprises, LLC
Mailing Address: 13181 Crossroads Pkwy, North #530 City of Industry 91746
Telephone No.: 562-908-0797
2. Owner's Name: Joshua Tree Village
Mailing Address: Same
Telephone No.: _____
3. Representative: Harvey Niskala
Mailing Address: Same
Telephone No.: _____

B. PROPERTY INFORMATION

1. Location:
 - a. Assessor's Parcel No.(s) See Attached
 - b. General Location North and south of 1-10, approx. 12 miles east of Indio; Shavers Valley

NOTE: The name, address and authorization of all additional owners of record must be attached in order for this application to be considered complete. Unless otherwise requested, the Planning Department will mail correspondence regarding Specific Plan applications to the Representative referenced above.

- c. Section -- Township -- Range See attached
2. Acreage 6556 acres
3. Legal description (please attach a complete legal description of the site)

4080 Lemon Street, 9th Floor Riverside, California 92501 • (909) 955-3200
P. O. Box 1409 Riverside, California 92502-1409 • FAX (909) 955-3157

4. Existing property use Mostly vacant; SCG facility; transmission lines
PROJECT INFORMATION

C.

1. LAND USES: Please provide a listing of the proposed land uses to include the following: A) residential uses by product type, number of units and acreage; b) commercial uses with proposed acreage; c) industrial uses with proposed acreage; d) open space/recreational uses with proposed acreage; e) public facilities with proposed acreage, etc

<u>LAND USE</u>	<u>ACREAGE</u>	<u>NO. OF UNITS (RESIDENTIAL ONLY)</u>
See attached		

2. The applicant must choose one of the following options when submitting a Specific Plan of Land Use Application:

OPTION NO. 1: The applicant shall provide a one page description of the project within the space below, or as an alternative provide an attached mini-text description not to exceed ten (10) pages, which will be used to complete the initial study and the environmental assessment. Staff may request additional information pursuant to CEQA procedures if required to complete the environmental assessment. Three (3) copies of the screencheck Specific Plan/Draft EIR text (in looseleaf binders) shall be submitted no later than 30 days after a negative declaration has been issued, no later than 45 days from the end of the NOP comment period. All screencheck documents must follow the Specific Plan of Land Use Textual Outline in format and content.

Project Description for Option No. 1:
See attached

Option No. 2: The applicant shall submit with the application three (3) copies of the screencheck document (in looseleaf

binders) containing no more than the following sections from the Specific Plan of Land Use Textual Outline (attached)

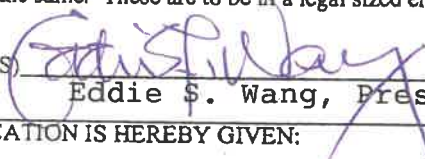
- a) I. Project Development Plan (sections A, 1-2; and B, 1-3).
- b) II. General Plan/Environmental Analysis (section A, 1-4) In this section discussion, the applicant may submit supportive data for the project to supplement or clarify environmental inventory reflected within the Composite Resources/Hazards Map.

The applicant has elected Option No. 1

3 The following additional items shall be submitted with this application for either option:

- a) One copy of a completed and signed application, with signatures and/or letters of authorization from all owners of property within the proposed specific plan.
- b) An 8 1/2" X 11" vicinity map showing the location and names of adjoining streets.
- c) An 8 1/2" X 11" aerial photo of the site with the site boundaries clearly delineated.
- d) A 8 1/2" X 11" Topographic map (USGS quad map) with the site boundaries clearly delineated.
- e) A copy of the Assessor(s) map(s) showing the project parcel(s).
- f) The correct application fee payable to Riverside County Planning Department (please refer to the current fee schedule)
- g) Eight (8) typed sets of self-sticking labels of the applicant, owner(s), engineer/representative, and school district(s) with their mailing addresses as they appear on the application. Do not include duplicate sets where the applicant and owner(s) etc. are the same. These are to be in a legal sized envelope.

SIGNATURE OF APPLICANT(S) _____



DATE 12/31/03

Eddie S. Wang, President-GLC Enterprises, LLC

AUTHORITY OF THIS APPLICATION IS HEREBY GIVEN:

SIGNATURE OF PROPERTY OWNER(S) _____

DATE _____

ADDRESS _____

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

Your signature below 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.

Applicant/Representative Signature _____

Date _____

**GENERAL PLAN
SITE CATEGORY DETERMINATION WORKSHEET**

The purpose of this worksheet is to provide staff with the data necessary to make a preliminary determination of the General Plan category applicable to the project site. This worksheet is not used to determine the project's General Plan consistency. Ultimate authority for the general plan category determination rests with the Board of Supervisors as a function of the public hearing process. It should be emphasized that the category determination is for the project site and not the project proposal.

Open Space and Conservation Map Designation Desert Areas
Land Use Element _____

Land Use Planning Area Chuckwalla _____

Land Use Planning Subarea (if any) _____

Land Use and Community Policies Elements

Community Policy Area (if any) _____

Community Plan Area (if any) _____

1. Is your site located within an urban area or a City Sphere of Influence?
YES _____ NO X _____

2. Is the site located within one half mile of a collector, secondary or major road?
YES X _____ NO _____ DISTANCE _____

3. Is the site located within one half mile of an arterial highway, expressway or freeway?
YES X _____ NO _____ DISTANCE adjacent to I-10

4. Is natural gas available on site? YES _____ NO X _____
If not, how far are natural gas supplies from the project site?
Service Agency _____

5. Is electricity available on site? YES _____ NO X _____
If not, how far is the nearest service? _____
Service Agency _____

6. Is a community water system (not wells) available on site? YES _____ NO X _____
If not, how far is the nearest water system? _____
Service Agency _____

7. Is a community sewer system (not septic tanks) available on site? YES _____ NO X _____
If not, how far is the nearest available sewer system? _____
Service Agency _____

APPLICANT/REPRESENTATIVE SIGNATURE _____

I am aware that this is a worksheet to make a category determination of the project site, not the project itself; and that said determination is preliminary and subject to change.

Applicants Signature

Eddie S. Wang

DATE

12/31/03

Eddie S. Wang, President-GLC Enterprises, LLC

FOR STAFF USE ONLY

Preliminary site category determination. Circle the appropriate category. I II III IV V

Comments:

DATE:



COUNTY OF RIVERSIDE

TRANSPORTATION AND LAND MANAGEMENT AGENCY

Planning Department



Richard K. Lashbrook
Agency Director

Aleta J. Laurence
Director of Planning

APPLICATION FOR AMENDMENT TO RIVERSIDE COUNTY COMPREHENSIVE GENERAL PLAN

SECTIONS I, II, V, AND VII BELOW MUST BE COMPLETED FOR ANY AMENDMENT TO THE OPEN SPACE AND CONSERVATION MAP OR A COMMUNITY PLAN LAND USE ALLOCATION MAP. FOR OTHER TYPES OF AMENDMENTS, PLEASE CONSULT PLANNING DEPARTMENT STAFF FOR ASSISTANCE PRIOR TO COMPLETING APPLICATION.

I. GENERAL INFORMATION

A. APPLICANT INFORMATION

APPLICANT NAME: GLC Enterprises, LLC PHONE: 562-908-0797

MAILING ADDRESS: 13181 Crossroads Pkwy, North #530

No.	Street/P.O. Box	Apt. No./Suite No.
<u>City of Industry</u>	<u>CA</u>	<u>91746</u>

City	State	Zip Code
<u>Joshua Tree Village</u>		

OWNER'S NAME: Joshua Tree Village PHONE: _____

MAILING ADDRESS: Same

No.	Street/P.O. Box	Apt. No./Suite No.
-----	-----------------	--------------------

City	State	Zip Code
<u>Harvey Niskala</u>		

REPRESENTATIVE: Harvey Niskala PHONE: _____

MAILING ADDRESS: Same

No.	Street/P.O. Box	Apt. No./Suite No.
City	State	Zip Code

- NOTE:
1. If more than one person is involved in the ownership of the property, a separate page must be attached to this application which lists the names and addresses of all persons having an interest in the ownership of the property.
 2. The Planning Department will primarily mail correspondence regarding a General Plan Amendment application to the person identified above as the applicant's "representative." The representative may be the land owner, an engineer, or a consultant.

FOR OFFICE USE ONLY

DATE STAMP

CGPA NO.: _____ Team: _____

Module No.: _____ Case Rec'd By: _____

Main Office
4080 Lemon Street, 2nd Floor-P.O. Box 1409
RIVERSIDE, California 92502-1409
(909) 955-3200 • FAX (909) 955-1806

Murrieta Office
39493 Los Alamos Road
Murrieta, CA 92562
(909) 600-6170 Fax (909) 600-6145

Indio Office
82675 Highway 111, Room 209
Indio, California 92201
(760) 863-8277 Fax (760) 863-7040

B. **PROPERTY INFORMATION:** (required for amendments to Open Space and Conservation Map and Community Policy Area Land Use Allocation Maps; may be required for amendments to other maps if determined necessary by the Planning Department staff):

1. **Property Description:**

- a. **Location:** North and south side of I-10, approx.
12 miles east of Indio; Shavers Valley
- b. **Size of Area to be Amended:** 6556 acres
- c. **Assessor's Parcel No(s):** See attached
- d. **Section(s), Township(s), and Range(s):** See attached
- e. **Zoning:** N-A and W-2
- f. **Existing Property Use:** Mostly vacant; SCG facility; SCE transmission lines
- g. **Proposed Project or Land Use:** Planned community

2. **Utilities and Services:**

	Name Agency Serving Area: (if none, write "none")	Are Facilities present at site?:
a. Electric Company:	_____	no
b. Gas Company:	_____	no
c. Telephone Company:	_____	no
d. Water Company/ District:	_____	no
e. Sewer District:	_____	no

NOTE: An 8½" x 11" legible reduction of the proposal must accompany application.

II. AMENDMENTS TO COMMUNITY PLAN LAND USE MAP OR OPEN SPACE AND CONSERVATION MAP:

A. GENERAL PLAN MAP PROPOSED FOR AMENDMENT (Please name): _____
Open Space and Conservation

B. EXISTING DESIGNATION(s): Desert areas

C. PROPOSED DESIGNATION(s): Category 5

D. JUSTIFICATION FOR AMENDMENT (Please be specific. Attach more pages if needed.) _____

SEE ATTACHED

V. AUTHORIZATION FOR APPLICATION:

IMPORTANT: I/WE CERTIFY THAT ALL THE FOREGOING INFORMATION IS TRUE AND CORRECT AND RECOGNIZE THAT ANY FALSE OR MISLEADING INFORMATION SHALL BE GROUNDS FOR DENYING THIS APPLICATION.

SIGNATURE OF APPLICANT: _____



DATE: 12/31/03

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN: Eddie S. Wang, President-GLC Enterprises, LLC

SIGNATURE OF PROPERTY OWNER(S): _____

DATE: _____

(Written authority may be attached)



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



Richard K. Lashbrook
Agency Director

Planning Department

Aleta J. Laurence, AICP
Director of Planning

**APPLICATION FOR LAND USE
AND DEVELOPMENT**

CHECK ONE AS APPROPRIATE:

- CHANGE OF ZONE • CONDITIONAL USE PERMIT • VARIANCE
- PLOT PLAN • PUBLIC USE PERMIT • COMMERCIAL WECS PERMIT
- REVISED PERMIT • TEMPORARY USE PERMIT • SECOND UNIT PERMIT

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED. CASE NUMBER _____

A. APPLICANT INFORMATION

APPLICANT NAME: GLC Enterprises, LLC PHONE: 562-908-0797

MAILING ADDRESS: 13181 Crossroads Pkwy, North #530

No. Street/P.O. Box Apt. No./Suite No.
City of Industry CA 91746

OWNER'S NAME: Joshua Tree Village PHONE: _____

MAILING ADDRESS: Same

No. Street/P.O. Box Apt. No./Suite No.

REPRESENTATIVE: Harvey Niskala PHONE: _____

City State Zip Code

MAILING ADDRESS: Same

No. Street/P.O. Box Apt. No./Suite No.

City State Zip Code

- NOTE:
1. If more than one person is involved in the ownership of the property, a separate page must be attached to this application which lists the names and addresses of all persons having an interest in the ownership of the property.
 2. The Planning Department will primarily mail correspondence regarding a General Plan Amendment application to the person identified above as the applicant's "representative." The representative may be the land owner, an engineer, or a consultant.

<p align="center">FOR OFFICE USE ONLY</p> <p>CGPA NO.: _____ Team: _____</p> <p>Module No.: _____ Case Rec'd By: _____</p>	<p align="center">DATE STAMP</p>
<p>Van Office Murietta Office Indio Office</p>	

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

Your signature below 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 your application, you will be billed, and your application will not go to hearing or receive final completion documents until the outstanding balance is paid. Your signature below certifies that you understand this deposit fee process as described above and that there will be NO refund of fees which have been expended for case review or other services, even if you withdraw your application or your application is ultimately denied.

Applicant/Representative Signature: [Signature] Date 12/31/03

Eddie S. Wang, President-GLC Enterprises, LLC

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

I certify that I am/we are the owner(s) of record and consent to the proposed application for this property and that the information filed is true and complete, to the best of my/our knowledge. All signatures must be original ["wet-signed"]. Photocopies of signatures are unacceptable. Use additional sheets as necessary.

SIGNATURE OF PROPERTY OWNER(S): _____
(All owners must sign) (Note: Written authority may be attached)

(Note: Written authority may be attached)

PROPERTY INFORMATION:

- 1. Assessor's Parcel Number(s): See attached
- 2. Section: _____ Township: _____ Range: _____ See attached
- 3. Approximate Gross Acreage: 6556 acres
- 4. General Location: (street address, cross streets) North of: I-10
South of: I-10 East of: Indio (12 miles) West of: _____
- 5. Legal Description of property (give exact legal description as recorded in the Office of the County Recorder). Current owner's grant deed will suffice.

See attached

PROJECT INFORMATION:

- 1. Proposal (Describe Project): Planned community
- 2. Related cases filed in conjunction with this request: Specific Plan, GPA
- 3. Is there a previous application filed on the same site? Yes • No •
If yes, Case Number: _____ (Parcel Map, Zone Change, etc.)
Environmental Assessment (E.A.) No. (If known): _____ E.I.R. No. (If applicable): _____
- 4. Is water service available at the project site? Yes • No •
If "No", how far must the water line(s) be extended to provide service? _____ No. of feet or miles
- 5. Is sewer service available at the site? Yes • No •
If "No", how far must the sewer line(s) be extended to provide service? _____ # of feet or miles

6. Will the proposal result in cut or fill slopes steeper than 2:1 or higher than 10 feet: Yes • No •
7. How much grading is proposed for the project size?
 Amount of cut = cubic yards _____ Amount of fill = cubic yards _____
8. Does the project need to import or export dirt? Import • Export • Neither •
9. How many truck loads? _____ truck loads.
10. What is the source/destination of the import/export? _____.
11. What is the square footage of the usable pad area? (Area excluding all slopes) _____ square feet.
12. If this is a commercial WECS permit, or involves the generation of electric power, indicate total rated power output:
 Total rated power output: _____
13. If this is a residential parcel or tract map, or other residential project, is it located in a Recreation and Park District or County Service Area authorized to collect fees for park and recreational services?
 • Yes • No
- If yes, do you intend to dedicate land or pay fees, or a combination of both?
 • Dedicate Land • Pay Fees • Combination of Both

If you intend to dedicate land, provide proof of your agreement with the applicable agency. In accordance with Ordinance No. 460, all tentative Parcel and Tract maps subject to Park and Recreation fees and/or dedications of park land (all residential tracts and condominiums within Park Districts or County Service Areas authorized to collect fees) shall be accompanied by a written statement from the applicant stating whether he intends to dedicate land, pay fees in lieu thereof, or a combination of both. If he states a desire to dedicate land, the subdivider shall first consult with the appropriate County and public agency as to the appropriate area to be dedicated and such areas shall be shown on the tentative map.

HAZARDOUS WASTE SITE DISCLOSURE STATEMENT

Government Code Section 65962.5, which became effective July 1, 1987, requires the applicant for any development project to consult specified state-prepared lists of hazardous waste sites, and submit a signed statement to the local agency indicating whether the project is located on or near an identified site. Under the statute, no application shall be accepted without this signed statement.

I (we) certify that I (we) have investigated our project with respect to its location on or near an identified hazardous waste site and that my (our) answers are true and correct to the best of my (our) knowledge. My (Our) investigation has shown that:

- The project is not located on or near an identified hazardous waste site.
- The project is located on or near an identified hazardous waste site. These site(s) is (are) as follows: (may be listed on an attached sheet)

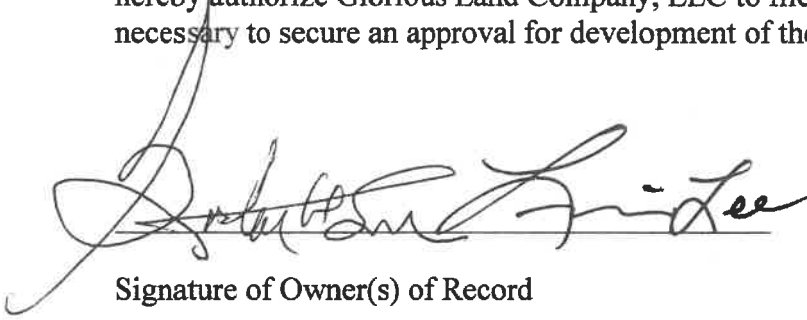
Owner/
 Representative (1)  Date 12/31/03

Owner/
 Representative (2) _____ Date _____

January 6, 2004

Mr. Robert Johnson, Planning Director
Riverside County Planning Department
82675 Highway 111, 2nd Floor
Indio, CA 92201

This is to certify that we are owners of record of the Assessor's Parcels listed below, and hereby authorize Glorious Land Company, LLC to file any and all land use applications necessary to secure an approval for development of the subject properties.

A handwritten signature in black ink, appearing to read "Gordon Hsui Lien Lee" and "Lucia Hsieh Lee", written over a horizontal line.

Signature of Owner(s) of Record

Gordon Hsui Lien Lee and Lucia Hsieh Lee, as Trustees of The Joshua Trust Dated
October 31, 1994

20425 Leap Court
Walnut, CA 91789
Tel: (909)594-5712

Assessor's Parcels:

- Section 1: 713-040-002; 713-040-003; 713-040-004
- Section 2: 713-040-005; 713-040-006; 713-040-007
- Section 3: 713-031-004; 713-031-005; 713-031-006; 713-032-001
- Section 9: 713-050-002
- Section 10: 713-060-004
- Section 11: 713-072-001
- Section 13: 713-060-002
- Section 14: 713-060-003
- Section 15: 713-060-001

January 6, 2004

Mr. Robert Johnson, Planning Director
Riverside County Planning Department
82675 Highway 111, 2nd Floor
Indio, CA 92201

This is to certify that we are owners of record of the Assessor's Parcels listed below, and hereby authorize Glorious Land Company, LLC to file any and all land use applications necessary to secure an approval for development of the subject properties.

A handwritten signature in purple ink, appearing to read "Ernest & Stella Chan", is written over a horizontal line.

Signature(s) of Owner(s) of Record

Ernest & Stella Chan Family Limited Partnership

16402 Monte Cristo Drive
Hacienda Heights, CA 91745
Tel: (626)333-4996


Assessor's Parcels:

- Section 1: 713-040-002; 713-040-003; 713-040-004
- Section 15: 713-060-001

January 6, 2004

Mr. Robert Johnson, Planning Director
Riverside County Planning Department
82675 Highway 111, 2nd Floor
Indio, CA 92201

This is to certify that we are owners of record of the Assessor's Parcels listed below, and hereby authorize Glorious Land Company, LLC to file any and all land use applications necessary to secure an approval for development of the subject properties.



Person Authorized to Sign for Organization

Ernest Chan
Managing Member
Joshua Tree Village, LLC

13181 Crossroads Parkway North, Ste. 530
City of Industry, CA 91746
Tel: (562)908-0797

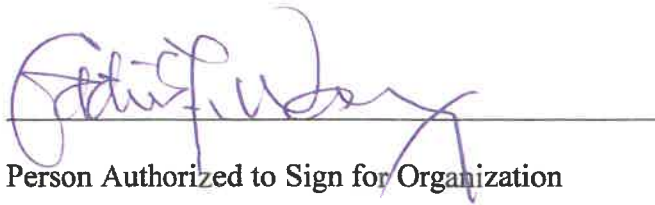
Assessor's Parcels:

- Section 2: 713-040-005; 713-040-006; 713-040-007
- Section 3: 713-031-004; 713-031-005; 713-031-006; 713-032-001
- Section 9: 713-050-002
- Section 10: 713-060-004
- Section 11: 713-072-001
- Section 13: 713-060-002
- Section 14: 713-060-003

January 6, 2004

Mr. Robert Johnson, Planning Director
Riverside County Planning Department
82675 Highway 111, 2nd Floor
Indio, CA 92201

This is to certify that we are owners of record of the Assessor's Parcels listed below, and hereby authorize Glorious Land Company, LLC to file any and all land use applications necessary to secure an approval for development of the subject properties.



Person Authorized to Sign for Organization

Eddie S. Wang
Managing Member
Joshua Tree Village, LLC

13181 Crossroads Parkway North, Ste. 530
City of Industry, CA 91746
Tel: (562)908-0797

Assessor's Parcels:

- Section 2: 713-040-005; 713-040-006; 713-040-007
- Section 3: 713-031-004; 713-031-005; 713-031-006; 713-032-001
- Section 9: 713-050-002
- Section 10: 713-060-004
- Section 11: 713-072-001
- Section 13: 713-060-002
- Section 14: 713-060-003

January 6, 2004

Mr. Robert Johnson, Planning Director
Riverside County Planning Department
82675 Highway 111, 2nd Floor
Indio, CA 92201

This is to certify that we are owners of record of the Assessor's Parcels listed below, and hereby authorize Glorious Land Company, LLC to file any and all land use applications necessary to secure an approval for development of the subject properties.

A handwritten signature in cursive script, reading "Chorng Lii Hwang, Pow Shuh Lee Hwang". The signature is written in black ink and is positioned above a horizontal line.

Signature(s) of Owner(s) of Record

Chorng Lii Hwang & Pow Shuh Lee Hwang

81-709 Dr. Carreon Blvd., #B2
Indio, CA 92201
Tel: ~~(714)~~342-4772
760

Assessor's Parcels:

- Section 15: 713-060-001

January 6, 2004

Mr. Robert Johnson, Planning Director
Riverside County Planning Department
82675 Highway 111, 2nd Floor
Indio, CA 92201

This is to certify that we are owners of record of the Assessor's Parcels listed below, and hereby authorize Glorious Land Company, LLC to file any and all land use applications necessary to secure an approval for development of the subject properties.

A handwritten signature in black ink, appearing to read "Ling Hui Tsai", written over a horizontal line.

Signature(s) of Owner(s) of Record

Ling Hui Tsai

20450 Via Linares
Yorba Linda, CA 92887
Tel: (714)777-0628

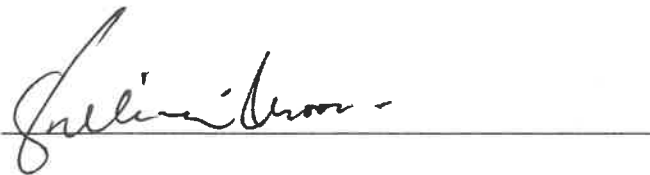
Assessor's Parcels:

- Section 15: 713-060-001

January 6, 2004

Mr. Robert Johnson, Planning Director
Riverside County Planning Department
82675 Highway 111, 2nd Floor
Indio, CA 92201

This is to certify that we are owners of record of the Assessor's Parcels listed below, and hereby authorize Glorious Land Company, LLC to file any and all land use applications necessary to secure an approval for development of the subject properties.

A handwritten signature in black ink, appearing to read "William F-Y Moon", is written over a horizontal line.

Authorized Signatory
William F-Y Moon

William F-Y Moon, Rebecca C-Y Moon, Peter H-Z Moon, John H-H Moon
2167 Wind River Lane
Rowland Heights, CA 91748
Tel: (909)595-9096

Assessor's Parcels:

- Section 15: 713-060-001

COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY
Planning Department
Ron Goldman · Planning Director

APPLICATION FOR ENVIRONMENTAL IMPACT REPORT

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: SP00339 EIR 00506 DATE SUBMITTED: 11/9/07

I. GENERAL INFORMATION

APPLICATION INFORMATION

Applicant's Name: Glorious Land Company E-Mail: eddie.wang@gloriousland.com

Mailing Address: 13181 Crossroads Parkway North, Suite 530
Street

City of Industry, California, 91746
City State ZIP

Daytime Phone No: (562) 908-0797 Fax No: (562) 908-0772

Representative's Name: Harvey Niskala E-Mail: harvey.niskala@glc-enterprises.com

Mailing Address: 39-820 Portola Avenue, Suite 2
Street

Palm Desert, California, 92260
City State ZIP

Daytime Phone No: (760) 776-1681 Fax No: (760) 776--1633

Property Owner's Name: Glorious Land Company, LLC E-Mail: eddie.wang@gloriousland.com

Mailing Address: 13181 Crossroads Parkway North, Suite 530
Street

City of Industry, California, 91746
City State ZIP

Daytime Phone No: (562) 908-0797 Fax No: (562) 908-0772

If the property is owned by more than one person, attach a separate page that reference the application case number and lists the names, mailing addresses, and phone numbers of all persons having an interest in the real property or properties 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.

APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

The signature below 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 your application, you 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.

All signatures must be originals ("wet-signed"). Photocopies of signatures are **not** acceptable.

Eddie Wang, President, Glorious Land Company, LLC

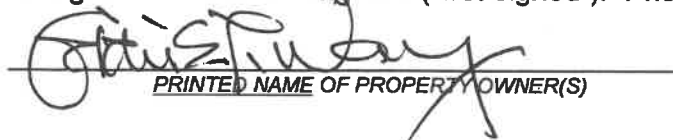
PRINTED NAME OF APPLICANT


SIGNATURE OF APPLICANT

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. An authorized agent must submit a letter from the owner(s) indicating authority to sign the application on the owner's behalf.

All signatures must be originals ("wet-signed"). Photocopies of signatures are **not** acceptable.


PRINTED NAME OF PROPERTY OWNER(S)

Eddie S.Y. Wang

SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

If the subject property is owned by persons who have not signed as owners above, attach a separate sheet that references the application case number and lists the printed names and signatures of all persons having an interest in the property.

PROPERTY INFORMATION:

Assessor's Parcel Number(s): See Attached List & Diagrammatic Layout

Sections: 1,2,3,9,10,11,13,14,15, and BLM 12 Township: 6 South Range: 10 East _____

Approximate Gross Acreage: 5,258 and 5,848 with BLM Section 12 _____

General location (nearby or cross streets): North & South of Interstate 10, approximately 8 miles east of the City of Coachella _____

Thomas Brothers map, edition year, page number, and coordinates: _____

Related cases filed in conjunction with this request:

APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

Specific Plan No. 339, General Plan Amendment No. 686, Change of Zone No. 6915,

Environmental Assessment No. 39364 CFG 02842 Geo 01846

Has there been previous development applications (parcel maps, zone changes, plot plans, etc.) filed on the project site? Yes No

Case Nos. SP00339

E.A. Nos. (if known) EA39364

Which one of the following watersheds is the project site located within (refer to Riverside County GIS for watershed location)? (Check answer):

Santa Ana River Santa Margarita River San Jacinto River Colorado River

FOR ALL APPLICATIONS:

Attach check payable to "COUNTY OF RIVERSIDE." (Please see current fee schedule for the appropriate deposit-based fee.)

NOTICE OF PUBLIC HEARING
and
INTENT TO CERTIFY AN ENVIRONMENTAL IMPACT REPORT

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:

SPECIFIC PLAN NO. 339, GENERAL PLAN AMENDMENT NO. 686, CHANGE OF ZONE NO. 6915 – Intent to Certify an Environmental Impact Report – EIR00506 – Applicant: GLC Enterprises, LLC – Specific Plan Representative: Danielan Associates – CEQA Consultant: Envicom Corporation – Engineer: KWC Engineers – Fourth Supervisorial District – Chuckwalla Zoning Area – Eastern Coachella Valley Area Plan – Open Space: Rural (OS-RUR) – Location: Westerly of Cotton Springs Road, northerly of Box Canyon Road, easterly of Interstate 10 Cactus City Rest Area, and southerly of Joshua Tree National Park, on either side of Interstate 10 – Zoning: Controlled Development Areas – 10 Acre Minimum (W-2-10) – Natural Assets (N-A) – **REQUEST: Specific Plan No. 339** is a proposal to establish a Specific Plan which would allow for a maximum of 8,490 sq. ft. dwelling units and up to 1.38 million sq. ft. of non-residential uses within an approximately 1,848 acre development footprint divided between six (6) Villages within an overall 5,000 acres Specific Plan area. **General Plan Amendment No. 686** is a proposal for a General Plan Foundation Component Amendment and General Plan Entitlement/Policy Amendment to change the underlying Foundation from Open Space to Community Development and change the land use designation from Open Space: Rural (OS-RUR) to those as reflected in the Specific Plan land use plan, which include Open Space-Conservation Habitat (OS-CH), Open Space-Recreation (OS-R), Mixed Use (MU), Commercial Retail (CR), Medium Density Residential (MDR), Medium High Density Residential (MHDR), High Density Residential (HDR), Highest Density Residential (HHDR), and Public Facilities (PF) designations. **Change of Zone No. 6915** is a proposal to change the zoning classification of the subject site from a mix of Controlled Development Areas, 10 Acre Minimum (W-2-10) and Natural Assets (N-A) to Specific Plan (SP) and adopt a Specific Plan zoning ordinance to establish the permitted uses and development standards for the Specific Plan Planning Areas. **Environmental Impact Report No. 506** studies the impacts of the project.

TIME OF HEARING: 9:00 a.m. or as soon as possible thereafter.
DATE OF HEARING: **NOVEMBER 28, 2018**
PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER
Board Chambers, 1st Floor
4080 Lemon Street, Riverside, CA 92501

AND

TIME OF HEARING: 9:30 a.m. or as soon as possible thereafter.
DATE OF HEARING: **DECEMBER 5, 2018**
PLACE OF HEARING: STEVE ROBBINS ADMINISTRATION BUILDING
Coachella Valley Water District – Administration Board Room
75515 Hovley Lane East, Palm Desert, CA 92211

For further information regarding this project please contact Project Planner Russell Brady at (951) 955-3025 or e-mail at rbrady@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-described project has the potential to have a significant effect on the environment and has prepared an environmental impact report. Environmental Impact Report No. 506, which identifies all significant environmental effects, has been prepared in conjunction with the above referenced applications that constitute the proposed project. The Planning Commission will consider the proposed project, and the final environmental impact report, at the public hearing.

The case file for the proposed project, and the final environmental impact report, may be viewed Monday through Friday, from 8:00 a.m. to 5:00 p.m. at the Planning Department office, located at 4080 Lemon Street 12th Floor, Riverside, CA 92501.

Any person wishing to comment on the proposed 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 comments received prior to the public hearing will be submitted to the Planning Commission, and the Planning Commission will consider such comments, in addition to any oral testimony, before making a decision on the proposed project.

If this project is 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 project. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the proposed project, may be changed in a way other than specifically proposed.

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

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN certify that on November 13, 2018,

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

APN (s) or case numbers CZ06915 / GPA00686 / SP00339 for

Company or Individual's Name RCIT - GIS,

Distance buffered 2400'

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 9TH Floor

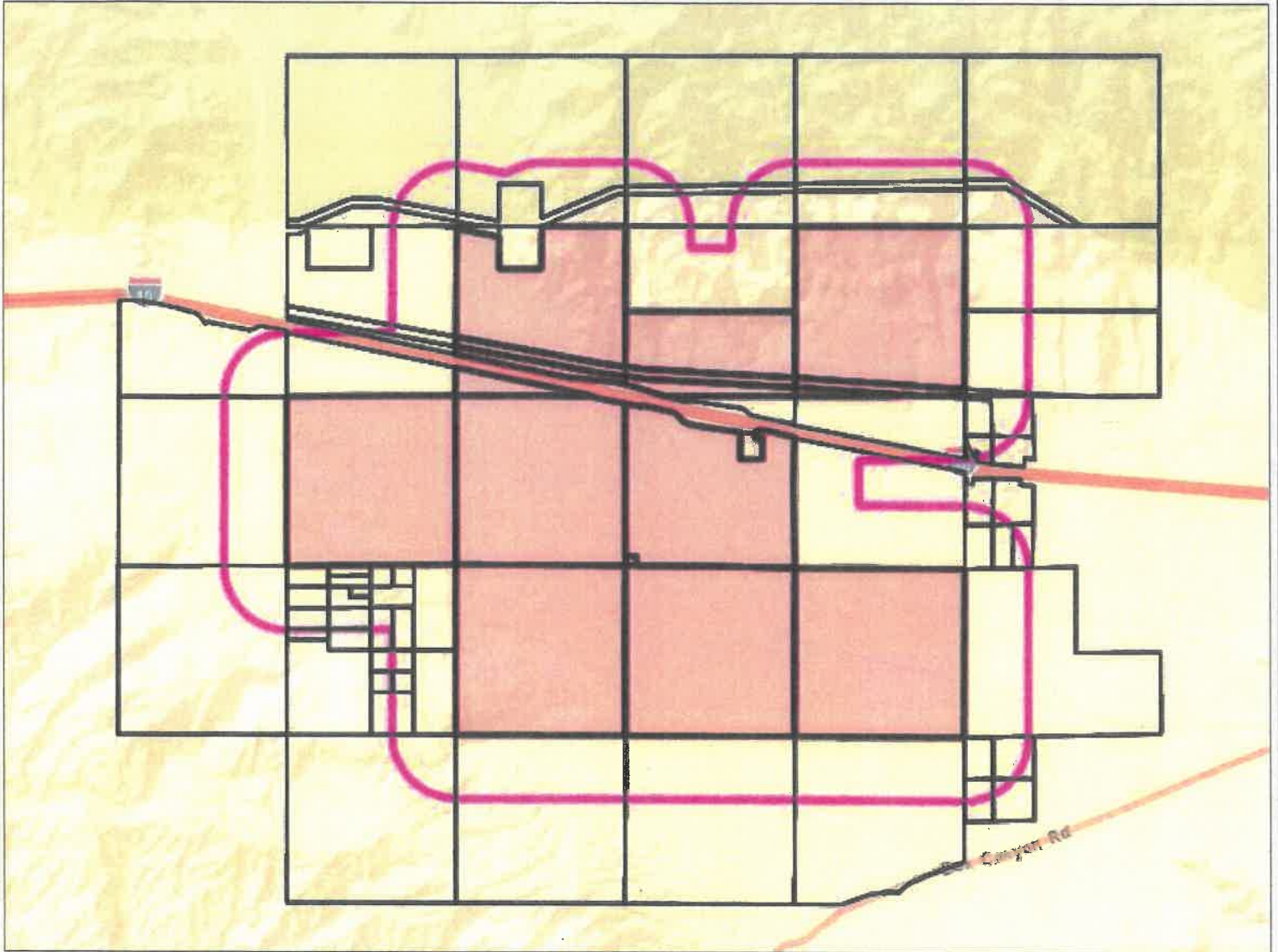
Riverside, Ca. 92502

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




Riverside County GIS Mailing Labels

CZ06915 GPA00686 SP00339

(2400 feet buffer)



Legend

-  County Boundary
-  Cities
-  World Street Map

Notes



0 6,019 12,037 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... 11/13/2018 12:41:31 PM

© Riverside County RCIT

705170025
MWD
C/O C/O ASSEST MANAGEMENT
P O BOX 54153
LOS ANGELES CA 90054

705170012
USA NATL PARK SERV JOSHUA TREE
C/O C/O NATIONAL PARK SERVICE
600 HARRISON ST STE 600
SAN FRANCISCO CA 94107

705170027
USA 705
C/O NONE
US DEPT OF INTERIOR
WASHINGTON DC 21401

705170010
METROPOLITAN WATER DIST OF SO CALIF
P O BOX 54153
LOS ANGELES CA 90054

705170030
STATE SCHOOL LANDS
C/O STATE SCHOOL LANDS
0
CA. 0

705170015
USA NATL PARK SERV JOSHUA TREE
C/O C/O PACIFIC LAND RESOURCES PROGRAM
600 HARRISON ST STE 600
SAN FRANCISCO CA 94107

705170014
WILDLANDS CONSERVANCY
39611 OAK GLEN RD
YUCAIPA CA 92399

705170013
METROPOLITAN WATER DIST OF SO CALIF
P O BOX 54153
LOS ANGELES CA 90054

715150004
ROGER T SWEITZER
C/O C/O ANNE SWEITZER
1140 E 34TH ST
SAN BERNARDINO CA 92404

715150007
FAMILY NURSERY CO INC
P O BOX 389
VICTORVILLE CA 92393

715150003
WILLIAM D WONG
KARENA K WONG
1901 TONDOLEA LN
LA CANADA CA 91011

715260026
USA 715
C/O NONE
U S DEPT OF INTERIOR
WASHINGTON DC 21401

705170011
WILDLANDS CONSERVANCY
39611 OAK GLEN RD
YUCAIPA CA 92399

713031001
METROPOLITAN WATER DIST OF SO CALIF
P O BOX54153
LOS ANGELES CA 90054

705170029
STATE SCHOOL LANDS
C/O STATE SCHOOL LANDS
0
CA. 0

705170031
STATE SCHOOL LANDS
1807 13TH ST
SACRAMENTO CA 95814

705190005
WILDLANDS CONSERVANCY
39611 OAK GLEN RD
YUCAIPA CA 92399

705190004
USA NATL PARK SERV JOSHUA TREE
C/O C/O PACIFIC LAND RESOURCES PROGRAM
600 HARRISON ST STE 600
SAN FRANCISCO CA 94107

713031002
METROPOLITAN WATER DIST OF SO CALIF
P O BOX 54153
LOS ANGELES CA 90054

705190006
METROPOLITAN WATER DIST OF SO CALIF
P O BOX 54153
LOS ANGELES CA 90054

715020002
USA 715
C/O NONE
0
CA. 0

713031012
MWD
C/O C/O ASSEST MANAGEMENT
P O BOX 54153
LOS ANGELES CA 90054

713031014
USA 713
C/O NONE
US DEPT OF THE INTERIOR
WASHINGTON DC 21401

713072005
SOUTHERN CALIFORNIA GAS CO
C/O C/O TAX DEPT
101 ASH ST NO HW07
SAN DIEGO CA 92101

713060001
GLORIOUS LAND CO
556 N DIAMOND BAR BLV 212
DIAMOND BAR CA 91765

713022005
CDP HOLDINGS I
3855 ATHERTON RD
ROCKLIN CA 95765

713031015
USA 713
C/O NONE
US DEPT OF THE INTERIOR
WASHINGTON DC 21401

713040005
GLORIOUS LAND CO
556 N DIAMOND BAR BLV 212
DIAMOND BAR CA 91765

715150012
COACHELLA VALLEY CONS COMMISSION
73710 FRED WARING STE 112
PALM DESERT CA 92260

715150011
CDP HOLDINGS I
3855 ATHERTON RD
ROCKLIN CA 95765

715140002
DAVID TSANG
HINGYUE TSANG
0
CA. 0

713032001
GLORIOUS LAND CO
556 N DIAMOND BAR BLV 212
DIAMOND BAR CA 91765

713040006
GLORIOUS LAND CO
556 N DIAMOND BAR BLV 212
DIAMOND BAR CA 91765

713040008
USA 713
C/O NONE
US DEPT OF THE INTERIOR
WASHINGTON DC 21401

713040002
GLORIOUS LAND CO
556 N DIAMOND BAR BLV 212
DIAMOND BAR CA 91765

713060004
GLORIOUS LAND CO
556 N DIAMOND BAR BLV 212
DIAMOND BAR CA 91765

713040004
GLORIOUS LAND CO
556 N DIAMOND BAR BLV 212
DIAMOND BAR CA 91765

715140029
F I N INV
C/O C/O NOUSHIN BROWN
2050 RUSSETT WAY
CARSON CITY NV 89703

713071004
USA 713
C/O NONE
US DEPT OF THE INTERIOR
WASHINGTON DC 21401

713050008
USA 713
C/O NONE
US DEPT OF THE INTERIOR
WASHINGTON DC 21401

713032002
USA 713
C/O NONE
US DEPT OF THE INTERIOR
WASHINGTON DC 21401

713031005
GLORIOUS LAND CO
556 N DIAMOND BAR BLV 212
DIAMOND BAR CA 91765

713110011
JEREMY ISENBERG
CHRISTINA ISENBERG
240 POLHEMUS AVE
ATHERTON CA 94027

713110009
ARVIND PATEL
DAXA PATEL
2055 CRAVE CT
SANTA ROSA CA 95403

713110005
USA BLM
22835 CL SAN JUAN D LAGOS
MORENO VALLEY CA 92553

713072004
SOUTHERN CALIFORNIA GAS CO
C/O C/O TAX DEPT
101 ASH ST NO HW07
SAN DIEGO CA 92101

713072001
GLORIOUS LAND CO
556 N DIAMOND BAR BLV 212
DIAMOND BAR CA 91765

713110004
MORRIS FLESHER
REBECCA FLESHER
5030 TERRAMAR WAY
OXNARD CA 93035

713120018
RIVERVIEW LTD ENTERPRISE
P O BOX 8273
FOUNTAIN VALLEY CA 92728

713110003
MORRIS FLESHER
REBECCA FLESHER
5030 TERRAMAR WAY
OXNARD CA 93035

713110015
SALVADOR LOPEZ JASSO
736 24TH ST
SAN DIEGO CA 92154

713110013
SHERI LOCKHART
JILL BUCKLEY
F W GANSEREIT
C/O F W GANSEREIT
11281 BARCLAY DR
GARDEN GROVE CA 92841

713120013
EUGENE R ECKIS
EVELYN D ECKIS
1311 N SHIRLMAR AVE
SAN DIMAS CA 91773

713110018
THOMAS Y CHUNG
CHANY N CHUNG
631 S ARDEN BLV
LOS ANGELES CA 90005

713040003
GLORIOUS LAND CO
556 N DIAMOND BAR BLV 212
DIAMOND BAR CA 91765

713071005
USA 713
C/O NONE
US DEPT OF THE INTERIOR
WASHINGTON DC 21401

713060003
GLORIOUS LAND CO
556 N DIAMOND BAR BLV 212
DIAMOND BAR CA 91765

713110019
JOSEPH S MARKS
NANCY MARKS
C/O C/O STEVEN W MARKS
895 COUNTRY VALLEY RD
WESTLAKE VILLAGE CA 91362

713110007
GAIL ELIZABETH FRITCHEN
14832 CROSS WOOD RD
LA MIRADA CA 90638

713110017
STEVEN WALKER
C/O INVESTORS MANAGEMENT CO INC
19456 VENTURA BLV
TARZANA CA 91356

713110001
USA BLM
22835 CL SAN JUAN D LAGOS
MORENO VALLEY CA 92553

713120010
CARMEN VILLALOBOS
C/O C/O FRANCISCO RAZO
82363 KENNER ST
INDIO CA 92201

713050005
USA 713
C/O NONE
US DEPT OF THE INTERIOR
WASHINGTON DC 21401

713110016
ALONZO M CERVANTES
SHARON K CERVANTES
6613 CHRISTY AVE NE
ALBUQUERQUE NM 87109

713110010
GOLDSTEIN ANITA ESTATE OF
C/O C/O ANDREA LYNN GIBBS
3804 CONOUGH LN
LAS VEGAS NV 89129

713110008
DAVID J CASPERA
P O BOX 1544
RANCHO MIRAGE CA 92270

715140031
DAVID TSANG
HINGYUE TSANG
0
CA. 0

713091004
USA 713
C/O NONE
US DEPT OF INTERIOR
WASHINGTON DC 21401

713130005
CDP HOLDINGS I
3855 ATHERTON RD
ROCKLIN CA 95765

715140036
ROBERT L BUCK
1374 S NAVAJO DR
COTTONWOOD AZ 86326

713080002
USA 713
US DEPT OF THE INTERIOR
WASHINGTON DC 21401

705170026
MWD
C/O C/O ASSEST MANAGEMENT
P O BOX 54153
LOS ANGELES CA 90054

705170028
USA 705
C/O NONE
0
CA. 0

713120017
RICHARD M MONTES
ROSIE MONTES
1119 SOLDANO DR
AZUSA CA 91702

715030004
USA 715
C/O NONE
0
CA. 0

713120003
FRIENDS OF THE DESERT MOUNTAINS
P O BOX 1281
PALM DESERT CA 92261

713130004
CDP HOLDINGS I
3855 ATHERTON RD
ROCKLIN CA 95765

713130001
CDP HOLDINGS I
3855 ATHERTON DR
ROCKLIN CA 95765

715140030
ROBERT L BUCK
1374 S NAVAJO DR
COTTONWOOD AZ 86326

713091002
USA 713
C/O BUREAU OF LAND MGMT
1695 SPRUCE ST
RIVERSIDE CA 92507

715140039
CHI HORNG CHEAN
YU MIN CHANG CHEAN
JERRY WANG
C/O JERRY WANG
19725 BLUFFWOOD ST
ROWLAND HEIGHTS CA 91748

713130002
CDP HOLDINGS I
3855 ATHERTON RD
ROCKLIN CA 95765

713031013
USA 713
C/O NONE
US DEPT OF THE INTERIOR
WASHINGTON DC 21401

713031004
GLORIOUS LAND CO
556 N DIAMOND BAR BLV 212
DIAMOND BAR CA 91765

715030005
USA 715
C/O NONE
0
CA. 0

713031006
GLORIOUS LAND CO
556 N DIAMOND BAR BLV 212
DIAMOND BAR CA 91765

713071001
GLORIOUS LAND CO
556 N DIAMOND BAR BLV 212
DIAMOND BAR CA 91765

713060002
GLORIOUS LAND CO
556 N DIAMOND BAR BLV 212
DIAMOND BAR CA 91765

713050002
GLORIOUS LAND CO
556 N DIAMOND BAR BLV 212
DIAMOND BAR CA 91765

713080009
USA 713
C/O NONE
US DEPT OF INTERIOR
WASHINGTON DC 21401

713110012
CHORNG LII HWANG
POW SHUH LEE HWANG
81709 DR CARREON BLV B2
INDIO CA 92201

713040007
GLORIOUS LAND CO
556 N DIAMOND BAR BLV 212
DIAMOND BAR CA 91765

713072003
USA 713
C/O NONE
US DEPT OF THE INTERIOR
WASHINGTON DC 21401

ATTN: Paul Lin
GLC Enterprises, LLC
75-410 Gerald Ford Drive, Suite 103
Palm Desert, CA 92211

ATTN: Ryan Stendell, Director of
Community Development
Planning Department, City of Palm Desert
73510 Fred Waring Dr.
Palm Desert, CA 92260

ATTN: Deanna Elliano, Community
Development Director
Planning Department,
City of Hemet
445 E. Florida Ave.
Hemet, CA 92543

ATTN: David Gassaway, Community
Development Director
Community Development Department,
City of Indian Wells
44-950 El Dorado Dr.
Indian Wells, CA 92210-7497

ATTN: Grant Taylor, Director of Community
Development
Community Development Department,
City of Lake Elsinore
130 S. Main St.
Lake Elsinore, CA 92530

ATTN: Steve King, Planning Director
Planning Division
City of Norco
2870 Clark Avenue
Norco, CA 92860

ATTN: Jeremy Gleim, Director of
Development Services
Planning Department
69-825 Hwy. 111
Rancho Mirage, CA 92270

ATTN: Sharon Paisley, Development
Director
Community Development Department,
City of San Jacinto
595 S. San Jacinto Ave. - Building A San
Jacinto, CA 92583

ATTN: Robert Rodriguez, Planning Manager
Community Development Department,
Cathedral City
68700 Avenida Lalo Guerrero
Cathedral City, CA 92234

ATTN: Patty Nevins, Community
Development Director
Community Development, City of Banning
99 E. Ramsey Street
Banning, CA 92220

ATTN: Rebecca Deming, Community
Development Director
Planning Department, City of Beaumont
550 E. Sixth St.
Beaumont, CA 92223

ATTN: Barbara Burrow, Interim
Development Services Director
Planning Department
City of Blythe
235 North Broadway
Blythe, CA 92225

ATTN: Les Johnson, Director of Development
Services
Development Services Department
City of Indio
100 Civic Center Mall
Indio, California 92201

ATTN: Flinn Fagg, Director of Planning
Services
Planning Dept., City of Palm Springs
3200 E. Tahquitz Canyon Way Palm Springs,
CA 92262

ATTN: Planning Department,
City of Desert Hot Springs
65-950 Pierson Blvd.
Desert Hot Springs, CA 92240

ATTN: Community Development Director
Community Development Department,
City of La Quinta
78-495 Calle Tampico
La Quinta, CA 92253

ATTN: Mark DeManincor, Community
Development Director
Community Development Department
City of Calimesa
908 Park Avenue
Calimesa, CA 92320

ATTN: Luis Lopez
Development Services Director
City of Coachella
1515 Sixth St.
Coachella, CA 92236

ATTN: Aaron Palmer, City Manager
City of Canyon Lake
31516 Railroad Canyon Rd.
Canyon Lake, CA 92587

Samuel C. Alhadeff
Lewis Brisbois
28765 Single Oak Drive, Suite 140
Temecula, CA 92590

Theresa Rettinghouse
Paralegal
Lozeau | Drury LLP
410 12th Street, Suite 250
Oakland, California 94607

Jim Morrissey, City Planner
City of Canyon Lake
31516 Railroad Canyon Road.
Canyon Lake, CA 92587

ATTN: Environmental Review
Leadership Council for Justice &
Accountability
81730 Hwy 111, Suite 25A
Indio, CA 92201

ATTN: Jacqueline Danos Purcell
70075 San Lorenzo #234
Mountain Center, CA 92561

ATTN: Environmental Review
Building Industry Association, Riverside
County Chapter
3891 11th Street Riverside, CA 92501

ATTN: Jerry Lugo
Bermuda Dunes Community Council
79-860 Bogueron Way
Bermuda Dunes, CA 92203

ATTN: President
Bermuda Dunes Country Club
42-765 Adams St.
Bermuda Dunes, CA 92203

Bermuda Dunes Community Assoc.
c/o J&W Management Company
73320 El Paseo, Suite 4
P.O. Box 1398
Palm Desert, CA 92260-4261

ATTN: Joyce Wilkie
Big Horn Homeowners' Assoc.
255 Palowet Dr.
Palm Desert, CA 92260

Boe Dell Heights Mutual Water
Company
P.O. Box 1057
Indio, CA 92202

Bermuda Dunes Security Assoc.
79021 Ave. 42
Bermuda Dunes, CA 92203

ATTN: D. Wayne Brechtel/Environmental
Review
Worden Williams APC
462 Stevens Avenue, Suite 102
Solana Beach, CA 92075

Thousand Palms Incorporation Comm.
P.O. Box 343
Thousand Palms, CA 92276

ATTN: Peter Mackenzie
Bonnie Bell Homeowners' Assoc.
11940 Whitewater Canyon Rd.
Whitewater, CA 92282

ATTN: Ed Kibbey/Environmental Review
Building Industry Assoc.
77-570 Springfield Ln., Suite E
Palm Desert, CA 92211-0473

ATTN: Baldemar Barrera
Carver Tract Mutual Water Corp.
84086 Corregidor Ave.
P.O. Box 2466
Indio, CA 92202-6266

Coachella Valley Public Cemetery
82925 Ave. 52
Coachella, CA 92236-9718

ATTN: Guadalupe Barrera
Carver Tract Board of Directors
P.O. Box 2466
Indio, CA 92202

Coachella Valley
Ecological Reserve Foundation
P.O. Box 2821
Palm Desert, CA 92261

Cathedral City Chamber of Commerce
68-845 Perez Rd., Suite 6
Cathedral City, CA 92234-7254

ATTN: Julie Bornstein, Executive Director
Coachella Valley Housing Coalition
45701 Monroe St., Suite G
Indio, CA 92201-3964

Catholic Charities
45561 Oasis St.
Indio, CA 92201-4357

Christian Schools of the Desert
40-700 Yucca Ln.
Bermuda Dunes, CA 92203-8122

Coachella Valley Trails Council
P.O. Box 2738
Palm Desert, CA 92261

Coachella Valley
Archaeological Society
620 Cameo Dr.
P.O. Box 2344
Palm Desert, CA 92263

Coachella Valley Trails Council
2920 E. Via Vaquero Rd.
Palm Springs, CA 92262

Della Lindley Elementary School
31-495 Robert Rd.
Thousand Palms, CA 92276-3343

Desert Crest
Homeowners' Protective Assoc.
69-443 Parkside Dr.
Desert Hot Springs, CA 92241

College of the Desert
Community Education
43-500 Monterey Ave.
Palm Desert, CA 92260-9305

Desert Beautiful
74-133 El Paseo St.
Palm Desert, CA 92260

ATTN: Matt Johnson
Desert Business Park
Property Owners' Assoc.
45-445 Portola Ave., Suite 5
Palm Desert, CA 92260

Desert Hot Springs
Chamber of Commerce
11711 W. Drive
Desert Hot Springs, CA 92240-3652

Desert Hot Springs Library
11-691 W. Drive
Desert Hot Springs, CA 92240-3654

~~Desert Wind Energy Assoc.
P.O. Box 206
North Palm Springs, CA 92258~~

Desert Tortoise Preserve Committee,
Inc.
4067 Mission Inn Ave.
Riverside, CA 92501

~~Desert Trails Assoc.
P.O. Box 1626
La Quinta, CA 92253~~

Indio Chamber of Commerce
82921 Indio Blvd.
Indio, CA 92201

~~ATTN: Tom Sheerer
Myoma Dunes Community Assoc.
79-281 Ave. 40
Bermuda Dunes, CA 92201~~

The Desert Sun
750 N. Gene Autry Trl.
P.O. Box 2734
Palm Springs, CA 92263

ATTN: Billy Steinberg
Friends of the Indian Canyons
P.O. Box 501
Thermal, CA 92274

c/o Burns Real Estate Services
Painted Hills Property
Homeowners' Assoc.
15-777 Vernon Rd.
Whitewater, CA 92282

ATTN: Debra Scriven
Indio Hills Community Council
29705 Desert Charm Rd.
Indio Hills, CA 92241

Indio Hills Improvement Assoc.
P.O. Box 1165
Indio, CA 92202

Palm Desert Greens
Homeowners' Assoc.
73-750 Country Club Dr.
Palm Desert, CA 92260

Ivey Ranch CC Homeowners' Assoc.
74580 Varner Rd.
Thousand Palms, CA 92276

Jamaica Sanda Homeowners' Assoc.
Architectural Committee
79-050 Ave. 42
Bermuda Dunes, CA 92203

~~John Warner~~
~~P.O. Box 5803087~~
North Palm Springs, CA 92258

La Quinta Chamber of Commerce
78371 Hwy. 111
P.O. Box 255
La Quinta, CA 92253-2071

Max T. McCandless Memorial Library
200 Civic Center Mall
Indio, CA 92201-4451

ATTN: Bobby Lou Gonsalves
Menifee Valley
Municipal Advisory Council
33300 Merritt Rd.
Menifee, CA 92584

Mission Hills East Homeowner's Assoc.
41-865 Boardwalk Avenue, Suite 101
Palm Desert, CA 92211

Mission Springs Water District
66575 2nd St.
Desert Hot Springs, CA 92240-3711

Palm Valley Property Owners' Assoc.
P.O. Box 226
Desert Hot Springs, CA 92240

Myoma Dunes Water Company
79050 Ave. 42
Bermuda Dunes, CA 92203

ATTN: Norm Peters
Overture / Windy Point
Homeowners' Assoc.
15821 Cherry Cove
Palm Springs, CA 92262

Sky Valley Chamber of Commerce
20905 Hot Springs Rd.
Desert Hot Springs, CA 92241-9030

Palm Desert CC Owners' Assoc.
77-800 California Dr.
Palm Desert, CA 92211

Palm Desert Chamber of Commerce
72559 Hwy 11
Palm Desert, CA 92260

ATTN: James Kanan
Seven Palms Valley Owners' Assoc.
21400 Long Canyon Rd.
Desert Hot Springs, CA 92241

Palm Springs Chamber of Commerce
190 W. Amado Rd.
Palm Springs, CA 92262-5519

Palm Springs Library
300 S. Sunrise Hwy.
Palm Springs, CA 92262-7639

Sky Valley Homeowners' Assoc.
P.O. Box 1002
Thousand Palms, CA 92276-1002

ATTN: Glenn Crowson
Snow Creek Homeowners' Assoc.
P.O. Box 2127
Palm Springs, CA 92263

Palm Valley Homeowners' Assoc.
76501 Begonia Lane
Palm Desert, CA 92211

Sky Valley Community Council
19-800 Ford Ave.
Sky Valley, CA 92241

Southern Coachella Valley
Advisory Committee
P.O. Box 302
Thermal, CA 92274

Thousand Palms
Chamber of Commerce
72-715 La Canada Way
P.O. Box 365
Thousand Palms, CA 92276-3235

Whitewater Mutual Water Company
879 N. Palm Canyon Dr.
P.O. Box 2821
Palm Springs, CA 92263-4423

Thousand Palms Community Council
P.O. Box 306
Thousand Palms, CA 92276

Thousand Palms Incorporation Comm.
P.O. Box 343
Thousand Palms, CA 92276

ATTN: Seth Shteir/ Environmental Review
National Parks Conservation Association
777 6th Street, NW, Suite 700
Washington, DC 20001-3723

ATTN: Scott Connelly
2071 Marguerite St.
Palm Springs, CA 92264

Laborers International Union of North
America
Local Union 1184
1128 E. La Cadena Drive
Riverside, CA 92507

ATTN: Paradise Valley PM
Envicom Corporation
4165 E Thousand Oaks Blvd, Ste 290
Westlake Village, CA 91362

ELECTED OFFICIALS:

ATTN: Assemblymember Eduardo Garcia
California State Assembly, District 56
State Capitol, P.O. Box 942849
Room 4140
Sacramento, CA 94249-0056

ATTN: Assemblymember Eduardo Garcia
District Office
48220 Jackson Street, #A3
Coachella, CA 92236

Supervisor V. Manuel Perez
Fourth District
Riverside County Board of Supervisors
4080 Lemon Street - 5th Floor
Riverside, CA 92501

Supervisor V. Manuel Perez
Fourth District
Mecca Satellite Office
91-260 Avenue 66
Mecca, CA 92254

ATTN: Senator Jeff Stone
California State Senate, 28th District
1315 10th Street, Room 4062
Sacramento, CA 95814

ATTN: Senator Jeff Stone
California State Senate, 28th District
45-125 Smurr Street, Suite B
Indio, California 92201

ENVIRONMENTAL GROUPS

Coachella Valley
Ecological Reserve Foundation
P.O. Box 2821
Palm Desert, CA 92261

Nature Conservancy
201 Mission St., 4th Floor
San Francisco, CA 94105-1832

Nature Conservancy
4245 Fairfax Dr, Suite 100
Arlington, VA 22203

Coachella Valley Trails Council
P.O. Box 2738
Palm Desert, CA 92261

Coachella Valley Trails Council
2920 E. Via Vaquero Rd.
Palm Springs, CA 92262

Desert Tortoise Preserve Committee,
Inc.
4067 Mission Inn Ave.
Riverside, CA 92501

~~Desert Trails Assoc.
P.O. Box 1626
La Quinta, CA 92253~~

ATTN: Pete Kiriakus
San Geronio Chapter, Sierra Club
4079 Mission Inn Ave.
Riverside, CA 92501-3204

ATTN: George B. Hague
Sierra Club
26711 Ironwood Ave.
Moreno Valley, CA 92555

ATTN: Dan Silver
Endangered Habitats League
8424-A Santa Monica Blvd., Suite 592
Los Angeles, CA 90069-4267

ATTN: Jeff Morgan
Tahquitz Group, Sierra Club
1485 E. Via Escuela
Palm Springs, CA 92262

Tri-County Conservation League
P.O. Box 51127
Riverside, CA 92517-2127

ATTN: Jeff Aardahl/ Environmental
Review
Defenders of Wildlife
1303 J Street, Suite 270
Sacramento, CA 95814

ATTN: Edward LaRue Jr./ Environmental
Review
Desert Tortoise Council
4654 East Avenue S #257B
Palmdale, CA 93552

Center for Biological Diversity
PO Box 549
Joshua Tree, CA 92252-0549

New West Company (La Entrada Devel.)
5055 West Patrick Lane, Suite 101
Las Vegas CA 89118
ATTN: Terry Manley, PSAV, LLC and
LLSE Holdings, LLC

Chris Clarke, Calif. Desert Prog. Mgr.
National Parks Conservation Association
1330 Broadway
Suite 415
Oakland, CA 94612

FEDERAL

U.S. Army Corps of Engineers
Los Angeles District
915 Wilshire Blvd.
Los Angeles, CA 90017

ATTN: Field Supervisor
U.S. Fish & Wildlife Service
777 E. Tahaquiz Cnyn Way, Ste 208
Palm Springs, CA 92262

Office of Environmental Policy &
Compliance, Region IX
U.S. Department of the Interior
333 Bush Street, Suite 515
San Francisco, CA 94104

Soil Conservation Service,
U.S. Department of Agriculture
80975 Indio Blvd., Suite B-11
Indio, CA 92201

U.S. Dept. of the Interior
Bureau of Land Management
Palm Springs - South Coast Field Office
1201 Bird Center Drive
Palm Springs, California 92262

ATTN: David Smith/ Environmental Review
U.S. Dept. of the Interior
National Park Service
Joshua Tree National Park
74485 National Park Drive
Twentynine Palms, CA 92277-3597

ATTN: Kennon Corey/ Environmental Review
U.S. Fish and Wildlife Service
Palm Springs Fish and Wildlife Office
777 East Tahquitz Canyon Way, Suite 208
Palm Springs, CA 92262

ATTN: Leslie MacNair/ Environmental Review
California Department of Fish and Wildlife
Inland Deserts Region
78078 Country Club Drive, Suite 109
Bermuda Dunes, CA 92203

STATE

ATTN: Scott Morgan/ Environmental Review
Governor's Office Png/Research
State Clearinghouse
1400 10th St
Sacramento, CA 95814

ATTN: Environmental Review
California Air Resources Board
P.O. Box 2815
Sacramento, CA 95812

ATTN: Environmental Review
Alquist-Priolo Earthquake Fault Zoning Program
California State Dept. of Conservation
801 K St., Mail Stop 12-32
Sacramento, CA 95814-3500

ATTN: Mark Roberts/ Environmental
Review
Caltrans District 8
464 W. 4th Street, 6th Floor
San Bernardino, CA 92401

ATTN: Environmental Review
California State
Dept. of Parks & Recreation
1416 9th St., Rm 1435
P.O. Box 942896
Sacramento, CA 95814

ATTN: Environmental Review
CHP, Enforcement & Planning Division
Special Projects Section
Transportation Planning Unit
2555 First Avenue
Sacramento, CA 95818

ATTN: Environmental Review
California Department of Food and
Agriculture
1220 N Street, Suite 400
Sacramento, CA 95814

ATTN: Environmental Review
California Native American Heritage
Commission
1550 Harbor Blvd, Suite 100
West Sacramento, CA 95691

ATTN: Environmental Review
California Department of Water
Resources
P.O. Box 942836
Sacramento, CA 94236

ATTN: Environmental Review
State Water Resources Control Board
P.O. Box 100
Sacramento, CA 95812-0100

ATTN: Environmental Review
Colorado River RWQCB
Region 7 Office
73-720 Fred Waring Dr., Suite 100
Palm Desert, CA 92260

ATTN: Environmental Review
CDFW Inland Desert Region
Region 6
3602 Inland Empire Blvd, Ste C-220
Ontario, CA 91764

ATTN: Environmental Review
California Department of Fish and Wildlife
Headquarters
1416 9th Street, 12th Floor, Sacramento,
CA 95814

ATTN: Environmental Review
California Energy Commission
Media and Public Communications Office
1516 Ninth Street, MS-29
Sacramento, CA 95814-5512

ATTN: Environmental Review
California Department of Conservation
801 K Street, MS 24-01
Sacramento, CA 95814

ATTN: Environmental Review
California Department of Public Health
PO Box 997377, MS 0500
Sacramento, CA 95899-7377

ATTN: Environmental Review
Colorado River Board of California
770 Fairmont Ave, Ste. 100
Glendale, CA 91203-1068

ATTN: Environmental Review
California Department of Housing and
Community Development
2020 West El Camino Avenue
Sacramento, CA 95833

ATTN: Environmental Review
Department of Resources Recycling and
Recovery (CalRecycle)
P.O. Box 4025
Sacramento, CA 95812

ATTN: Environmental Review
California Public Utilities Commission -
Headquarters
505 Van Ness Avenue
San Francisco, CA 94102

ATTN: Environmental Review
California Natural Resources Agency
1416 Ninth Street, Suite 1311
Sacramento, CA 95814

ATTN: Environmental Review
Coachella Valley Mountains Conservancy
73-710 Fred Waring Drive, Ste 112
Palm Desert, CA 92260

ATTN: Ty Christensen, Health Pgm. Audit Mgr.
OSHPD
Accounting & Reporting Section
400 R Street, Suite 250
Sacramento, CA 95811

REGIONAL

The Metropolitan Water District of
Southern California
PO Box 54153
Los Angeles, CA 90054-0153

ATTN: Environmental Review
Coachella Valley Water District
Steve Robbins Administration Building
75515 Hovley Lane East
Palm Desert, CA 92211

ATTN: Tom Kirk, Executive Director
Coachella Valley Association of
Governments
73-710 Fred Waring Drive, Ste #200
Palm Desert, CA 92260

ATTN: Ping Chang/ Environmental Review
Southern California Association of Governments
– Main Office
900 Wilshire Blvd., Ste. 1700
Los Angeles, CA 90017

Southern California Assoc. of Gvts./
Environmental Review
Riverside County Regional Office
3403 10th Street, Suite 805
Riverside, CA 92501

ATTN: Jillian Wong/Environmental Review
South Coast Air Quality
Management District HQ
21865 Copley Drive
Diamond Bar, CA 91765

ATTN: Brett Mills, District Manager
San Jacinto Basin Resource
Conservation District
950 N. Ramona Boulevard, Suite 6
San Jacinto, CA 92582

LOCAL

~~ATTN: Matt Straite, Case Planner
Riverside County Planning Department
4080 Lemon Street
P.O. Box 1409
Riverside, CA 92501~~

Coachella Valley
Mosquito and Vector Control District
43-420 Trader Pl.
Indio, CA 92201

~~Environmental Programs Dept.,
Riverside County
4080 Lemon Street
Mail Stop 2715
Riverside, CA 92501~~

ATTN: Environmental Review
Coachella Valley Preserve
P.O. Box 188
Thousand Palms, CA 92276

ATTN: Yvonne Franco, District Manager
Coachella Valley
Resource Conservation District
81077 Indio Blvd. Suite A
Indio, CA 92201

ATTN: Environmental Review
Riverside Land Conservancy
4075 Mission Inn Ave.
Riverside, CA 92501-3204

Attn: Deputy Chief / Environmental Review
Riverside County Fire Department HQ
210 West San Jacinto Avenue
Perris, CA 92570

ATTN: Environmental Review
Riverside County Sheriff
86-625 Airport Blvd.
Thermal, CA 92274

ATTN: Andy Jenkins, Facilities Director
Coachella Valley Unified School District
83733 Avenue 55
Thermal, CA 92274

ATTN: Parks Planner
Riverside County Regional Park and
Open-Space District
4600 Crestmore Road
Jurupa Valley, CA 92509

History Division
Riverside County Regional Park and
Open-Space District
4600 Crestmore Road
Jurupa Valley, CA 92509

ATTN: Epidemiologist / Accreditation
Coordinator
County of Riverside Dept. of Public Health
Admin. Bldg.
4065 County Circle Drive
Riverside, CA 92503

ATTN: Trevor Douville, Paramedic
Senior EMS Specialist
Riverside County EMS Agency
4210 Riverwalk Pkwy #300, Riverside, CA
92505

ATTN: Operations Manager,
Eastern Riverside County AMR
879 Marlborough Ave.
Riverside, California 92507

ATTN: Environmental Review
SunLine Transit Agency
32-505 Harry Oliver Trl.
Thousand Palms, CA 92276

ATTN: Principal Planner/
Environmental Review
Riverside County Waste Management Dept. -
Planning Section
14310 Frederick Street
Moreno Valley, CA 92553

ATTN: Admin. Services Supervisor
Riverside County EDA
County Library System
P.O. Box 1180
Riverside, CA 92502

ATTN: Project Manager/ Environmental Review
Imperial Irrigation District
Engineering
81-600 Avenue 58
La Quinta, CA 92253

ATTN: Environmental Review
Southern California Gas Company
Environmental Services
1981 W. Lugonia Ave
Redlands, CA 92374-9720

ATTN: Environmental Review
AT&T
Network Operations
3450 Riverwood Parkway SE
Atlanta, Georgia 30339

ATTN: Delia Granados, District Clerk/
Environmental Review
Desert Recreation District
45-305 Oasis Street
Indio, CA 92201

ATTN: Planning Commission Secretary
Riverside County
4080 Lemon Street
Mail Stop 1070
Riverside, CA 92501

Donald Vargas, Environmental Regulatory
Compliance Administrator
Imperial Irrigation -District Operating Headquarters
PO Box 937
Imperial, CA 92251

ATTN: Michael Atencio
Agua Caliente Band of Cahuilla Indians
600 E. Tahquitz Canyon Way
Palm Springs, CA 92262-6706

Cabazon Band of Mission Indians
David Roosevelt, Chairperson
84-245 Indio Springs (Cahuilla)
Indio, CA 92203-3499

Chemehuevi Reservation
Charles Wood, Chairperson
P.O. Box 1976 (Chemehuevi)
Chemehuevi Valley, CA 92363

Ramona Band of Cahuilla Mission Indians
Joseph Hamilton, Chairman
P.O. Box 391670 (Cahuilla)
Anza, CA 92539

Colorado River Indian Tribe
Ginger Scott, Museum Curator; George Ray,
Coor
26600 Mojave Road (Mojave, Chemehuevi)
Parker, AZ 85344

Twenty-Nine Palms
Band of Mission Indians
Darrell Mike, Chairperson
46-200 Harrison Place (Chemehuevi)
Coachella, CA 92236

Torres-Martinez Desert Cahuilla Indians
Ernest Morreo
P.O. Box 1160 (Cahuilla)
Thermal, CA 92274

Chemehuevi Indian Tribe
1990 Palo Verdes Dr.
P.O. Box 1976
Needles, CA 92363

AhaMaKav Cultural Society, Fort Mojave Indian
Linda Otero, Director
500 Merriman Ave
Needles, CA 92363

Augustine Band of Cahuilla Mission Indians
Mary Ann Green, Chairperson
P.O. Box 846 (Cahuilla)
Coachella, CA 92236

Cahuilla Band of Indians
Luther Salgado, Sr., Chairperson
P.O. Box 391760
Anza, CA 92539

Morongo Band of Mission Indians
Michael Contreras, Cultural Heritage Prog.
12700 Pumarra Road (Cahuilla, Serrano)
Banning, CA 92220

Torres-Martinez Desert Cahuilla Indians
Diana L. Chihuahua, Vice Chairperson
P.O. Box 1160 (Cahuilla)
Thermal, CA 92274

Agua Caliente Band of Cahuilla Indians THPO
Patricia Tuck, Tribal Historic Preservation
Officer
5401 Dinah Shore Drive (Cahuilla)
Palm Springs, CA 92264

Dean Mike, Chairperson
Twenty-Nine Palms Band of Mission
Indians
48-200 Harrison Place
Coachella, CA 92236

Richard Begay, THPO Director
Agua Caliente Band of Cahuilla Indians
650 Tahquitz Canyon Way
Palm Springs, CA 92262

Richard Milanovich, Chairperson
Agua Caliente Band of Cahuilla Indians
600 Tahquitz Canyon Way
Palm Springs, CA 92262

Mary Ann Green, Chairperson
Augustine Band of Cahuilla Mission
Indians
PO Box 846
Coachella, CA 92236

Judy Stapp, Director of Cultural Affairs
Cabazon Band of Mission Indians
84-245 Indio Springs Parkway
Indio, CA 92203

John A James, Chairperson
Cabazon Band of Mission Indians
84-245 Indio Springs Parkway
Indio, CA 92203

Anthony Madrigal, Jr., Interim
Chairperson
Cahuilla Band of Indians
PO Box 391760
Anza, CA 92539

Britt Wilson, Cultural Resources
Coordinator
Morongo Band of Mission Indians
245 N. Murray Street, Suite C
Banning, CA 92220

William Contreras, Cultural Resources
Coordinator
Torres-Martinez Desert Cahuilla Indians
PO Box 1160
Thermal, CA 92274

Raymond Torres, Chairperson
Torres-Martinez Desert Cahuilla Indians
PO Box 1160
Thermal, CA 92274

John A James, Chairperson
Cabazon Band of Mission Indians
84-245 Indio Springs Parkway
Indio, CA 92203

Amanda Vance, Chairperson
Augustine Band of Cahuilla Indians
PO Box 846
Coachella, CA 92236

Troy Strange, Director of Planning & Public
Works
Desert Recreation District
45-305 Oasis St.
Indio, CA 92201

Anthony Madrigal, Jr., Tribal Historic
Preservation Officer
Twenty Nine Palms Band of Mission Indians
46-200 Harrison Place
Coachella, CA 92236

Lisa T. Belenky, Senior Attorney
Center for Biological Diversity
1212 Broadway, Suite 800 Oakland, CA 94612

Nicholas Jensen, PhD
Southern California Conservation Analyst
California Native Plant Society
1500 North College Ave
Claremont, CA 91711

Rebecca Zaragoza, Policy Advocate
Leadership Counsel for Justice and
Accountability
81730 Hwy 111, Ste. 25A
Indio, CA 92201

Anita M. Petke, Transit Communications
Service Specialist
Sunline Transit Agency
32-505 Harry Oliver Trail
Thousand Palms, CA 92276

Scott Connelly
2071 Marguerite St.
Palm Springs, CA 92264

Lijin Sun, Program Supervisor
South Coast Air Quality Management District
21865 Copley Drive
Diamond Bar, CA 91765

Luis Lopez, Development Services Director
City of Coachella
1515 Sixth St.
Coachella, CA 92236

Tammy Martin, Executive Director
Friends of the Desert Mountain
51-500 Highway 74
P.O. Box 1281
Palm Desert, CA 92261

Richard Toshiyuki Drury
Lozeau Drury LLP
410 12th Street, Suite 250
Oakland, CA 94607

Mark Roberts, ACIP, Office Chief
Department of Transportation
District 8
IGR/Community & Regional Planning
464 West 4th Street, 6th Floor MS-725
San Bernardino, CA 92401

Kathleen Brundige
Management Analyst
Coachella Valley Association of Governments
73710 Fred Waring Dr., #200
Palm Desert, CA 92260

Scott Morgan, Director
Governor's Office Plng/Research
State Clearinghouse
1400 10th St
Sacramento, CA 95814

J.M. Ricker
Director, Government and External Affairs
United States Marine Corps
Box 788105
Twentynine Palms, CA 92278

Cheri Flores, Senior Planner
City of La Quinta
78-495 Calle Tampico
La Quinta, CA 92253

Jim R. Karpiak, Executive Director
Coachella Valley Mountains Conservatory
73-710 Fred Waring Drive, Suite 112
Palm Desert, CA 92260

Linda Yoshida
350 Bloom Drive
Monterey Park, CA 91755

Jonathan E. Shardlow
Gresham Savage
550 East Hospitality Ln, Suite 300
San Bernardino, CA 92408

Edward L. LaRue, Jr., M.S., Chairperson
Desert Tortoise Council
4654 East Avenue S #257B
Palmdale, CA 93552

David A. Smith, Superintendent
United States Department of the Interior
National Park Service
Joshua Tree National Park
74485 National Park Drive
Twentynine Palms, CA 92277

Deirdre West, Section Manager
Environmental Planning Team
Metropolitan Water District of Southern
California
700 N. Alameda St.
Los Angeles, CA 90012

Sant Khalsa
Professor Emerita, CSU San Bernardino
3450 Polaris Avenue
Joshua Tree, CA 92252

Bill Havert
360 Lupine Drive
Sequim, WA 98382

J.P. Rose, Staff Attorney
Center for Biological Diversity
660 S. Figueroa St., Suite 1000
Los Angeles, CA 90017

Kim Floyd, Conservation Chair
Sierra Club- San Gorgonio Chapter
PO Box 5425
Riverside, CA 92517

Tom Kirk, Executive Director
Coachella Valley Conservation Commission
73-710 Fred Waring Drive, Suite 200
Palm Desert, CA 92260

Stacy Goss
Desert Survivors
PO Box 20991
Oakland, CA 94620

Marven E. Norman, Executive Director
Inland Biking Alliance
PO Box 8636
Redlands, CA 92375

Donald Vargas
Imperial Irrigation District
PO Box 937
Imperial, CA 92251

Huberto Lugo
Comité Civico del Valle, Inc
235 Main St.
Brawley, CA 92227

Chris Clarke
California Desert Program Manager
NPCA
350 Frank H. Ogawa Plaza, #1100
Oakland, CA 94612

Tom Egan
California Desert Representative
Defenders of Wildlife
980 9th St., Suite 1730
Sacramento, CA 95814

Frazier Haney
Conservation Director
Mojave Desert Land Trust
60124 Twentynine Palms Highway
Joshua Tree, CA 92252

Kennon A. Corey, Assistant Field Supervisor
United States Fish and Wildlife Service
777 East Tahquitz Canyon Way, Suite 208
Palm Springs, CA 92262

Pearl Kan
Wittwer/Parkin LLP
147 S. River Street, Suite 221
Santa Cruz, CA 95060



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

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

38686 El Cerrito Road
Palm Desert, California 92211

SUBJECT: Filing of Notice of Determination in compliance with Section 21152 of the California Public Resources Code.

SPECIFIC PLAN NO. 3339, GENERAL PLAN AMENDMENT NO. 686, CHANGE OF ZONE NO. 6915, EIR NO. 506

Project Title/Case Numbers

Russell Brady
County Contact Person

951-955-3025
Phone Number

2015101031
State Clearinghouse Number (if submitted to the State Clearinghouse)

GLC Enterprises LLC
Project Applicant

39820 Portola Avenue, Suite 2, Palm Desert, CA 92260
Address

The project is located westerly of Cotton Springs Road, northerly of Box Canyon Road, easterly of Interstate 10 Cactus City Rest Area, and southerly of Joshua Tree National Park, on either side of Interstate 10.

Project Location

The Specific Plan is a proposal to establish a Specific Plan which would allow for a maximum of 8,490 sq. ft. dwelling units and up to 1.38 million sq. ft. of non-residential uses within an approximately 1,848 acre development footprint divided between six (6) Villages within an overall 5,000 acres Specific Plan area. The General Plan Amendment is a proposal for a General Plan Foundation Component Amendment and General Plan Entitlement/Policy Amendment to change the underlying Foundation from Open Space to Community Development and change the land use designation from Open Space: Rural (OS-RUR) to those as reflected in the Specific Plan land use plan, which include Open Space-Conservation Habitat (OS-CH), Open Space-Recreation (OS-R), Mixed Use (MU), Commercial Retail (CR), Medium Density Residential (MDR), Medium High Density Residential (MHDR), High Density Residential (HDR), Highest Density Residential (HHDR), and Public Facilities (PF) designations. The Change of Zone is a proposal to change the zoning classification of the subject site from a mix of Controlled Development Areas, 10 Acre Minimum (W-2-10) and Natural Assets (N-A) to Specific Plan (SP) and adopt a Specific Plan zoning ordinance to establish the permitted uses and development standards for the Specific Plan Planning Areas. The Environmental Impact Report studies the impacts of the project.

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 have a potentially significant effect on the environment.
2. An Environmental Impact Report was prepared for the project pursuant to the provisions of the California Environmental Quality Act (\$3,271.00+\$50.00) and reflect the independent judgment of the Lead Agency.
3. Mitigation measures WERE made conditions of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS adopted.
5. A statement of Overriding Considerations WAS adopted
6. Findings were made pursuant to the provisions of CEQA.

This is to certify that the EIR, with comments, responses, and record of project approval is available to the general public at: Riverside County Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501.

Signature

Project Planner
Title

Date

Date Received for Filing and Posting at OPR: _____

Please charge deposit fee case#: ZEA ZCFG 02842

FOR COUNTY CLERK'S USE ONLY

INVOICE (PLAN-CFG02842)
FOR RIVERSIDE COUNTY

BILLING CONTACT

Glc Enterprises LLC
39820 Portola Ave, Ste 2 Industry Ca
Palm Desert, Ca 92260

County of Riverside
Trans. & Land Management Agency



INVOICE NUMBER	INVOICE DATE	INVOICE DUE DATE	INVOICE STATUS
PLAN-CFG02842	01/06/2004	01/06/2004	Paid In Full

REFERENCE NUMBER	FEE NAME	TOTAL
CFG02842	0452 - CF&G TRUST: RECORD FEES	\$64.00
100455 Frontage Rd Desert Center,		SUB TOTAL \$64.00

TOTAL **\$64.00**

Please Remit Payment To:

County of Riverside
P.O. Box 1605
Riverside, CA 92502

Credit Card Payments By Phone:

760-863-7735

For Questions Please Visit Us at the Following Locations:

Riverside Permit Assistance Center
4080 Lemon St., 9th FL
Riverside, CA 92501

Desert Permit Assistance Center
77588 El Duna Ct., Ste H
Palm Desert, CA 92211



**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT**

Agenda Item No.

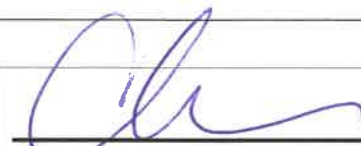
4.1

Planning Commission Hearing: December 5, 2018

PROPOSED PROJECT

Case Number(s):	GPA01217, CZ07936, PM36804 TR36805
EA No.:	42751
Area Plan:	Western Coachella Valley
Zoning Area/District:	Thousand Palms District
Supervisory District:	Fourth District
Project Planner:	Jay Olivas
Project APN(s):	650-310-001, 650-310-002, 650-230-002

Applicant: Palm Creek Ranch, LLC
c/o Joe Caracciolo c/o Steve Kleeman
Engineer: CVE Engineers



Charissa Leach, P.E.
Assistant TLMA Director

PROJECT DESCRIPTION AND LOCATION

GENERAL PLAN AMENDMENT NO. 1217 (Entitlement/Policy Amendment) - proposes to change the General Plan Land Use Designation on properties totaling 108 gross acres from Community Development: Very Low Density Residential (CD: VLDR) (1 Acre Minimum) to Community Development: Medium Density Residential (CD: MDR) (2-5 D.U./Ac.) on an approximately 101-acre portion of 108 gross acres and to Community Development: Highest Density Residential (CD:HHDR) (20+ D.U./Ac.) on an approximately 7.0-acre portion of the 108 gross acres along the Ramon Road frontage.

CHANGE OF ZONE NO. 7936 - proposes to amend the zoning classification for a 7.10-acre portion of 108 gross acre site along the Ramon Road frontage portion of the subject property from Scenic Highway Commercial (C-P-S) to General Residential (R-3). The applicant is proposing a change of zone from C-P-S to R-3 zone on a 7.10-acre portion of the 108-acre project site, with remaining land to remain in the R-1 and R-3-6,000 zone.

TENTATIVE PARCEL MAP NO. 36804, AMENDED MAP NO. 2 - proposes a Schedule J subdivision to divide 108 gross acres into four (4) parcels for finance and conveyance purposes with Parcel 1 at 30.75 acres, Parcel 2 at 39.20 acres, Parcel 3 at 31.15 acres, and Parcel 4 at 7.10 acres.

TENTATIVE TRACT MAP NO. 36805, AMENDED MAP NO. 2 - proposes a phased Schedule A map to subdivide 108 gross acres into 371 residential lots with lot sizes ranging from 6,000 square feet minimum to 14,000 square feet maximum, with private streets and separate retention areas, tot lots, walking and jogging trails, training track, BBQ areas, and water features, as well as a vacant 7.10 acre lot along Ramon Road frontage. Phasing consists of TR36805-1 with 130 residential lots and common open space, TR36805-2 consists of 137 residential lots and common open space, and TR36805-3 (Final Phase) consists of 104 residential lots and common open space.

The Project site is located north of Ramon Road, west of Vista Del Sol, and east of Desert Moon Drive in Thousand Palms within the Western Coachella Valley Area Plan. The site is comprised of 108 gross acres.

PROJECT RECOMMENDATION

STAFF RECOMMENDATIONS:

THAT THE PLANNING COMMISSION:

ADOPT PLANNING COMMISSION RESOLUTION NO. 2018-009 recommending adoption of General Plan Amendment No. 1217 to the Board of Supervisors; and,

THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS TAKE THE FOLLOWING ACTIONS:

ADOPT a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42751**, based on the findings incorporated in the initial study, included herein, and the conclusion that the project will not have a significant effect on the environment; and,

TENTATIVELY APPROVE GENERAL PLAN AMENDMENT NO. 1217, to change the General Plan Land Use Designations on properties totaling 108 gross acres from Community Development: Very Low Density Residential (CD: VLDR) (1 Acre Minimum) to Community Development: Medium Density Residential (CD: MDR) (2-5 D.U./Ac.) on an approximately 101-acre portion of the 108 gross acres, and to Community Development: Highest Density Residential (CD:HHDR) (20+ D.U./Ac.) on an approximately 7.0-acre portion of 108 gross acres, in accordance with attached Exhibit 5, based on the findings and conclusions incorporated in the staff report, subject to adoption of the General Plan Amendment resolution by the Board of Supervisors; and,

TENTATIVELY APPROVE CHANGE OF ZONE NO. 7936 amending the zoning classification for the subject properties from Scenic Highway Commercial (C-P-S) to General Residential (R-3) along a 7.10-acre portion of 108 gross acre site along the Ramon Road frontage, in accordance with attached Exhibit 2, based upon the findings and conclusions incorporated in the staff report, subject to adoption of the zoning ordinance by the Board of Supervisors; and,

APPROVE TENTATIVE PARCEL MAP NO. 36804, subject to the attached advisory notification document and conditions of approval, and based upon the findings and conclusions incorporated into the staff report; and,

APPROVE TENTATIVE TRACT MAP NO. 36805, subject to the attached advisory notification document and conditions of approval, and based upon the findings and conclusions incorporated into the staff report.

PROJECT DATA

Land Use and Zoning:

Existing General Plan Foundation Component:	Community Development
Proposed General Plan Foundation Component:	Community Development
Existing General Plan Land Use:	Very Low Density Residential (VLDR)

Proposed General Plan Land Use:	Medium Density Residential (MDR)
Policy / Overlay Area:	N/A
Surrounding General Plan Land Uses	
North:	Very Low Density Residential (VLDR)
East:	Very Low Density Residential (VLDR)
South:	Medium Density Residential (MDR)
West:	Mixed Use (MU); VLDR
Existing Zoning Classification:	R-1, R-3-6,000, C-P-S
Proposed Zoning Classification:	R-1, R-3-6,000, C-P-S, R-3
Surrounding Zoning Classifications	
North:	One Family Dwelling (R-1)
East:	Controlled Development Areas (W-2)
South:	Mobile Home Subdivisions (R-T)
West:	Mixed Use (MU); One-Family Dwelling (R-1)
Existing Use:	Vacant land
Surrounding Uses	
North:	One Family Dwellings
South:	Mobile homes
East:	One Family Dwellings
West:	One Family Dwellings

Project Site Details:

<i>Item</i>	<i>Value</i>	<i>Min./Max. Standard</i>
Project Site (Acres):	108.0 gross acres	N/A
Proposed Minimum Lot Size:	6,000 square feet	6,000 square feet
Total Proposed Number of Lots:	371 lots + 4 lots	N/A
Map Schedule:	A & J	

Located Within:

City's Sphere of Influence:	City of Cathedral City
County Service Area ("CSA"):	No
Recreation and Parks District:	No
Special Flood Hazard Zone:	Located in Special Flood Hazard Area.
Area Drainage Plan:	No
Dam Inundation Area:	No

Agricultural Preserve	No
Liquefaction Area:	Yes - Located within Moderate Liquefaction Area
Fault Zone:	No
High Fire Zone:	No
WRCMSHCP Criteria Cell:	No
CVMSHCP Conservation Boundary:	Yes
Airport Influence Area ("AIA"):	No

PROJECT LOCATION MAP



Figure 1: Project Location Map for GPA1217, CZ7936, PM36804, and TR36805

PROJECT BACKGROUND AND ANALYSIS

Background:

The subject land of approximately 108 gross acres is vacant. Prior proposed residential tracts on the subject land include TR30199 and TR30200 from 2002. However, these proposed tentative maps were never approved or recorded and were subsequently abandoned by the developer at that time.

The proposed project by Palm Creek Ranch, LLC has been extensively conditioned for regional and local drainage measures due to potential severe flooding in Thousand Palms. Local drainage conditions and measures have been completed and recommended by the Transportation Department, and planning staff received a regional drainage clearance letter dated October 10, 2018 from the Coachella Valley Water District outlining the conceptually approved regional hydraulic design for the overall project.

SB 18 Tribal Consultation

Pursuant to SB 18 requirements, Riverside County staff previously requested a list from the Native American Heritage Commission ("NAHC") of tribes whose historical extent includes the project site. On April 21, 2017 consultation request notices were sent to each of the Native American Tribes noted on the list. Noticed tribes had 90 days in which to request consultation regarding the proposed project. No consultation requests were received by July 20, 2017, the end of the 90-day noticing period.

AB 52 Tribal Consultation

In compliance with Assembly Bill 52 (AB52), notices regarding this project were mailed to all requesting tribes on July 27, 2015. No request for consultation was received. Condition of approval 60. PLANNING 4 requires 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.

ENVIRONMENTAL REVIEW AND ENVIRONMENTAL FINDINGS:

An Initial Study (IS) (Environmental Assessment No. 42751) and a Mitigated Negative Declaration (MND) have been prepared for this project in accordance with the California Environmental Quality Act (CEQA). The IS and MND represent the independent judgement of Riverside County. A Notice of Intent to Adopt an MND was prepared, and the documents were circulated for public review per the CEQA Statute and Guidelines Section 15105 from November 14, 2018 to December 5, 2018. While the IS identifies multiple types of potentially significant impacts, consisting of such impacts relating to hydrology, noise, and cumulative impacts, mitigation measures have been incorporated into the project to reduce those impacts to a level of less than significant. Accordingly, the project as proposed and conditioned will not result in any potentially significant environmental impacts due to incorporation of the mitigation as required under the MND and included in the Project's advisory notification document and conditions of approval.

FINDINGS AND CONCLUSIONS

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

GENERAL PLAN FINDINGS:

County Ordinance No. 348 and the Administration Element of the General Plan explain that there are four types of general plan amendments: Technical, Entitlement/Policy, Foundation, and Agriculture. Each category has distinct required findings that must be made by the Board of Supervisors at a noticed public hearing.

General Plan Amendment No. 1217 falls into the Entitlement/Policy category, because of proposed change in Land Use Designation from Very Low Density Residential (VLDR) to Medium Density Residential (MDR) and to Highest Density Residential (HHDR).

Ordinance No. 348 and the Administration Element of the General Plan provide that an Entitlement/Policy Amendment requires that three findings must be made to justify an Entitlement/Policy Amendment. The possible findings for each are listed below.

Entitlement/Policy Amendment Findings and Consideration Analysis

An Entitlement/Policy Amendment to the General Plan involves changes in land use designations or policies that involve land located entirely within a General Plan Foundation Component but that do not change the boundaries of that component. This type of amendment may also involve changes in General Plan policy as long as it does not change or conflict with the Riverside County Vision, a Foundation Component, or a General Planning Principle set forth in General Plan Appendix B. A Planning Commission resolution recommending approval of an Entitlement/Policy Amendment and a Board of Supervisors resolution approving an Entitlement/Policy Amendment must include the first two findings below and any one (or more) of the subsequent findings listed below:

- a. The proposed change does not involve a change in or conflict with: the Riverside County Vision; any General Planning Principle set forth in General Plan Appendix B; or any Foundation Component designation in the General Plan.
- b. The proposed amendment would either contribute to the purposes of the General Plan or, at a minimum, would not be detrimental to them.
- c. Special circumstances or conditions have emerged that were unanticipated in preparing the General Plan.
- d. A change in policy is required to conform to changes in state or federal law or applicable findings of a court of law.
- e. An amendment is required to comply with an update of the Housing Element or change in State Housing Element law.
- f. An amendment is required to expand basic employment job opportunities (jobs that contribute directly to the County's economic base) and that would improve the ratio of jobs-to-workers in the County.
- g. An amendment is required to address changes in ownership of land or land not under the land use authority of the Board of Supervisors.

GPA No. 1217 does not involve a change in or conflict with the Riverside County Vision. The general plan map change from Very Low Density Residential (VLDR) to Medium Density Residential (MDR) and to Highest Density Residential (HHDR) along Ramon Road corridor will not change or conflict with the County Vision. For example, the 2015 General Plan's Vision Statement's section on Population Growth provides, "New growth patterns no longer reflect a pattern of urban sprawl. Rather, they follow a framework

or transportation and open space corridors, with concentrations of development that fit into that framework. In other words, important open space and transportation corridors define growth areas.” The project is consistent with, and does not involve a change in or conflict with, this portion of the Riverside County Vision because it will result in an infill project along the Ramon Road transportation corridor on currently vacant 108 gross acres with new residential tract dwellings adjacent to existing single family residential development within an existing urban area. Considering the existing residential land uses surrounding the subject property, the proposed project would not be a spot development creating urban sprawl, it is consistent with this portion of the Riverside County Vision.

The 2015 General Plan’s Vision Statement’s Jobs and the Economy section states “Jobs/housing balance is significantly improved overall, as well as within sub regions of Riverside County”. This project would create approximately 300 temporary construction jobs, which is consistent with, and does not result in a change in or conflict with, this Vision section, and with existing housing and jobs in the urbanized areas of Thousand Palms, and nearby Bermuda Dunes, Palm Desert, the project would maintain good jobs and housing balance within close proximity.

GPA No. 1217 would not conflict with any Foundation Component designation of the General Plan in that the project does not propose any General Plan Foundation land use changes and is consistent with the existing foundation component of Community Development. As a result, there will be no conflict with any General Plan Foundation Component since the proposed general plan change is proposed from Very Low Density Residential (VLDR) to Medium Density Residential (MDR) and Highest Density Residential (HHDR) which are within the same foundation component as Community Development.

GPA No. 1217 would not conflict with any principle set forth in General Plan Appendix B. Specifically, this General Plan Amendment is consistent with the following principles:

- a. Principle I.C.1 provides the “The General Plan Vision acknowledges that every community in the County is maturing in its own way, at its own pace and within its own context. Policies and programs should be tailored to local needs in order to accommodate the particular level of anticipated maturation in a given community.” New development along this portion of Ramon Road near Interstate 10 within the Thousand Palms Zoning District has accelerated over the past decade. The project would develop a vacant 108 acres as residential, consistent with existing adjoining residential development. Therefore, the project is consistent with General Planning Principles through the recognition of a maturing community and a response to encourage managed growth in appropriate locations.
- b. Principle I.G.1 provides “The County should encourage compact and transit-adaptive development on regional and community scales. The policy goal is to permit and encourage densities and intensities, and to reduce the land required for public infrastructure by reducing streets widths (subject to emergency access requirements) and other such requirements.” The proposed residential tract represents an infill project on 108 acres of vacant land which would be a compact development with additional, project-provided street and drainage improvements along Ramon Road.

Additionally, GPA No. 1217 would contribute to the achievement of the purposes of the General Plan and not be detrimental to them. The proposed amendment will establish the Medium Density Residential (MDR) and Highest Density Residential (HHDR) land use designations, which promotes one of the highest and best uses that can be associated with the currently existing vacant 108 acres along the existing

Ramon Road corridor, with existing and proposed infrastructure including private streets, to be built in phases, in support of the proposed residential tract. The project as an infill project within an existing residential area and would stimulate the growth of the area (Appendix B, VII.C.4). Additionally, since the 108 acres is currently vacant, and since the general plan amendment will allow the property to be modified to medium and highest density residential with associated implementing projects PM36804/TR36805 to accommodate residential units, with creation of housing for additional employees and customers using the subject land, which will therefore stimulate the growth of the area including small business.

Additionally, GPA No. 1217 does not create an internal inconsistency among the General Plan Elements. For example, the project site is bordered by existing circulation facilities which are conditioned to be improved with curbs, gutters, and sidewalks including along Ramon Road and Desert Moon Drive implementing Land Use Element Policy 29.7, as well as, dedicating and improving necessary rights-of-way as part of the land use review process implementing Circulation Element Policy C 3.16 with associated implementing project (TR36805). Ramon Road is conditioned for 8-inch concrete curb and gutter located 43-feet from centerline, and match-up asphalt concrete paving. Desert Moon Drive is conditioned for 32-feet of asphalt pavement from centerline, and match-up asphalt concrete paving, with concrete curb and gutter.

Furthermore, GPA No. 1217 would be an amendment to expand basic employment job opportunities (jobs that contribute to the County's economic base) and that would improve the ratio of jobs to workers in the County. As a result of the amendment, the project would create approximately 300 temporary construction jobs expanding basic employment opportunities and approximately 1,153 residents which would increase the employment population of the area.

The project is inconsistent with the current general plan land use designations of VLDR (1 Acre Minimum) since lot sizes vary from 6,000 square feet to 14, 000 square feet which is less than 1 Acre Minimum. The project is consistent with the proposed general plan land use designations of MDR due to lot sizes indicated above which create a 2-5 dwelling units per acre density range and with HHDR due to 7.10 acre lot size which can accommodate potential future apartment complex by separate entitlement.

Change of Zone Findings:

1. Change of Zone No. 7936 is a proposal to change the project site's Zoning Classification from Scenic Highway Commercial (C-P-S) to General Residential (R-3) along the Ramon Road frontage. The applicant is proposing a change of zone from C-P-S to R-3 zone on a 7.10-acre portion of the 108-acre project site, with remaining land to remain in the R-1 and R-3-6,000 zone. The proposed zoning classification is consistent with the General Plan for the following reasons:

The project site is currently zoned R-1, R-3-6,000 and C-P-S and is within the Thousand Palms Zoning District with the underlying land use designations of VLDR, proposed to be changed as part of the proposed project to MDR and HHDR. The change from C-P-S to R-3 zoning encourages future multiple family dwellings along Ramon Road frontage on approximate seven-acre portion which is consistent with the corresponding proposed Highest Density Residential (HHDR) land use designation.

2. The proposed R-3 zoning will allow for 7-acre lots size, is compatible with the overall development pattern in the project vicinity since future multiple-family dwellings is an encouraged land use along Ramon Road due to lack of affordable dwellings and would act as a buffer to nearby single-family

residential development including proposed with TR36805. The proposed R-3 portion along Ramon Road would potentially be considered by separate entitlement such a plot plan for multiple-family dwellings at a later date.

Tentative Parcel Map Findings:

Tentative Parcel Map No. 36804 is a proposed Schedule "J" map that proposes to subdivide 108 gross acres into four (4) parcels for finance and conveyance purposes. The findings required to approve a Map, pursuant to Riverside County Ordinance No. 460, are as follows:

1. The proposed map and subdivision design is consistent with the General Plan (there are no applicable Specific 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 as a Schedule J map is intended for finance and conveyance purposes with parcel sizes ranging from 7 acres to 40 acres to accommodate related unit phased tract map TR36805 which provides for a variety of housing type in single-family residential community with a variety of lot sizes and with recreational amenities and complies with the density limits of the specific land use designations.
2. The site of the proposed land division is physically suitable for the type of development and proposed density of development because of flat topography and required drainage features to handle regional and local drainage flows. The overall density and lot sizes proposed is compatible with the existing and planned surrounding land uses, which generally consist of Community Development: Medium Density Residential (CD:MDR), Very Low Density Residential (CD:VLDR), and Mixed Use Area (MUA) land use designations.
3. The design of the proposed land division with parcel between 7 acres to 40 acres 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 Mitigated Negative Declaration for the project, any 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 with four (4) parcels located on 108 gross acre site 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 regards to regional drainage and noise due to required mitigation measures, not in particular regarding health and safety factors considered, such as Air Quality, Hazards which are less than significant.
5. The proposed project consists of a Schedule 'J' subdivision pursuant to Ordinance No. 460. Ordinance No. 460 requires all land divisions to conform to the County's General Plan, with any applicable specific plan, with Ordinance No. 348 and with the requirements of Ordinance No. 460.

The project also specifically complies with the Schedule "J" requirements of Ordinance No. 460 Section 10.16 as listed below as follows:

1. The land to be subdivided by the Schedule "J" subdivision map is developed in accordance with an approved valid land use entitlement or permit and a future subdivision map or land use entitlement or permit shall be processed in order for new development to occur on the land. The project complies in that a future phased subdivision map TR36805 is proposed concurrently with proposed Schedule "J" map PM36804.

2. The land to be subdivided by the Schedule "J" subdivision map is not developed and will be used for non-residential uses. A future subdivision map or land use entitlement or permit shall be processed in order for any development to occur on the land. The project complies in that a future phased subdivision map TR36805 is proposed concurrently with proposed Schedule J map PM36804.

3. The land to be subdivided by the Schedule "J" subdivision map is not developed, is located within a previously approved specific plan or tentative tract map, and will be used for residential uses. Development on the land shall be consistent with the previously approved specific plan, tentative tract map or with a future subdivision map, as well as any other land use entitlement or permit required for the development. The project complies in that the land is not developed and is proposed for future residential uses under phased subdivision TR36805.

4. All lots meet the minimum lot size requirements provided in the applicable zoning classification to ensure compliance with all applicable development standards. The lots range in size from 6,000 square feet to 14,000 square feet in compliance with the existing R-3,6000 and R-1 zones and proposed zoning of R-3 at 7.10 acres along the Ramon Road frontage.

5. All lots have acceptable legal access either by lot configuration or by a separate recorded document. A conceptual engineering design shall be submitted to provide assurance that access can be designed and constructed. Existing legal access is available along Ramon Road, Desert Moon Drive, and Vista Del Sol Road immediately abutting the project site.

6. There are no physical constraints which may affect the feasibility of future development on the land. The land contains relatively flat topography and no unique physical features and therefore complies with this criteria.

7. Conditions of approval related to public safety and zoning compliance may be imposed on a Schedule "J" subdivision map. Recommended Conditions of Approval such as compliance with Zoning Standards and ROW dedications are recommended for PM36804 to comply with this criteria.

8. Each lot shall be identified by number and all public streets shall be identified by letter. The project complies in that PM36804 Exhibit with transmittal letter labels the map Parcels 1-4 and identifies Ramon Road, Vista Del Sol, and Desert Moon Drive which are public streets.

9. Each sheet of the subdivision map shall clearly provide the following: "For Finance and Conveyance Purposes Only. A Future Subdivision Map or Land Use Entitlement or Permit is Necessary to Develop this Property. This Map Does Not Remove any Conditions of Approval For

Separate Land Use Entitlements or Tentative Maps or Use Permits Approved for this Land.” PM36804 Exhibit dated August 2018 is clearly labeled with the above statement and is in compliance with this criteria.

10. Along with the recordation of the Schedule “J” subdivision map, the language provided in subsection C.3. above shall be recorded in the form of a restriction using the standard form approved by County Counsel. The project shall comply with this requirement during final map stage.

11. Security for monuments and certificates for taxes and assessments shall be provided in accordance with this ordinance. The project shall comply with this requirement during final map stage.

12. Any development on the land will require the approval of a separate tentative map or land use entitlement or permit, or any combination thereof, in accordance with the Subdivision Map Act and applicable County ordinances. The project complies in that a future phased subdivision map TR36805 is proposed concurrently with proposed Schedule J map PM36804.

Tentative Tract Map Findings:

Tentative Parcel Map No. 36805 is a proposed Schedule “A” map that proposes to subdivide 108 gross acres into 371 residential lots. The findings required to approve a Map, pursuant to Riverside County Ordinance No. 460, are as follows:

1. The proposed tentative tract map its design are consistent with the County’s General Plan (there are no applicable Specific Plans) as follows. 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. General Plan Principle IV.B.1. Encourages the development of a “unique community identity” which creates a sense of place by retaining distinct edges and sufficient open space between scattered urbanized areas. The proposed tentative tract map will comply with the General Plan by providing a variety of housing types in single-family residential community, promoting the unique characteristics of the Thousand Palms area.
2. The overall proposed density of approximately 3.5 dwelling units per acre and lot sizes of 6,000 square feet to 14,000 square feet proposed with the residential tract is compatible with the existing and planned surrounding land uses which have similar lots sizes, and the site is physically suitable due to the relatively flat topography with required drainage features.
3. The Environmental Assessment prepared for the project analyzed the potential environmental impacts of the project. Based on the findings and conclusions in the attached Environmental Assessment which show that the proposed project will not result in any potentially significant environmental impacts with the required mitigation measures, the design of the tentative tract map is not likely to cause substantial environmental damage, serious public health problems, or substantially and avoidably injure fish or wildlife or their habitat.

4. Additionally, the proposed Tentative Tract Map No. 36805 is consistent with the minimum improvements as outlined in Section 10.5 (Schedule "A") of Ordinance No. 460 based on the following:
 - a. Streets – Condition of Approval 50. TRANS. 7, states that Ramon Road, is designated as an Arterial Highway and shall be improved with 8-inch curb and gutter located 43 feet from centerline and match-up asphalt concrete paving. It also states that Desert Moon Drive, is designated as a Local Road, shall be improved with 32 feet of asphalt concrete with curb, gutter, and sidewalk. With this transportation condition of approval, the requirements of Ordinance No. 460 10.5.A. as it pertains to streets and street improvements have been met. Internal Streets will be private.
 - b. Domestic Water – Based on a letter from the Coachella Valley Water District (CVWD) dated October 10, 2018, the Project site is located within the service boundaries of CVWD. Water service to individual lots will require the extension of water facilities within dedicated public and/or private right-of-ways. Advisory Notification Document (AND) E. HEALTH 2, states that it is the responsibility of the developer to ensure that all requirements to obtain potable water services are met with the CVWD as well as all other applicable agencies. In addition, because CVWD 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 CVWD the requirements of Ordinance No. 460 10.5.B. as it pertains to domestic water will be met.
 - c. Fire Protection – AND FIRE.2, requires that the placement of fire hydrants shall not be located more than 450-feet in any direction, with no portion of any lot frontage more than 225-feet from a fire hydrant, with minimum fire flow of 2000 GPM for 2-hour duration at 20 PS1. Condition of Approval (COA) 50. FIRE. 1 requires that the developer submit water system plans, showing the hydrant type, location, spacing and fire flow. With these conditions 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 block wall barriers with drainage openings such as wrought iron segments along the tract perimeter and chain link fencing around the retention areas as a safety feature due to existing flood zone as indicate by Condition of Approval 90.PLANNING.4.
 - 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.

5. The existing Zoning Classification for the subject site is R-1, R-3-6,000 and C-P-S. The proposed zone change for the subject site is from the C-P-S zone to General Residential (R-3) on a 7.10 acre portion of a 108 acre site to accommodate potential future multiple family residential units with separate entitlement at a later date. The proposed project is consistent with the required lot area dimensions and standards as set forth in the Development Standards for R-1, R-3-6,000, and proposed R-3 zones. All lots will be a minimum of 6,000 square feet up to 14,000 square feet approximately with minimum average width of approximately 50-feet each and average depth of 110-feet each. Ultimate development of the site will result in the construction of 369 single-family residences. Compliance with these standards as they relate to setbacks, site layouts, and height, will be addressed during the development stage of the 369 single-family residences. The proposed project will conform to the development standards of the Zoning Classifications and all other applicable provisions of Ordinance No. 348.

Other Findings:

6. 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.19.
7. The project site is located within Zone B as identified by Ordinance No. 655 (Mt. Palomar). The project is required to comply with lighting standards of Ordinance No. 655 for Zone B as noted AND PLANNING.18.
8. Based on the above, the proposed GPA No. 1217, Change of Zone No. 7936 and Tentative Tract Map No. 36805 would not be detrimental to the health, safety or general welfare of the community and complies with the General Plan and all applicable ordinances.
9. Based on the above, the proposed GPA No. 1217, Change of Zone No. 7936 and Tentative Tract Map No. 36805 are compatible with surrounding land uses, as the surrounding land uses consist of residential development, on minimum 6,000 square foot lots within existing urbanized and vacant land.
10. The project is located within the Sphere of Influence (SOI) of the City of Cathedral City. No comments were received as the result of the county's transmittal.
11. The findings of the initial study performed pursuant to Environmental Assessment No. 42751 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.
12. For the reasons set forth above, SB18 and AB52 requirements have been fully complied with.

PUBLIC HEARING NOTIFICATION AND OUTREACH

This project was advertised in the Press Enterprise Newspaper / Desert Sun Newspaper. Public hearing notices were mailed to property owners within 600-feet of the proposed project site. As of the writing of this report Planning Staff has not received written communication or phone calls in opposition to the proposed project. However, staff has received one-email dated November 19, 2018 requesting general information and one-email from the Coachella Valley Water District (CVWD) requesting to review the environmental documentation which was subsequently emailed to CVWD on November 26, 2018.

This project was presented before the Thousand Palms Community Council on November 20, 2014 for informational purposes only.

RESOLUTION 2018-009
RECOMMENDING ADOPTION OF
GENERAL PLAN AMENDMENT NO. 1217

WHEREAS, pursuant to the provisions of Government Code section 65350 et seq., a public hearing was held before the Riverside County Planning Commission in Riverside, California on December 5, 2018, to consider the above-referenced matter; and,

WHEREAS, all the procedures of the California Environmental Quality Act and the Riverside County Rules to Implement the Act have been met and the environmental document prepared or relied on is sufficiently detailed so that all the potentially significant effects of the project on the environment and measures necessary to avoid or substantially lessen such effects have been evaluated in accordance with the above-referenced Act and Procedures; and,

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

BE IT RESOLVED, FOUND, DETERMINED, AND ORDERED by the Planning Commission of the County of Riverside, in regular session assembled on December 5, 2018 that it has reviewed and considered the environmental document prepared or relied on and recommends the following, based on the findings and conclusions in the staff report and incorporated herein by reference, that the Board of Supervisors:

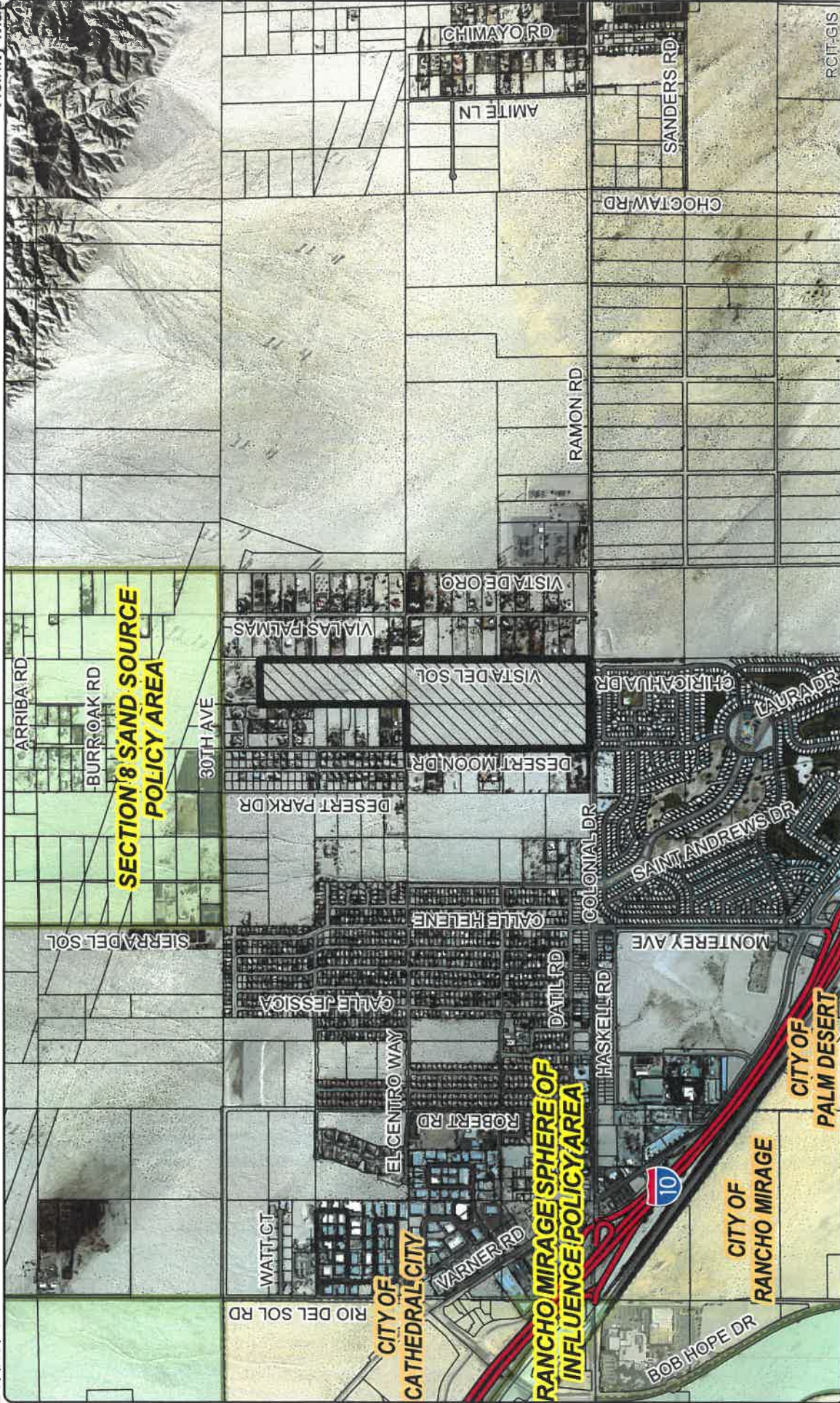
ADOPT a MITIGATED NEGATIVE DECLARATION for ENVIRONMENTAL ASSESSMENT NO. 42751; and

APPROVE GENERAL PLAN AMENDMENT NO. 1217.

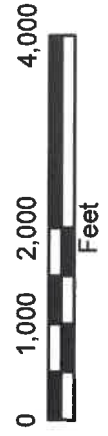
**RIVERSIDE COUNTY PLANNING DEPARTMENT
 CZ07936 GPA1217 TR36805 PM36804
 VICINITY/POLICY AREAS**

Supervisor: Perez
 District 4

Date Drawn: 8/2/2018
 Vicinity Map



Author: Vinnie Nguyen



Zoning Dist: Thousand Palm

DISCLAIMER: On October 7, 2009, the County of Riverside adopted a new General Plan and Planning Commission. The County of Riverside Planning Department is now located at 10000 Main St., Suite 100, Riverside, CA 92504. For further information, please contact the Riverside County Planning Department office in Riverside at (951)551-3000 (Western County) or in Palm Desert at (760)363-8777 (Eastern County) or website: <http://www.countyofriverside.com>

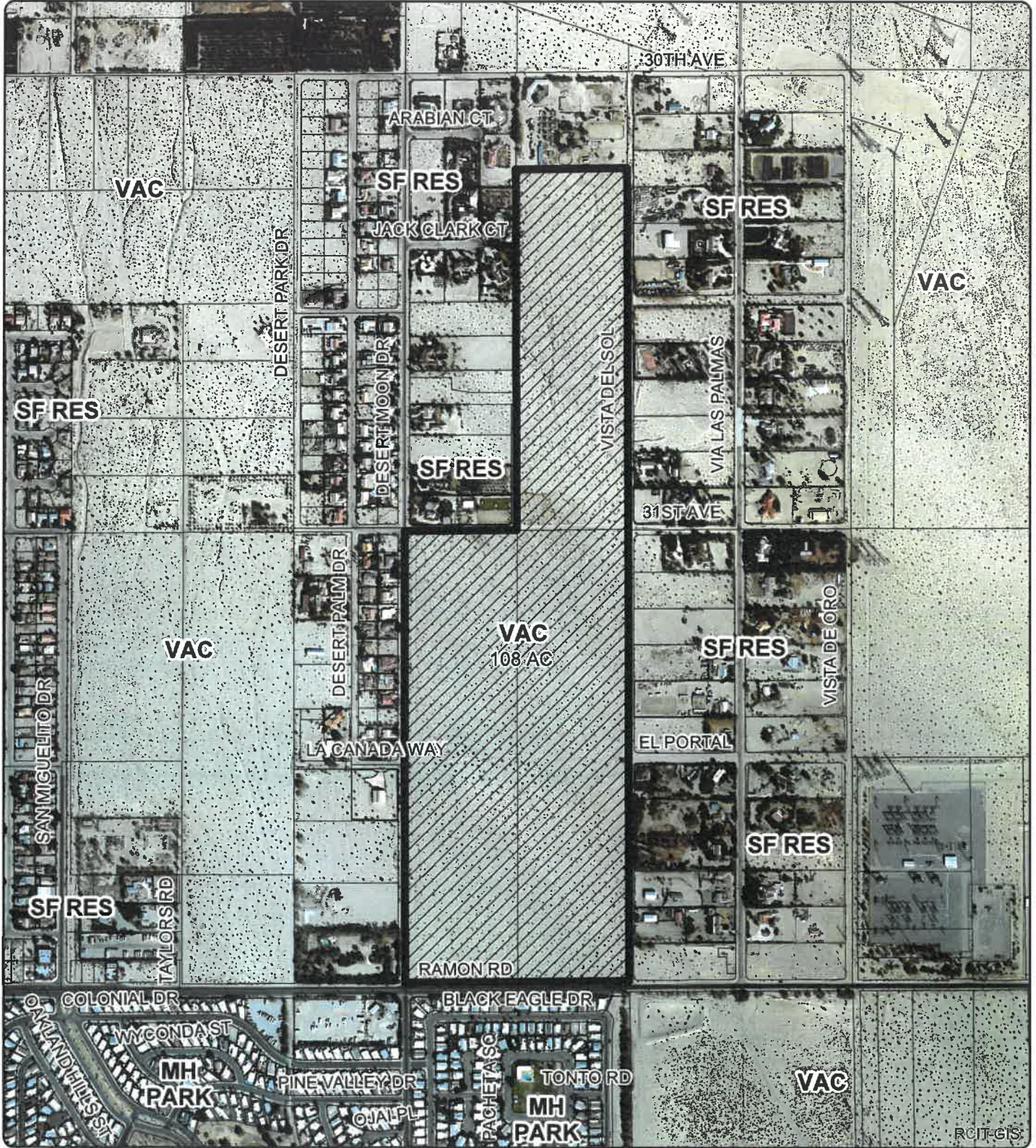
RIVERSIDE COUNTY PLANNING DEPARTMENT
 CZ07936 GPA1217 TR36805 PM36804

Supervisor: Perez
 District 4

Date Drawn: 8/2/2018

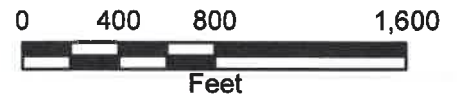
LAND USE

Exhibit 1



Zoning Dist: Thousand Palm

Author: Vinnie Nguyen



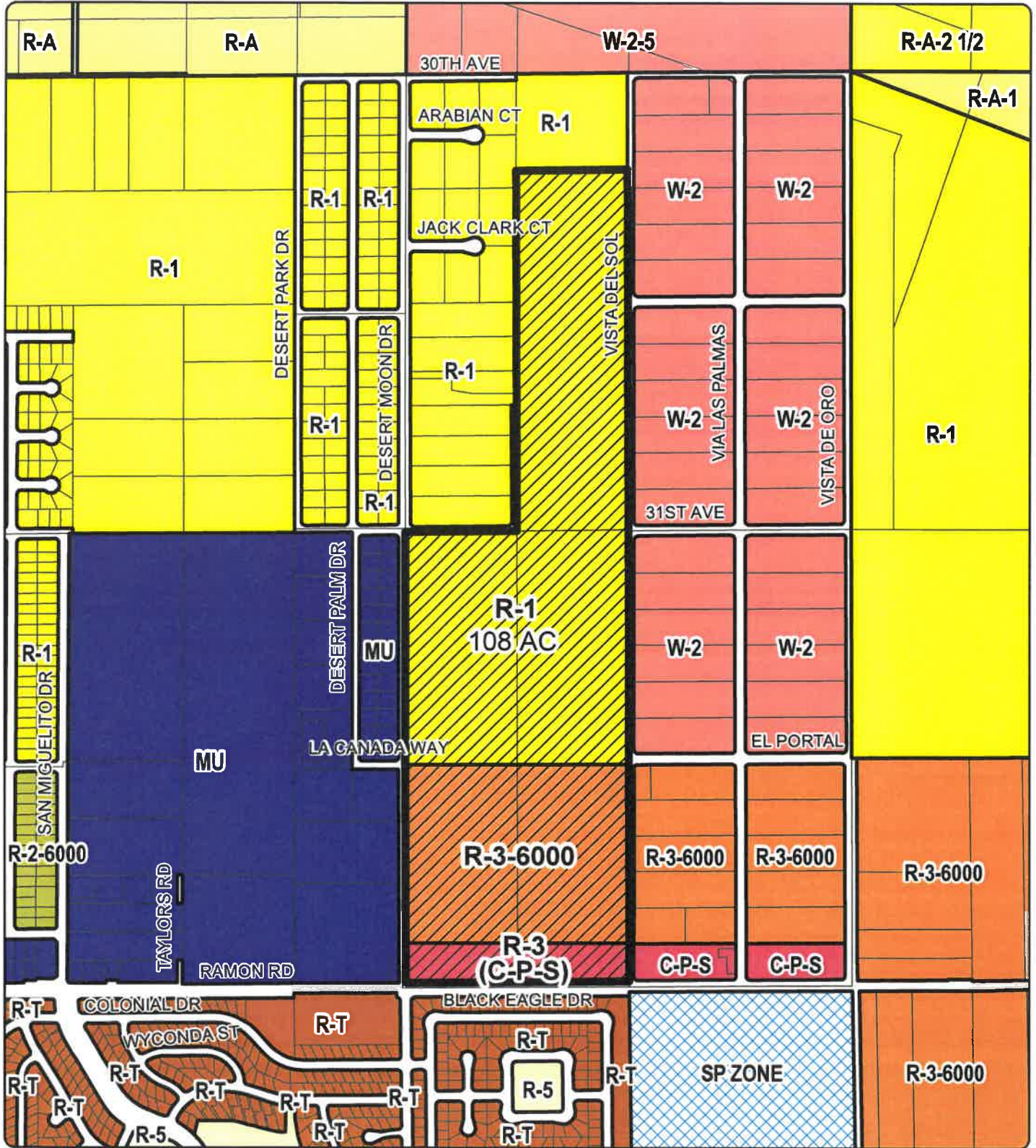
DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact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

RIVERSIDE COUNTY PLANNING DEPARTMENT CZ07936 GPA1217 TR36805 PM36804

Supervisor: Perez
District 4

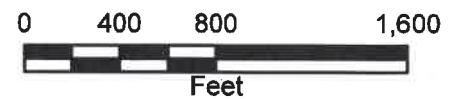
Date Drawn: 8/2/2018
Exhibit 3

PROPOSED ZONING



Zoning Dist: Thousand Palm

Author: Vinnie Nguyen



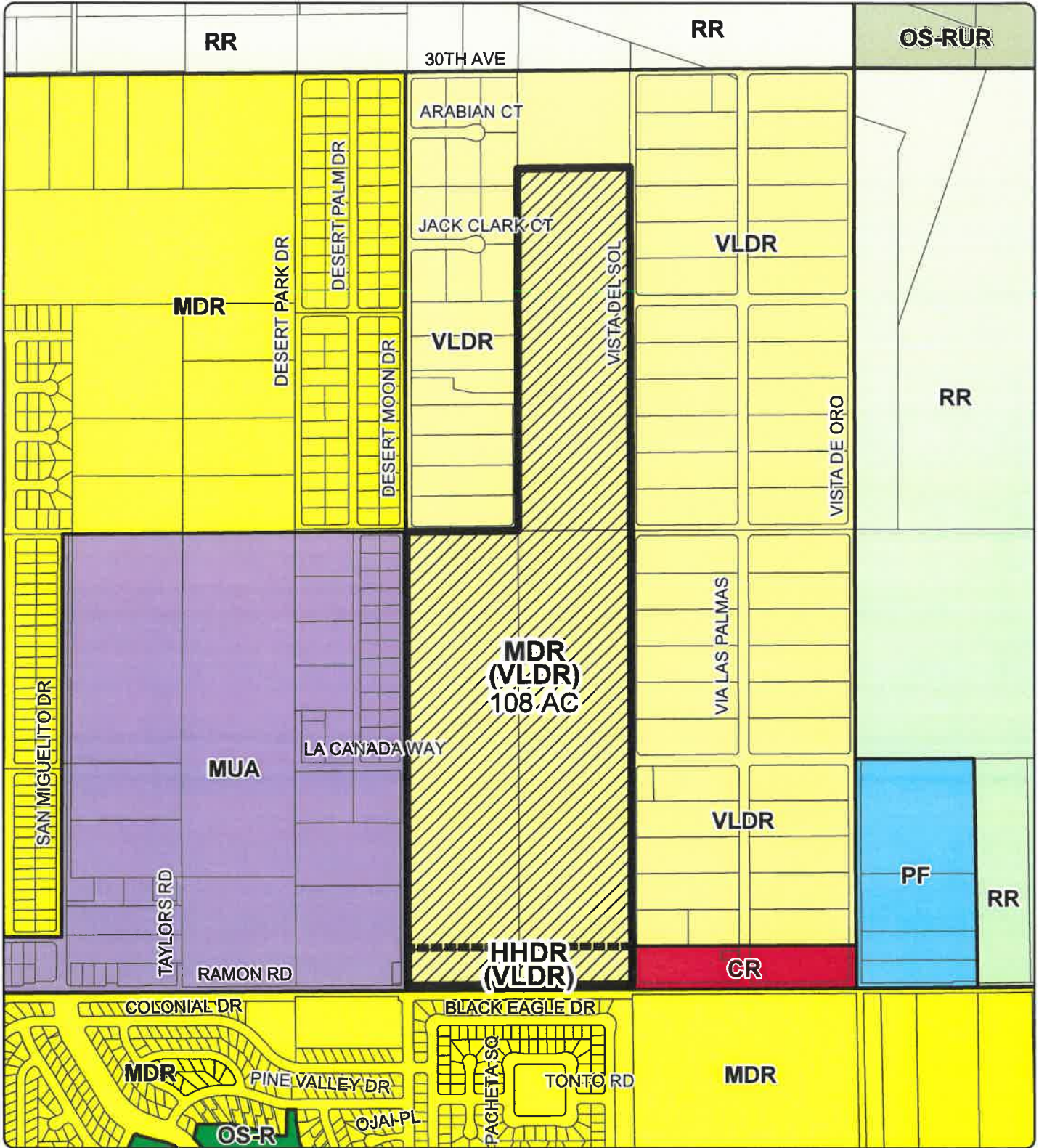
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RIVERSIDE COUNTY PLANNING DEPARTMENT
CZ07936 GPA1217 TR36805 PM36804

Supervisor: Perez
 District 4

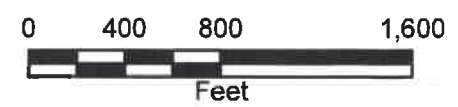
Date Drawn: 8/2/2018
 Exhibit 5

PROPOSED GENERAL PLAN



Zoning Dist: Thousand Palm

Author: Vinnie Nguyen



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

IN THE UNINCORPORATED TERRITORY OF RIVERSIDE COUNTY, STATE OF CALIFORNIA

TENTATIVE PARCEL MAP NO. 36804

FOR FINANCE AND CONVEYANCE PURPOSES ONLY

A PORTION OF THE WEST HALF OF THE WEST HALF OF SECTION 17, T.4S., R.6E. S.B.M., COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

AUGUST, 2018

COACHELLA VALLEY ENGINEERS

OWNER/APPLICANT
PALM CREEK RANCH LLC
P.O. BOX 3725 ST. CL. CA 92587
PHONE (760) 426-1116

ASSESSORS PARCEL NUMBERS
650-230-002, 650-310-001 & 002

LEGAL DESCRIPTION
THE EAST HALF OF THE WEST HALF OF THE EAST HALF (E/2 W/2 E/2) OF SECTION 17, T.4S., R.6E. S.B.M., EXCEPT THE SOUTHWEST QUARTER (SW/4), 354 FEET THEREOF, AND THE SOUTHWEST 30 FEET THEREOF.
THE WEST HALF OF THE WEST HALF OF THE SOUTHWEST QUARTER (W/2 W/2 SW/4) OF SECTION 17, T.4S., R.6E. S.B.M.

ACREAGE
108.230 AC. ± GROSS

UTILITIES
WATER: COACHELLA VALLEY WATER DISTRICT (760) 308-2651
SEWER: COACHELLA VALLEY WATER DISTRICT (760) 308-2651
ELECTRIC: CALIFORNIA CALPINE ENERGY (800) 856-4555
CABLE: THE CAB COMPANY (800) 427-2200
TELEPHONE: SOUTHWEST BELL (800) 423-5000
FIRE: PALM SPRINGS UNIFIED SCHOOL DISTRICT (760) 340-1372

ZONING
R-1 (RES. DENSITY SINGLE-FAMILY) (760) 340-1372
R-1 (RES. DENSITY SINGLE-FAMILY) (760) 340-1372
R-3 (GEN. RES. (GENERAL RESIDENTIAL)) (760) 340-1372
C-P-5 (GEN. HIGHWAY COMMERCIAL) (760) 340-1372

LAND USE
650-230-002: MDR (MEDIUM DENSITY RESIDENTIAL)
650-310-001 & 002: MDR (MEDIUM DENSITY RESIDENTIAL) OR (COMMERCIAL RETAIL)

SCHOOL DISTRICT
PALM SPRINGS UNIFIED SCHOOL DISTRICT

TOPOGRAPHY
AERIAL SURVEY PERFORMED BY AEROTECH MAPPING, JAN. 2014

THOMAS GUIDE COORDINATES
MAP PAGE 75E GRID F-7
MAP PAGE 75E GRID F-1, F-2

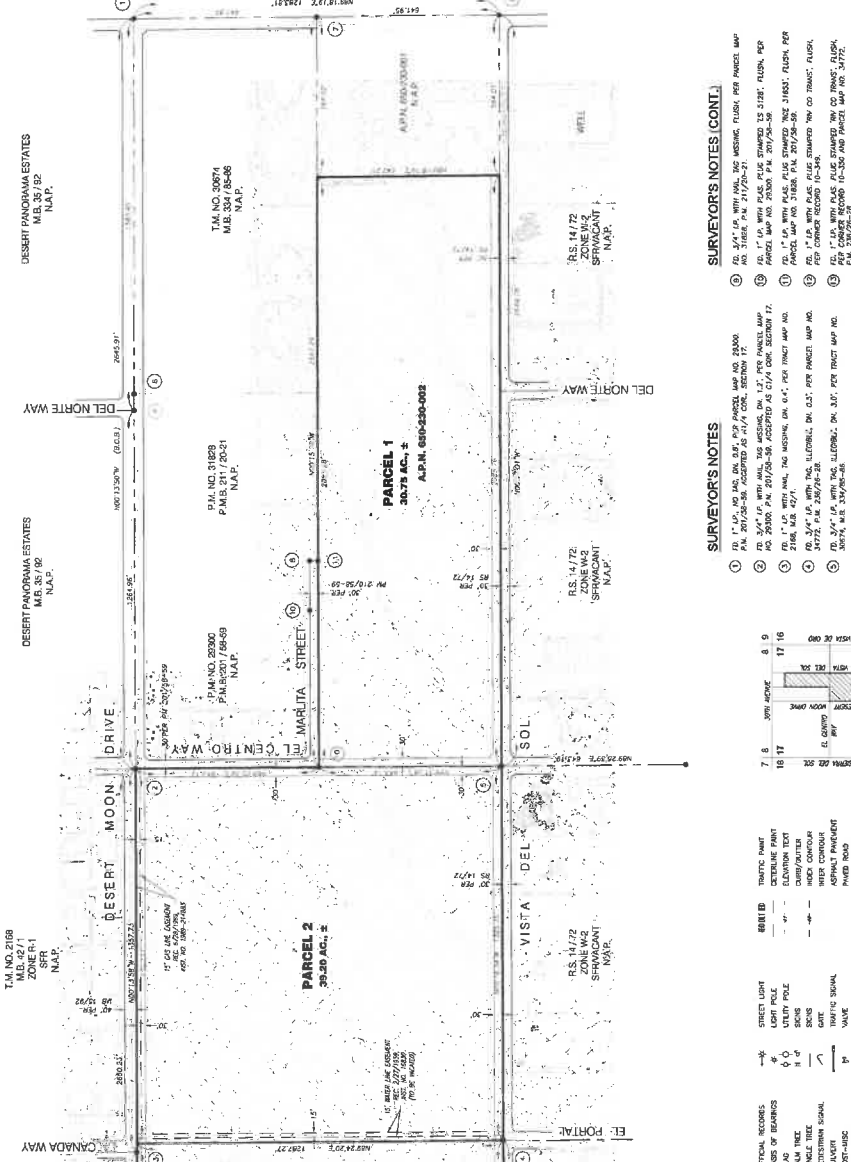
LIQUEFACTION POTENTIAL
MODERATE

FLOOD ZONE
FLOOD ZONE "X" - FLOOD BEHINDS OF 1 TO 2 FEET (USUALLY SHEET FLOW ON SLOPING TERRAIN); AUGUST 24, 2008.

BASIS OF BEARINGS
THE BASIS OF BEARINGS FOR THIS SURVEY IS THE MERIDIAN BEARING OF THE CENTERLINE OF SECTION 17, T.4S., R.6E. S.B.M., AND THE CENTERLINE OF DESERT MOON DRIVE BETWEEN EL CENTRO WAY & 30TH AVENUE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, BEING: N007°13'30"W

SCHEDULE 'J'
CONFORMANCE WITH THE CALIFORNIA SUBDIVISION MAP ACT AND THE CALIFORNIA ZONING ACT IS NECESSARY TO DEVELOP THIS PARCEL MAP FOR SEPARATE LAND USE ENTAILMENTS OR TENTATIVE MAPS OR USE PERMITS APPLICABLE FOR THIS LAND.

SCHEDULE 'J'
CONFORMANCE WITH THE CALIFORNIA SUBDIVISION MAP ACT AND THE CALIFORNIA ZONING ACT IS NECESSARY TO DEVELOP THIS PARCEL MAP FOR SEPARATE LAND USE ENTAILMENTS OR TENTATIVE MAPS OR USE PERMITS APPLICABLE FOR THIS LAND.



DESERT PALMAS ESTATES
M.B. 35 / 82
N.A.P.

DESERT PALMAS ESTATES
M.B. 35 / 82
N.A.P.

DESERT PALMAS ESTATES
M.B. 35 / 82
N.A.P.

DESERT PALMAS ESTATES
M.B. 35 / 82
N.A.P.

DESERT PALMAS ESTATES
M.B. 35 / 82
N.A.P.

T.M. NO. 3189
M.B. 334 / 85-86
N.A.P.

P.M. NO. 28300
M.B. 8300 / 769-69
N.A.P.

T.M. NO. 2169
M.B. 42 / 1
ZONE R-1
N.A.P.

R.S. 88 / 56
ZONE R-3-6000
N.A.P.

R.S. 88 / 56
ZONE R-3-6000
N.A.P.

T.M. NO. 3074
M.B. 334 / 85-86
N.A.P.

T.M. NO. 20300
M.B. 8300 / 769-69
N.A.P.

T.M. NO. 2169
M.B. 42 / 1
ZONE R-1
N.A.P.

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ZONE R-3-6000
N.A.P.

T.M. NO. 3074
M.B. 334 / 85-86
N.A.P.

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IN THE UNINCORPORATED TERRITORY OF RIVERSIDE COUNTY, STATE OF CALIFORNIA

TENTATIVE TRACT MAP NO. 36805

A PORTION OF THE EAST HALF OF THE WEST HALF OF SECTION 17, T.4S., R.6E., S.B.M., COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

MARCH, 2017

COACHELLA VALLEY ENGINEERS

OWNER/APPLICANT
 PALM CREEK RANCH, LLC
 PALM CREEK RANCH, LLC
 9300 S. AVENUE
 AVA, CALIFORNIA 92007
 PHONE: (760) 429-1116

ASSESSORS PARCEL NUMBERS
 050-230-002, 650-310-001 & 002

LEGAL DESCRIPTION
 THE EAST HALF OF THE WEST HALF OF SECTION 17, T.4S., R.6E., S.B.M., EXCEPT THE WEST HALF OF SECTION 17, T.4S., R.6E., S.B.M., EXCEPT THE WEST HALF OF THE SOUTH-EAST QUARTER (W/4 W/2 SE1/4) OF SECTION 17, T.4S., R.6E., S.B.M.

PROJECT DESCRIPTION
 THE TRACT DESCRIBED, LOC. 37, SINGLE FAMILY RESIDENTIAL ZONE, 0.50 ACRES, LOCATED ON PALM CREEK ROAD AND 35 LETTHER LOTS (5.80 ACRES).

ACREAGE
 0.51 TO AC. ± GROSS (RESIDENTIAL)
 50.11 AC. ± NET (RESIDENTIAL)
 2.80 AC. ± NET (COMMERCIAL)

UTILITIES
 PALM CREEK RANCH TRACT, (760) 398-2651
 COACHELLA VALLEY WATER DISTRICT, (760) 398-2651
 SOUTHERN CALIFORNIA Edison, (800) 635-4555
 SCS GAS COMPANY, (800) 427-2200
 TELEPHONE, (800) 493-5000
 VERIZON, (800) 493-5000
 FMC WIRELESS, (760) 340-1512

ZONING
 R-1 (SINGLE-FAMILY RESIDENTIAL)
 R-1 (ONE-FAMILY (MID-LOW) RESIDENTIAL)
 R-1 (ONE-FAMILY (MID-LOW) RESIDENTIAL)
 C-P-3 (EXISTING HIGHWAY COMMERCIAL)

LAND USE
 R-1 (SINGLE-FAMILY RESIDENTIAL)
 R-1 (ONE-FAMILY (MID-LOW) RESIDENTIAL)
 C-P-3 (EXISTING HIGHWAY COMMERCIAL)

SCHOOL DISTRICT
 PALM SPRINGS UNIFIED SCHOOL DISTRICT

TOPOGRAPHY
 MAP PREPARED BY AEROTECH MAPPING, JAN. 2014

OFFSITE SEWER
 OFFSITE SEWER MAIN WILL RUN WEST IN RAMON ROAD AND THEN SOUTH IN MONTEREY AVENUE AND THROUGH THE INTERSECTION OF MONTEREY AVENUE AND WALKER ROAD. INVERT ELEVATION = 192.00

T.M. NO. 2108
M.B. 02/1
N.A.P.

T.M. NO. 29300
P.M.B. 201/68-69
N.A.P.

T.M. NO. 39274
M.B. 301/65-66
N.A.P.

T.M. NO. 21170-21
N.A.P.

T.M. NO. 21170-21
N.A.P.

T.M. NO. 21170-21
N.A.P.

T.M. NO. 21170-21
N.A.P.

T.M. NO. 21170-21
N.A.P.



SCHEDULE A & E

7.8	8	17	16	8	17	16	8
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DATE 1/17/17
SCALE 1" = 200'
DATE JAN, 2017
DATE JAN, 2017
DATE JAN, 2017
DATE JAN, 2017

LEGEND

(Symbol)	SECTION LINE
(Symbol)	1/4 SECTION LINE
(Symbol)	ADJACENT LOT LINE
(Symbol)	DOWN
(Symbol)	UP
(Symbol)	RIGHT OF WAY
(Symbol)	POWER POLE
(Symbol)	ACCEPTED
(Symbol)	NOT A PART
(Symbol)	GENERAL BEARINGS
(Symbol)	BEARS
(Symbol)	DATE
(Symbol)	UTILITY POLE
(Symbol)	CONCRETE
(Symbol)	WOOD CORNER
(Symbol)	PAVED ROAD
(Symbol)	UNPAVED ROAD
(Symbol)	ROAD
(Symbol)	ROAD
(Symbol)	ROAD
(Symbol)	ROAD
(Symbol)	ROAD

SURVEYOR'S NOTES

1. THE LAND SHOWN ON THIS MAP IS THE PROPERTY OF PALM CREEK RANCH, LLC.
2. THE TRACT IS BOUND BY RAMON ROAD TO THE NORTH, VISTA DE ORO TO THE EAST, DEL NORTE WAY AND MARUTA STREET TO THE SOUTH, AND THE WEST HALF OF SECTION 17, T.4S., R.6E., S.B.M. TO THE WEST.
3. THE TRACT IS BOUND BY THE EAST HALF OF THE WEST HALF OF SECTION 17, T.4S., R.6E., S.B.M. TO THE WEST.
4. THE TRACT IS BOUND BY THE WEST HALF OF THE SOUTH-EAST QUARTER (W/4 W/2 SE1/4) OF SECTION 17, T.4S., R.6E., S.B.M. TO THE WEST.
5. THE TRACT IS BOUND BY THE WEST HALF OF THE SOUTH-EAST QUARTER (W/4 W/2 SE1/4) OF SECTION 17, T.4S., R.6E., S.B.M. TO THE WEST.
6. THE TRACT IS BOUND BY THE WEST HALF OF THE SOUTH-EAST QUARTER (W/4 W/2 SE1/4) OF SECTION 17, T.4S., R.6E., S.B.M. TO THE WEST.
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9. THE TRACT IS BOUND BY THE WEST HALF OF THE SOUTH-EAST QUARTER (W/4 W/2 SE1/4) OF SECTION 17, T.4S., R.6E., S.B.M. TO THE WEST.
10. THE TRACT IS BOUND BY THE WEST HALF OF THE SOUTH-EAST QUARTER (W/4 W/2 SE1/4) OF SECTION 17, T.4S., R.6E., S.B.M. TO THE WEST.

APPROVED BY
 DATE: _____
 SEAL: _____
 TITLE: _____

APPROVED BY
 DATE: _____
 SEAL: _____
 TITLE: _____

APPROVED BY
 DATE: _____
 SEAL: _____
 TITLE: _____

APPROVED BY
 DATE: _____
 SEAL: _____
 TITLE: _____

UNDERGROUND SERVICE ALERT
 1-800-368-2600
 227-2600

THIS WARNING DATE BEFORS YOU DIG

APPROVED BY
 DATE: _____
 SEAL: _____
 TITLE: _____

APPROVED BY
 DATE: _____
 SEAL: _____
 TITLE: _____

APPROVED BY
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APPROVED BY
 DATE: _____
 SEAL: _____
 TITLE: _____

THOMAS GUIDE
 COORDINATES
 MAP PAGE 786 GRID F-1, F-2
 LIQUEFACTION POTENTIAL
 MODERATE
 FLOOD ZONE
 COMMUNITY RISK, UNBARRERED BARRIERS - FLOOD ZONE '07 - FLOOD DEPTHS OF 1 TO 2 FEET (SEE 2007 FLOOD HAZARD MAP)
 REVISIONS OF 8 14 18
 AUGUST 28, 2008

BASIS OF BEARINGS
 THE BASIS OF BEARINGS FOR THIS SURVEY IS THE 1/4 SECTION CORNER LINE OF SECTION 17, T.4S., R.6E., S.B.M. WITH THE NORTH ARROW POINT BEARING OF 120° 00' 00" AS SHOWN ON THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, BEING: N007°13'00"W

INTERIOR STREETS
 INTERIOR STREETS ARE PRIVATE AND RESTRICTED TO USE BY HOMEOWNERS AND MAINTAINED BY HOMEOWNERS ASSOCIATION.

DRAINAGE NOTE
 THE TRACT IS BOUND BY A STORM WATER FLOW RAMON ROAD FOR DRAINAGE.

EARTHWORK QUANTITIES
 COMPACTED FILL REQUIRED: 142,951 CY
 EXPORTED FILL REQUIRED: 129,233 CY
 TOTAL FILL REQUIRED: 17,718 CY
 TOTAL UNCOMPACTED CUT AVAILABLE: 157,957 CY
 REQUIRED IMPORT: 21,921 CY

IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
 A.P.N. 650-230-002, 650-310-001 & 002
TENTATIVE TRACT MAP NO. 36805
OVERALL TRACT PLAN
 PREPARED BY: PALM CREEK RANCH, LLC
 FOR: PALM CREEK RANCH, LLC
 SHEET NO. 1 OF 5 SHEETS

SEAL
 REGISTERED PROFESSIONAL ENGINEER
 NO. 3378
 CIVIL
 STATE OF CALIFORNIA

APPROVED BY
 DATE: _____
 SEAL: _____
 TITLE: _____

APPROVED BY
 DATE: _____
 SEAL: _____
 TITLE: _____

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 TITLE: _____

APPROVED BY
 DATE: _____
 SEAL: _____
 TITLE: _____

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

Environmental Assessment (E.A.) Number: 42751
Project Case Type (s) and Number(s): GPA No. 1217, CZ No. 7936, PM No. 36804, TR No. 36805
Lead Agency Name: Riverside County Planning Department
Address: P.O. Box 1409, Riverside, CA 92502-1409
Contact Person / E.A. Preparer: Jay Olivas
Telephone Number: (760) 863-8271
Applicant's Name: Palm Creek Ranch, LLC
Applicant's Address: P.O. Box 3725 Rancho Santa Fe, CA 92067

I. PROJECT INFORMATION

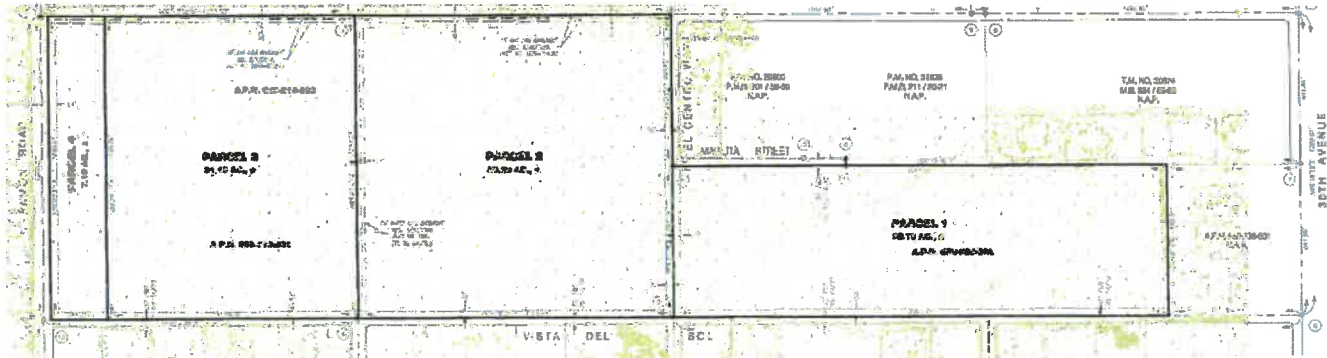
Project Description:

GENERAL PLAN AMENDMENT NO. 1217 (Entitlement/Policy Amendment) – proposes to change the General Plan Land Use Designation on properties totaling 108 gross acres from Community Development: Very Low Density Residential (CD: VLDR) (1 Acre Minimum) to Community Development: Medium Density Residential (CD: MDR) (2-5 D.U./Ac.) on an approximate 101-acre portion of 108 gross acres and to Community Development: Highest Density Residential (CD:HHDR) (20+ D.U./Ac.) on an approximately 7.0 acre portion of the 108 gross acres along the Ramon Road frontage.

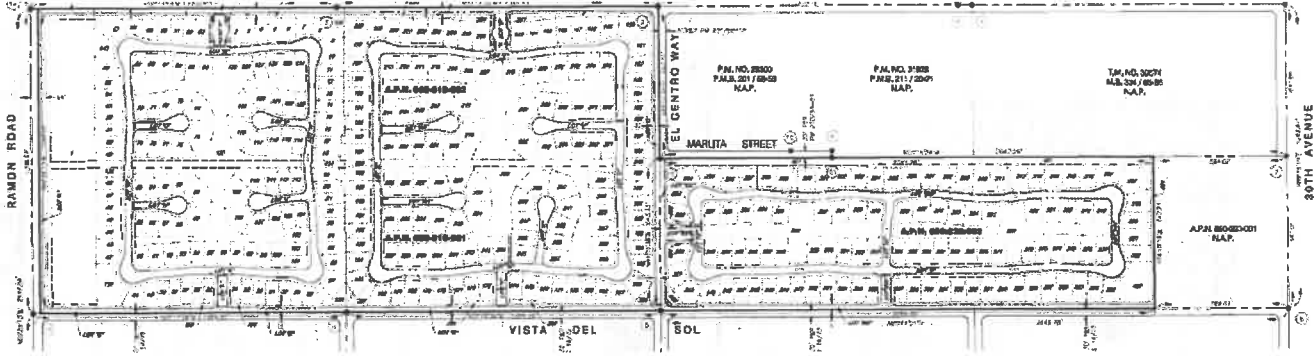
CHANGE OF ZONE NO. 7936 – proposes to amend the zoning classification for a 7.10 acre portion of 108 gross acre site along the Ramon Road frontage portion of the subject property from Scenic Highway Commercial (C-P-S) to General Residential (R-3). The applicant is proposing a change of zone from C-P-S to R-3 zone on a 7.10-acre portion of the 108-acre project site, with remaining land to remain in the R-1 and R-3-6,000 zone.

TENTATIVE PARCEL MAP NO. 36804, AMENDED MAP NO. 2 – proposes a Schedule J subdivision to divide 108 gross acres into four (4) parcels for finance and conveyance purposes with Parcel 1 at 30.75 acres, Parcel 2 at 39.20 acres, Parcel 3 at 31.15 acres, and Parcel 4 at 7.10 acres.

TENTATIVE TRACT MAP NO. 36805, AMENDED MAP NO. 2 – proposes a phased Schedule A map proposing to subdivide 108 gross acres into 371 residential lots with lot sizes ranging from 6,000 square feet minimum to 14,000 square feet maximum, with private streets and separate retention areas, tot lots, walking and jogging trails, training track, BBQ areas, and water features, as well as vacant 7.10-acre lot along Ramon Road frontage. Phasing consists of TR36805-1 with 130 residential lots and common open space, TR36805-2 consists of 137 residential lots and common open space, and TR36805-3 (Final Phase) consists of 104 residential lots and common open space.



Tentative Parcel Map No. 36804



Tentative Tract Map No. 36805

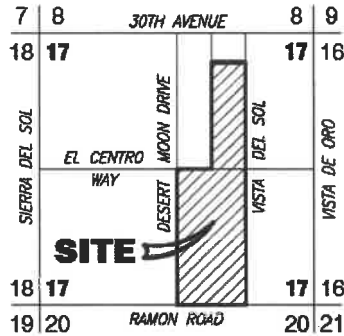
A. Type of Project: Site Specific ; Countywide ; Community ; Policy .

B. Total Project Area: 108 Gross Acres

Residential Acres: 108	Lots: 4+371	Units: 371	Projected Residents: 1,153
Commercial Acres:	Lots:	Sq. Ft. of Bldg. Area:	Est. No. of Employees:
Industrial Acres:	Lots:	Sq. Ft. of Bldg. Area:	Est. No. of Employees:
Other:			

C. Assessor's Parcel No(s): 650-310-001, 650-310-002, and 650-230-002

Street References: The Project site is located north of Ramon Road, west of Vista Del Sol, and east of Desert Moon Drive in Thousand Palms, CA.




VICINITY MAP
 SEC. 17, T.4S., R.6E. S.B.M.
 N.T.S.

Vicinity Map

D. Section, Township & Range Description or reference/attach a Legal Description: Section: 17, Township: 4S, Range: 6E

E. Brief description of the existing environmental setting of the project site and its surroundings: The Project site is comprised of approximately 108 gross acres which consists of vacant desert land. Topography of the site is relatively flat terrain in a flood zone. The Project

site is surrounded by vacant desert 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 proposes amending the land use designations from Very Low Density Residential (1 Acre Minimum) to Medium Density Residential (MDR) (2-5 D.U./Ac.) and Highest Density Residential (HHDR) (20+ 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 and potential future high-density residential project along Ramon Road to meet regional housing needs. The project is designed with similar residential design features as depicted in the proposed Design Manual with the existing neighborhoods in the immediate vicinity which will ensure the residential preservation of the community's unique character in Thousand Palms.
2. **Circulation:** The Project has adequate circulation facilities 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 371 single family residences intended to be built in unit phases. Residential uses are considered sensitive uses and as stated in the Noise Element requires a "serene environment". The Project site is located 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 airports or 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 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: A ten (10) foot wide combination sidewalk and community trail will be included within the project design and located along the Ramon Road portion. Additionally, the project includes interior trails and sidewalks. The location of the trails within the subdivision will encourage pedestrian activity which is consistent with the policies of the Healthy Communities Element.

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

C. Foundation Component(s): Community Development

D. Land Use Designation(s): Very Low Density Residential (VLDR)

E. Overlay(s), if any: N/A

F. Policy Area(s), if any: N/A

G. Adjacent and Surrounding:

1. **Area Plan(s):** Eastern Coachella Valley, The Pass Area Plan, Desert Center

2. **Foundation Component(s):** Community Development, Rural, Open Space

3. **Land Use Designation(s):** Medium Density Residential, Very Low Density Residential, Commercial Retail, Mixed Use Area

4. **Overlay(s), if any:** N/A

5. **Policy Area(s), if any:** N/A

H. Adopted Specific Plan Information

1. **Name and Number of Specific Plan, if any:** N/A

2. **Specific Plan Planning Area, and Policies, if any:** N/A

I. Existing Zoning: R-1, R-3-6,000, C-P-S

J. Proposed Zoning, if any: General Residential (R-3) portion (7.10 acres) along Ramon Road

K. Adjacent and Surrounding Zoning: Mixed Use (MU), Controlled Development Areas (W-2), General Residential (R-3-6,000), One-Family Dwellings (R-1)

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 checked="" type="checkbox"/> Hydrology / Water Quality | <input type="checkbox"/> Transportation / Traffic |
| <input type="checkbox"/> Agriculture & Forest Resources | <input type="checkbox"/> Land Use / Planning | <input type="checkbox"/> Tribal Cultural Resources |
| <input type="checkbox"/> Air Quality | <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Utilities / Service Systems |
| <input type="checkbox"/> Biological Resources | <input checked="" type="checkbox"/> Noise | <input type="checkbox"/> Other: |
| <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Paleontological Resources | <input checked="" 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 | |
| <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Recreation | |

IV. DETERMINATION

On the basis of this initial evaluation:

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED

- I find that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project, described in this document, have been made or agreed to by the project proponent. **A MITIGATED NEGATIVE DECLARATION** will be prepared.
- I find that the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED

- I find that although the proposed project could have a significant effect on the environment, **NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED** because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, (b) all potentially significant effects of the proposed project have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, (c) the proposed project will not result in any new significant environmental effects not identified in the earlier EIR or Negative Declaration, (d) the proposed project will not substantially increase the severity of the environmental effects identified in the earlier EIR or Negative Declaration, (e) no considerably different mitigation measures have been identified and (f) no mitigation measures found infeasible have become feasible.
- I find that although all potentially significant effects have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, some changes or additions are necessary but none of the conditions described in California Code of Regulations, Section 15162 exist. An **ADDENDUM** to a previously-certified EIR or Negative Declaration has been prepared and will be considered by the approving body or bodies.

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

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



Signature

November 14, 2018

Date

Jay T. Olivas

For: Charissa Leach, P.E.

Assistant TLMA Director

Printed Name

V. ENVIRONMENTAL ISSUES ASSESSMENT

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
AESTHETICS Would the project				
1. Scenic Resources				
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"/>

Source: Riverside County General Plan Figure C-8 "Scenic Highways"

Findings of Fact:

a) The project site is located approximately 1.5 miles north of Interstate 10, and is located immediately adjacent to Ramon Road which are not County Eligible Scenic Highways. Therefore, no impacts are anticipated.

b) The proposed Project 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. Short-term impacts to the aesthetics of the site will be impacted during construction. Once construction is completed, the 108 gross acre site is proposed to be developed with four (4) parcels and then 371 single-family residences with desert landscaping and perimeter decorative block walls with drainage features. Development of this site from vacant land to a developed site with homes and landscaped open space will result in an aesthetically pleasing development, compatible with the surrounding residential uses and the unique quality of Thousand Palms, and Countywide Design Guidelines are referenced by Advisory Notification Document (AND) PLANNING.12 (TR36805). Therefore, less than significant impacts will occur.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

2. Mt. Palomar Observatory

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

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

Findings of Fact:

a) The Project site is located within Zone B of the Special Lighting Area that surrounds the Mt. Palomar Observatory. Riverside County Ordinance No. 655, 'Regulating Light Pollution' restricts the use of certain light fixtures which may have a detrimental effect on astronomical observation and research. Ordinance No. 655 contains approved materials and methods of installation, definition, general requirements, requirements for lamp source and shielding, prohibition and exceptions. With the incorporation of project lighting requirements of Riverside County Ordinance No. 655 as referenced within AND PLANNING.18 (TR36805) into the proposed Project, impacts will be less than significant.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

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?

Source: On-site Inspection, Project Application Description

Findings of Fact:

a-b) The County of Riverside has established standards for the design, placement, and operation of outdoor lighting. These standards set forth the preferred lighting source, identify maximum lighting intensity, dictate shielding requirements, and establish hours of operation. Because these standards are imposed on all outdoor lighting sources and because they must comply to obtain project approval, they are not considered mitigation. While ultimate development will increase the number and distribution of light sources in the vicinity of the project, impacts related to this issue will be less than significant level, due to adherence to County's lighting standards. The project would not create substantial light and glare which would adversely affect day or nighttime views in the area, or expose residential property to unacceptable levels of light or glare. The project site is in immediate proximity of other existing and planned similar uses. Through County policies, including Ordinance No. 655, light spillage on surrounding properties would not occur and while there would be an increased amount of nighttime lighting over existing conditions, given the size and use of the site, impacts would be less than significant with hooded lighting as required in accordance with AND PLANNING.16 & 18 (TR36805). Therefore, less than significant impacts will occur in regards to new lighting sources affecting day or nighttime views and the exposure of unacceptable light levels to adjacent properties.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

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

Source: Riverside County General Plan Figure OS-2 "Agricultural Resources," GIS database, and Project Application Materials. "A Guide to the Farmland Mapping and Monitoring Program 2004 Edition" prepared by California Department of Conservation.

<http://www.conservation.ca.gov/dlrp/fmmp/Pages/overview.aspx>

Findings of Fact:

a) According to the Farmland Mapping and Monitoring Program (FMMP), the project site is comprised of other lands and urban built up lands. Below are the defining factors of these designations:

Other Lands – Land not included in any other mapping category. Common examples include low density rural developments; brush, timber, wetland, and riparian areas not suitable for livestock grazing; confined livestock, poultry or aquaculture facilities; strip mines, borrow pits and water bodies smaller than 40 acres. Vacant and nonagricultural land surrounded on all sides by urban development and greater than 40 acres is mapped as Other Land.

As proposed, the General Plan Amendment, Change of Zone, Tentative Parcel Map and Tentative Tract Map will result in the ultimate development of 371 single-family residences, but not loss of farmland will occur. Therefore, no impacts will occur in regards to conversion of agricultural land to non-agricultural uses.

b) The project site is currently within the Western Coachella Valley Area Plan and is currently zoned R-1, R-3-6000, C-P-S, and neither those zones nor the proposed R-3 zone is considered an agricultural zone pursuant to Riverside County Ordinance No. 348. Therefore, with the existing and proposed zone designations, the project will not conflict with agricultural zoning or uses and no impacts will occur in regards to this issue area.

c) The applicant is proposing a change of zone from C-P-S to R-3 zone on a 7.10-acre portion of the 108-acre project site, with remaining land to remain in the R-1 and R-3-6,000 zone. Ordinance No. 625 defines land zoned for primarily agricultural purposes as A-1, A-P, A-2, A-D, and C/V. Surrounding

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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land is not designated within these agriculture zones. Uses permitted in these existing and proposed zoning classification allows for single-family development and multiple family residential development. The proposed change of zone to R-3 will not result in an incompatibility with agriculturally zoned property since agriculture zones do not exist on the site or surround land. Therefore, no impacts will occur.

d) The proposed General Plan Amendment, Change of Zone, Tentative Parcel Map with four (4) parcels (PM36804), and Tentative Tract Map (TR36805) will result in approximately 371 single-family dwellings, with no conversion of farmland to occur. Therefore, no impacts will occur.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

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

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

Findings of Fact:

a) The project is not located within the boundaries of a forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code Section 51104(g)). Therefore, the proposed Project will not impact land designated as forest land, timberland, or timberland zoned Timberland Production. The project will have no impact.

b) 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; therefore, no impact will occur.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
AIR QUALITY Would the project				
6. Air Quality Impacts	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose sensitive receptors which are located within 1 mile of the project site to project substantial point source emissions?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Involve the construction of a sensitive receptor located within one mile of an existing substantial point source emitter?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: SCAQMD CEQA Air Quality Handbook, "Air Quality Assessment", dated April 10, 2016, prepared by Ldn Consulting, Inc.

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 CEQA Air Quality Handbook, consistency with the South Coast 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, as demonstrated by the CalEEMod analysis conducted for the proposed site; 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 off-shore drilling facilities. This project involves a General Plan Amendment but not an amended General Plan Element, and, as entitlements that are anticipated to result in housing with required Dust Control, California Building Codes and road improvements and vehicles with smog certifications, it is not considered a significant with these measures for 371 project.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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According to the consistency analysis presented above and the analysis presented in section b) below, the proposed project will not conflict with the AQMP; no impact will occur.

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 South Coast 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 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 South Coast 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.

South Coast Air Basin Attainment Status – Riverside County

Pollutant	Federal	State
O ₃ (1-hr)	No Data	Nonattainment
O ₃ (8-hr)	Nonattainment	Nonattainment
PM ¹⁰	Attainment	Nonattainment
PM ^{2.5}	Nonattainment	Nonattainment
CO	Unclassified/Attainment	Attainment
NO ₂	Unclassified/Attainment	Attainment
SO ₂	Attainment	Attainment
Pb	Unclassified/Attainment	Attainment

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

Assuming build-out of the site as single-family residences, 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

In this analysis, the California Emissions Estimator Model (CalEEMod) version 2013.2.2 was utilized to estimate emissions from the proposed construction activities. CalEEMod default construction phase lengths and number of equipment were utilized. 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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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practices in construction and operation activities. Based on the size of this project's disturbance area being 108 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. These existing regulations were applied to the air quality analysis and are reflected in the emission estimates.

The table below titled Reference Project Maximum Daily Construction Emissions summarizes the results of the CalEEMod outputs from the referenced 108-acre project originally anticipated to be constructed in 2017/2018. Based on the results of the model, maximum daily emissions from the construction of the reference project will not exceed established SCAQMD thresholds. Since the project as noted above would be anticipated to result in substantially less emissions compared to the reference project, the proposed project would also be anticipated to not exceed maximum daily emission thresholds for construction established by SCAQMD.

Reference Project Maximum Daily Construction Emissions (lbs/day)

Construction Phase	NO _x	CO	SO ₂	PM ¹⁰	PM ^{2.5}
2017	69.66	47.68	0.07	26.04	13.05
2018	29.65	37.70	0.07	4.54	2.39
SCAQMD Threshold	100	550	150	150	55
Potential Impact?	No	No	No	No	No

Source: Ldn Consulting, Inc.

Operational Emissions

Long-term emissions are evaluated at build-out of a project. The project is assumed to be operational in 2019. 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 table below titled Reference Project Maximum Daily Operational Emissions summarizes the results of the CalEEMod outputs from the reference 371-unit project. Based on the results of the model, maximum daily emissions from the operation of the reference project for both summer and winter scenarios will not exceed established SCAQMD thresholds.

Reference Project Maximum Daily Operational Emissions (lbs/day)

Construction Phase	NO _x	CO	SO ₂	PM ¹⁰	PM ^{2.5}
Area Sources	1.56	122.70	0.13	12.57	12.57
Energy Sources	3.78	1.61	0.02	0.31	0.31
Mobile Sources	34.37	146.37	0.34	22.88	6.57
Total Emissions	39.71	270.68	0.50	35.76	19.44
SCAQMD Threshold	55	550	150	150	55
Potential Impact?	No	No	No	No	No

Source: Ldn Consulting, Inc.

The project as proposed would be anticipated to have reduced emissions given the project represents 371 units analyzed in this reference air quality analysis. 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) Cumulative short-term, construction-related emissions and long-term, operational emissions from the project will not contribute considerably to any potential cumulative air quality impact because short-term project and operational emissions will not exceed any SCAQMD daily threshold. As required of the proposed project, other concurrent construction projects and operations in the region will be required to implement standard air quality regulations and mitigation pursuant to state CEQA requirements, thus ensuring that air quality standards are not cumulatively exceeded. Impacts are therefore, considered less than significant.

d) A sensitive receptor is a person in the population who is particularly susceptible to health effects due to exposure to an air contaminant than is the population at large. Sensitive receptors (and the facilities that house them) in proximity to localized CO sources, toxic air contaminants, and/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 industrial operations. Land uses considered to be sensitive receptors include long-term health care facilities, rehabilitation centers, convalescent centers, retirement homes, residences, schools, playgrounds, child care centers, and athletic facilities.

Surrounding land uses within one-mile of the project include residential homes, mobile homes, and vacant land, which residential homes are considered sensitive receptors; however, the project is not expected to generate substantial point-source emissions. The nearest school (Della S. Lindley Elementary School in Thousand Palms) is located approximately three (3) miles to the west of the project; therefore, no impacts would occur to schools within ¼-mile of the project site.

Carbon Monoxide Hotspots

A carbon monoxide (CO) hotspot is an area of localized CO pollution that is caused by severe vehicle congestion on major roadways, typically near intersections. CO hotspots have the potential to violate state and federal CO standards at intersections, even if the broader Basin is in attainment for federal and state levels.

Given the relatively low level of CO concentrations in the project area, project-related vehicles are not expected to result in the CO concentrations exceeding the State or federal CO standards. Since no CO hot spot would occur, there would be no project-related impacts on CO concentrations.

Localized Significance Threshold Analysis

As part of the SCAQMD’s environmental justice program, attention has been focused on localized effects of air quality. Staff at SCAQMD developed localized significance threshold (LST) methodology that can be used by public agencies to determine whether or not a project may generate significant adverse localized air quality impacts (both short- and long-term). LSTs represent the maximum emissions from a project that will not cause or contribute to an exceedance of the State AAQS, and are developed based on the ambient concentrations of that pollutant for each source receptor area (SRA).

Based upon the CalEEMod air quality modeling as shown in CalEEMod annual outputs, worst-case CO, NOx, and PM10 would cumulatively produce 8.086, 11.058, and 1.283 tons respectively over the estimated construction duration of 717-days. The average rate for the respective emissions is 22.55, 30.486, and 3.581 lbs/day or 0.355, 0.327 and 0.056 grams per second or 8.04e-7, 1.10e-6, 1.28e-7 for each pollutant during the construction day based on the modeling. Based on these calculations, it was found that the project would not contribute emissions in significant quantities to exceed the LST and would not require mitigation measures.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Therefore, the proposed project would also be anticipated to not exceed maximum daily LST emission thresholds for construction established by SCAQMD.

According to SCAQMD LST methodology, LSTs would apply to the operational phase of a proposed project, if the project includes stationary sources, or attracts mobile sources that may spend long periods queuing and idling at the site (e.g., transfer facilities and warehouse buildings). The proposed project does not include such uses, and thus, due to the lack of significant stationary source emissions, no long-term localized significance threshold analysis is needed. Therefore, based on the analysis for CO and LST, impacts to sensitive receptors are considered less than significant.

e) 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, child care centers, and athletic facilities. The proposed development would not be located within one mile of an existing substantial point source emitter as none are known to exist in the immediate area. Therefore, the project would not result in the construction of a sensitive receptor near a point source emitter less than significant impacts would occur.

f) The Project presents the potential for generation of objectionable odors in the form of diesel exhaust during construction in the immediate vicinity of the project site. Impacts of construction-related odors cannot be quantified because it is subjective to each person's sensitivity to smell. Recognizing the short-term duration and quantity of emissions in the Project area, and the relatively moderate number of nearby residences (approximately 300), approximately 1,000 people would be exposed to these odors. Although not significant in numbers of people, being bothered by odors to just one person can be a nuisance. Odors due to exhaust from construction vehicles and equipment will be short-term and negligible. Further, construction activities would primarily occur during daytime hours (see mitigation measure MM NOI-1) 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 Required.

Monitoring: No Monitoring Required.

BIOLOGICAL RESOURCES Would the project

7. Wildlife & Vegetation

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

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)?

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

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

Findings of Fact:

- a) The proposed project is within the area covered by the Coachella Valley Multiple Species Habitat Conservation Plan (CV-MSHCP), but is not located within a Conservation Area. A review by the Environmental Programs Division of the Planning department was done to assure consistency with the CV-MSHCP plan. No inconsistencies were reported. The project site does not conflict with the provisions of any of the above adopted Habitat Conservation Plans, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan. However, the Project shall require a Migratory Bird Treaty Act (MBTA) Survey prior to grading permit as indicated by COA 60.Planning.EPD.2. The Project shall be required to pay CV-MSHCP fees in accordance with Ordinance No. 875 as indicated in AND Planning.20 (TR36805), which is a standard requirement and does not qualify as mitigation pursuant to CEQA. For these reasons, the proposed project will have a less than significant impact.
- b) Based on the review conducted by the Environmental Programs Division (EPD), the project will not have a substantial adverse effect, either directly or through habitat modifications, on any endangered or threatened species as listed in the California and Federal Code of Regulations since none are present within the project site. Therefore, impacts are considered less than significant.
- c) Based on the review conducted by EPD, the project will not have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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California Department of Fish and Game or U.S. Wildlife Service. Therefore, impacts are expected to be less than significant.

- d) The proposed project will not interfere with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites, subject to completion of the required MBTA Survey as outlined under 60.Planning.EPD.2 (TR36805). Therefore, less than significant impacts to wildlife corridors are anticipated.
- e) The project site does not contain riparian/riverine habitat due to prior disturbance with dirt paths and overgrown desert weeds and limited dry vegetation. No impacts are expected.
- f) The project will not have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act since there are no wetlands on the existing property. Therefore, there is no impact.
- g) The only tree preservation policy in the County relates to oak trees. The subject property does not contain any oak trees. Therefore, no impacts will result from project implementation or construction.

Mitigation: No Mitigation required.

Monitoring: No Monitoring required.

CULTURAL RESOURCES Would the project

8. Historic Resources

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

Source: On-site Inspection, Project Application Materials; PDA No. 4879 by Brain F. Smith and Associates dated September 15, 2014; Phase I Cultural Resources Survey of Palm Creek Ranch Archaeological Associates dated 1992 and 2002

Findings of Fact:

a) Based upon analysis of records and a Phase I Cultural Resources Survey of the property by a County approved archaeologist, it has been determined that there will be no impacts to historical resources as defined in California Code of Regulations, Section 15064.5 because they do not occur on the project site. Therefore, there will be no impacts to historic resources.

b) Based upon analysis of records and a survey of the property by a County approved archaeologist, it has been determined that there will be no impacts to significant historical resources as defined in California Code of Regulations, Section 15064.5 because they do not occur on the project site. As such, no change in the significance of historical resources would occur with the implementation of the

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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proposed Project because there are no significant historical resources. Therefore, there will be no impacts in this regard.

Mitigation: No Mitigation Required

Monitoring: No Monitoring Required

9. Archaeological Resources	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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"/>
d) Restrict existing religious or sacred uses within the potential impact area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: On-site Inspection, Project Application Materials; PDA No. 4879 by Brain F. Smith and Associates dated September 15, 2014; Phase I Cultural Resources Survey of Palm Creek Ranch Archaeological Associates dated 1992 and 2002

Findings of Fact:

- a) The project site has been surveyed by a County approved archaeologists (PDA No. 4879 by Brain F. Smith and Associates dated September 15, 2014; Phase I Cultural Resources Survey of Palm Creek Ranch Archaeological Associates dated 1992 and 2002) and it has been determined that no historic or prehistoric artifacts, features or deposits exist on the subject land. However, in the abundance of caution in the Advisory Notification Document (AND) Planning.9 (Unanticipated Resources) (TR36805) will be required to ensure if any archaeological resources are encountered all work shall be halted or diverted until a qualified archaeologist can evaluate the nature and significance of the finds. Therefore, impacts are considered less than significant.

SB 18 Tribal Consultation

Pursuant to SB 18 requirements, Riverside County staff previously requested a list from the Native American Heritage Commission (“NAHC”) of tribes whose historical extent includes the project site. On April 21, 2017 consultation request notices were sent to each of the Native American Tribes noted on the list. Noticed tribes have 90 days in which to request consultation regarding the proposed project. No consultation requests were received by July 20, 2017 the end of the 90-day noticing period.

AB 52 Tribal Consultation

In compliance with Assembly Bill 52 (AB52), notices regarding this project were mailed to all requesting tribes on July 27, 2015. No request for consultation was received. Condition of approval 60.PLANNING. 4 (TR36805) requires 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.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- b) The proposed project is not expected to impact archaeological resources. If, however, during any ground disturbing activities, unique cultural resources are discovered, all ground disturbances shall halt until a meeting is held between the developer, archaeologist, and Native American representative to discuss the significance of the find AND Planning.9 – Unanticipated Resources (TR36805). This is a standard condition of approval and does not constitute mitigation pursuant to CEQA. No impacts are expected.
- c) Based on an analysis of records and archaeological survey of the property, it has been determined that the project site does not include a formal cemetery or any archaeological resources that might contain interred human remains. Nonetheless, the project will be required to adhere to State Health and Safety Code Section 7050.5 if 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. This is State Law, is also considered a standard Condition of Approval and as pursuant to CEQA, is not considered mitigation. Therefore, impacts in this regard are considered less than significant.
- d) Based on an analysis of records and Native American consultation, it has been determined the project property is currently not used for religious or sacred purposes. Therefore, the project will not restrict existing religious or sacred uses within the potential impact area because there were none identified. Therefore, there will be no impacts in this regard.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

GEOLOGY AND SOILS Would the project

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

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

b) Be subject to rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?

Source: Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones," GIS database, Earth-Strata, Inc., County Geological Report No. 2425 by Earth Systems Southwest dated September 19, 2014

Findings of Fact:

a-b) The project site is located within a seismically active region and as a result, significant ground shaking will likely impact the site within the design life of the proposed Project. This site is not located within a currently designated Alquist-Priolo Earthquake Fault Zone. The nearest active fault anticipated to produce the highest ground accelerations, maximum magnitude of 7.7, is the San Andreas fault

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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located approximately three (3) miles from the subject site. California Building Code (CBC) requirements pertaining to residential development will minimize the potential for structural failure or loss of life during earthquakes by ensuring that structures are constructed pursuant to applicable seismic design criteria for the region. As CBC requirements are applicable to all residential development, they are not considered mitigation for CEQA implementation purposes. Therefore, less than significant impacts will occur.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

11. Liquefaction Potential Zone

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

Source: Riverside County General Plan Figure S-3 "Generalized Liquefaction"; County Geological Report No. 2425 by Earth Systems Southwest dated September 19, 2014 (GEO 2425)

Findings of Fact:

a) Based on the information obtained from 'Map My County', the project site is located in an area with moderate potential for liquefaction. The Preliminary Geotechnical Report states that the potential for earthquake induced liquefaction or lateral spreading beneath the proposed structures is considered very low or negligible. GEO 2425 requires the start of site grading, that existing vegetation, debris, prior foundations if any be removed, dust control be implemented during construction, and where excavations over 4-feet deep are planned lateral bracing or appropriate cut slopes of 1 1/2:1 be provided as outlined within AND.Planning.5 (TR36805). Additionally, with incorporation of conditions of approval and compliance with the CBC, the potential for earthquake induced liquefaction impacts are considered less than significant.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

12. Ground-shaking Zone

a) Be subject to strong seismic ground shaking?

Source: Riverside County General Plan; County Geological Report No. 2425 by Earth Systems Southwest dated September 19, 2014 (GEO 2425)

Findings of Fact:

a) The project site is located within a seismically active region and as a result, significant ground shaking will likely impact the site within the design life of the proposed Project. As stated in the Preliminary Geotechnical Report GEO 2425, intensity of ground shaking at the site may be higher or lower based on complex variables such as, depth and consistency of earth materials, topography, and geologic structure, direction of fault rupture, seismic wave reflection, refraction, and attenuation rates. Ultimate development of the project site will result in the construction of up to 371 single family residences for

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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the proposed residential tract (TR36805) as a Schedule A map and four (4) parcels (PM36804) to prepare the residential tract to be recorded in phases as a Schedule J Map. Compliance with the Geotechnical Report's recommendations in regards to the building design and the California Building Code (CBC) earthquake standards will ensure that impacts related to seismic ground shaking will be less than significant.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

13. Landslide Risk

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

Source: Riverside County General Plan; County Geological Report No. 2425 by Earth Systems Southwest dated September 19, 2014 (GEO 2425)

Findings of Fact:

a) Secondary effects of seismic shaking considered as potential hazards include several types of ground failure, which includes landslides. The Preliminary Geotechnical Report stated that the secondary effect of a landslide due to seismic activity is unlikely given the topography of the site, subsurface exploration and laboratory testing. Therefore, impacts are considered to be less than significant.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

14. 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: Riverside County General Plan Figure S-7 "Documented Subsidence Areas Map"

Findings of Fact:

a) Based on Map My County the project site is susceptible to subsidence. The Preliminary Geotechnical Report GEO 2425 stated that subsidence from scarification and re-compaction will be negligible. In addition, compliance with conditions of approval Conditions of Approval (COA) 80.BS GRADE 1, 2-No Building without grading permits (TR36805) will ensure any impacts in regards to subsidence will be 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 Required.

Monitoring: No Monitoring Required.

15. Other Geologic Hazards

a) Be subject to geologic hazards, such as seiche, mudflow, or volcanic hazard?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Project Application Materials; County Geological Report No. 2425 by Earth Systems Southwest dated September 19, 2014 (GEO 2425)

Findings of Fact:

a) The project site is not located in an area subject to seiche, mudflow, or volcanic hazard. A seiche is the wave action created within an enclosed basin of water, because there are no enclosed bodies of water adjacent to or up gradient of the site the likelihood of seismically induced flooding is considered nonexistent. There are no active volcanos in the vicinity of the project site and no steep hillsides subject to mudflow existing in the project vicinity. No impacts will occur in regards to this issue area.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

16. Slopes

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

Source: Riv. Co. 800-Scale Slope Maps, Project Application Materials; County Geological Report No. 2425 by Earth Systems Southwest dated September 19, 2014 (GEO 2425)

Findings of Fact:

a-b) The proposed Project will change the existing topography on the subject site. The grading will primarily follow the natural terrain but will alter topographic features located on the site for drainage purposes. The project has no cut or fill slopes that would exceed 2:1. Impacts will be less than significant.

c) Future development for the project area will consist of domestic sewer lines in accordance with the Coachella Valley Water District. There will be no grading that affects or negates subsurface sewage disposal systems such as for septic systems since no septic systems are currently proposed. No impacts to subsurface sewage disposal systems are anticipated.

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

Monitoring: No Monitoring Required.

17. Soils

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

Source: U.S.D.A. Soil Conservation Service Soil Surveys, Project Application Materials; County Geological Report No. 2425 by Earth Systems Southwest dated September 19, 2014 (GEO 2425)

Findings of Fact:

a) The development of the site would result in the loss of topsoil from grading activities, but not in a manner that will result in significant amounts of soil erosion. It is required that graded but undeveloped land shall provide, in addition to erosion control planting, on-site drainage facilities deemed necessary to control or prevent erosion. Additional erosion protection may be required during the rainy season from October 1, to May 31. The applicant is required to obtain a Best Management Practices (BMP) Permit for the monitoring of the erosion and sediment control BMP's for the site. Impacts will be less than significant in regards to soil erosion and loss of topsoil with the incorporation of the conditions of approval as discussed.

b) The Preliminary Geotechnical Report laboratory test results for the subject site determined that the earth materials onsite exhibit a Very Low Expansion potential. Impacts will be less than significant.

c) The proposed Project includes the subdivision of a 108 gross acre site into 371 single-family residential lots and four (4) lot parcel map for phasing purposes. The Project is not affected by soils incapable of adequately supporting use of septic tanks or alternative waste water disposal systems since no septic or alternative waste systems are proposed. Domestic sewer lines are proposed with the residential tract in coordination with the Coachella Valley Water District. Therefore, there is no impact to septic or alternative systems is anticipated.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

18. Erosion

a) Change deposition, siltation, or erosion that may modify the channel of a river or stream or the bed of a lake?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Result in any increase in water erosion either on or off site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: U.S.D.A. Soil Conservation Service Soil Surveys; County Geological Report No. 2425 by Earth Systems Southwest dated September 19, 2014 (GEO 2425)

Findings of Fact:

a) Implementation of the proposed Project will involve grading and various construction activities. Standard construction procedures, and federal, state and local regulations implemented in conjunction with the site's storm water pollution prevention plan (SWPPP) and its Best Management Practices (BMPs) required under the National Pollution Discharge System (NPDES) general construction permit, will minimize potential for erosion during construction. These practices will keep substantial amounts of soil material from eroding from the Project site and prevent deposition within receiving waters located downstream. These requirements are standard conditions and not considered mitigation pursuant to CEQA. Impacts will be less than significant.

b) The potential for on-site erosion will increase due to grading and excavating activities during the construction phase. However, BMPs will be implemented for maintaining water quality and reducing erosion. These requirements are standard conditions and not considered mitigation pursuant to CEQA. Impacts will be less than significant.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

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

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

Findings of Fact:

a) The Project site is located 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 (CBC). In addition, because the Project site is located in an area susceptible to moderate wind erosion a condition of approval has been applied to this Project requiring that the developer take all necessary measures to control dust during construction. (COA.60 BS GRADE. 5-PM10 Dust Control Plan) (TR36805). With such compliance the Project will not result in an increase in wind erosion and blowsand, either on or off site. The Project will have less than significant impacts.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
GREENHOUSE GAS EMISSIONS Would the project				
20. Greenhouse Gas Emissions				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<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: Riverside County Climate Action Plan, Greenhouse Gas Study, dated 4/10/16, prepared by Ldn Consulting, Inc.

Findings of Fact:

a-b) Riverside County has prepared and certified a Climate Action Plan (CAP) which establishes goals and policies that incorporate environmental responsibility into its daily management of residential, commercial, and industrial growth, education, energy and water use, air quality, transportation, waste reduction, economic development and open space and natural habitats to further their commitment. The Riverside County CAP has set a goal to reduce emissions by 15 percent from 2008 levels, as recommended by the AB 32 Scoping Plan, in order to ensure the County meets their required State goals pursuant to AB 32.

The CEQA guidelines allow for the use of CAP screening thresholds and tables in the streamlining of CEQA analysis for development projects. Projects that are consistent with the CAP and satisfy the requirements of the screening thresholds and tables comply with the CEQA requirement for addressing GHG emissions and are therefore not required to conduct any further analysis. As an initial screening method, the CAP establishes an emissions threshold of 3,000 metric tons per year of CO₂ equivalent (CO₂E) that is determined to be less than significant for small projects.

According to the EPA's website, the annual energy use of 422,542 homes is approximately equivalent to 4.6 metric tons of CO₂. It's also the same as the annual ghg emissions of 850,501 passenger vehicles. In reference to this project with only 371 dwellings and 4,644 trip ends, using all of the emissions quantified, the total Greenhouse Gas emissions generated from the representative project is approximately 4,038 Metric Tons Carbon Dioxide equivalent (MT CO₂e) per year which includes construction-related emissions amortized over a typical project life of 30 years. However, with incorporation of California Building Codes using energy efficient building materials, solar elements for the homes, and majority of motor vehicles being smog compliant, along with desert landscaping, the total GHG emissions from the reference project are below the threshold of 3,000 MT CO₂e per year for residential projects established by the CAP.

Therefore, the proposed project would also be anticipated to not exceed the 3,000 metric tons CO₂E/year threshold and the project will not generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment or conflict with the County's goals of reducing GHG emissions. Project development will not conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of GHGs. 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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Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

HAZARDS AND HAZARDOUS MATERIALS Would the project

21. Hazards and Hazardous Materials

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

Source: Project Application Materials

Findings of Fact:

a) The proposed Project will not create a substantial hazard to the public or the environment through the transport, use, or disposal of hazardous materials. Ultimately, the Project will result in the construction of up to 369 residential lots; the Project will not introduce activities that will cause substantial hazard to the public. Regular operation and cleaning of the residential units will not present a substantial health risk to the community. Impacts associated with the routine transport, use of hazardous materials, or wastes will be less than significant.

b) The Project will not create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment because as mentioned in section 21a, the Project does not engage in activities that would create a high level of risk or hazards to the surrounding community. Impacts will be less than significant.

c) The proposed Project is not located in a very high fire hazard area; the Project includes adequate access for emergency response vehicles and personnel. Neither project construction nor operation would be anticipated to significantly impair any evacuation or response plans. Conditions of approval related to emergency access and egress, road widths, location of entry gates, turnarounds and surfacing materials of roadways will ensure that the proposed Project does not interfere with the implementation of, or physically interfere with an emergency response plan and/or emergency evacuation plan therefore, less than significant impacts will occur.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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d) The proposed Project is not located within one quarter mile of an existing or proposed school. The Project will not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste. No impact will occur.

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. No impact will occur.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

22. Airports

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

Source: Southwest Area Plan Figure 5. "French Valley Airport Influence Area", Riverside County General Plan Safety Element, Figure S-20, "Airport Locations". GIS database and Google Earth.

Findings of Fact:

a-b) According to Map My County, Google Earth and the General Plan, the project site is not located within an Airport-Influence Area and will not require the review of the Airport Land Use Commission. Therefore, no impact will occur.

c-d) The project site is not located within an airport land use plan or within two miles of a public airport or public use airport that would result in a safety hazard for people residing or working in the project area. The project site is also not located within the vicinity of a private airstrip, or heliport, which would result in a safety hazard for people residing or working in the project area. No impacts will occur.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

23. Hazardous Fire Area

a) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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: Riverside County General Plan Figure S-11 "Wildfire Susceptibility," GIS database

Findings of Fact:

a) According to GIS database, the proposed Project is not located in a high fire hazard, however, the proposed Project has been reviewed by the Riverside County Fire Department and several conditions of approval have of been applied based on the above regulations to help ensure the safety of the residents and structures. Some of these conditions address the location of fire hydrants, construction materials, length and grade of driveways, gated entries, and turning radius. With these conditions of approval impacts as they relate to this issue, impacts will be less than significant. (AND FIRE. 1, 2, and 3, COA 50. FIRE 1, 2, 3, 4, and 5) (TR36805).

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

HYDROLOGY AND WATER QUALITY Would the project				
24. Water Quality Impacts	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
a) Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
h) Include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors or odors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Preliminary Drainage Analysis by CVE dated September 10, 2015; Palm Creek Ranch Preliminary Hydraulic Design: Project Flood Protection System prepared by Pacific Advanced Civil

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Engineering (PACE) dated August 2018. Coachella Valley Water District (CVWD) Letters dated October 10, 2018, April 30, 2015, and January 29, 2015.

Findings of Fact:

a) The proposed Project includes the subdivision of a 108 gross acre site into four (4) parcels and phased subdivision to create a tentative tract map for 371 single-family residential lots which alters the drainage pattern of the site. As discussed in the CVWD letter dated October 10, 2018, the Palm Creek Ranch development in Thousand Palms is situated on a series of coalesced alluvial fans and is exposed to regional floods that originate at the heads of these fans from the northerly foothills of Thousand Palms according to the PACE Hydraulic Design cited above dated August 2018 reviewed by CVWD. These flows are subject to avulsion and channel shifting. PACE prepared a flow path uncertainty analysis that identified a worst case 100-year inflow to the development of 3,010 cubic feet per second based on their Scenario 2. Scenario 1 provided a smaller 100-yr inflow but resulted in larger inflows along some parts of the development boundary. For this reason, the greater of the Scenario 1 or Scenario 2 inflows were used to design the channels in the flood control scheme.

The scheme receives inflows from the fan surface along the western and northern boundary of the development site and conveys them around and through the development. Flood flows are discharged along the eastern and southern boundary of the project through a system of weirs whose crests are set so that 100-year outflows from the development match those that occur under existing conditions.

To address the alteration of the existing drainage pattern with the proposed Palm Creek Ranch development as indicated by the CVWD letter dated October 20, 2018, the proposed flood control shall incorporate sediment transport and disposition, final design of the flood protection scheme shall meet CVWD 100-year plus standards, compliance with the California Drainage Law will need to be demonstrated by matching the project conditions maximum depths and velocities with the existing conditions, the developer or successor of interest shall satisfy all CVWD standards and guidelines, while CVWD accepts the design hydrology, it may or may not be accepted by FEMA as part of CLOMR or LOMR at a later time, the project lies within the area of the proposed Whitewater River Basin Thousand Palms Flood Control Project which is design phase and until construction is complete, the developer shall comply with Riverside County Ordinance No. 458.

Additionally, prior to issuance of grading permits, CVWD will require the developer to implement measures, such as but not limited to, obtain Conditional Letter of Map Revision (CLOMR) through the Federal Emergency Management Agency and County shall require local drainage mitigation measures to be incorporated into the development to prevent flooding of the site or downstream properties.

The Advisory Notification Document conditions of approval requires that the project retention areas and channels must be kept free of all fill, buildings, and obstructions to ensure that the improved drainage patterns of the areas are maintained to prevent flood damage to the Project buildings as well as flooding along Ramon Road. Although Ramon Road is susceptible to flooding presently without the project, because the drainage basins and channels will be improved and maintained with the project, adjacent properties will not be further impacted by an increased drainage flow beyond that which is currently existing. If deemed necessary Advisory Notification Document (AND) TRANS 2 (TR36805) states that the land divider shall protect downstream properties from damages caused by the alteration of the drainage patterns by constructing drainage facilities, enlarging existing facilities, and/or by securing a drainage easement. AND TRANS 3 (TR36805) states that the land divider, if necessary, will be responsible to accept and properly dispose of all off-site drainage flowing onto or through the site.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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With the incorporation of mitigation measures such as MM HYDRO WQ: 1 which requires on-site drainage retention basins and channels will be provided in accordance with plans and specification accepted by the Coachella Valley Water District and Riverside County's Department of Transportation. Therefore, with the incorporation of mitigation measures and standard conditions of approval, impacts will be less than significant.

b) As stated above, when grading and building plans are submitted for the future residential development of the site, standard conditions of approval will ensure that any water quality standards or waste discharge requirements are not violated by requiring the land divider to provide adequate drainage facilities and disposing of any off-site drainage flows. Therefore, less than significant impacts would occur.

c) The geotechnical report for the proposed Project stated that groundwater was not observed during subsurface exploration. Groundwater is not anticipated to be encountered during grading. Ultimate development of the site will require review and approval by the Building and Safety Department and will be subject to conditions of approval that will ensure that grading and construction of single-family residences will not interfere with any groundwater supply. Therefore, less than significant impacts will occur.

d) As indicated above in 24a. and b., AND TRANS 2 and 3 9 (TR36805) will ensure that adequate drainage facilities are constructed and that any substantial surface runoff on-site and across property lines will be properly disposed of by the land divider. The use of the site for residential purposes will not create a significant amount of stormwater runoff since the properties will be designed with retention basins and channels to capture and retain any storm water created onsite. The project will not create any significant amount of polluted runoff, nor will it significantly contribute to downstream damage caused by excessive stormwater due to require drainage improvements. Therefore, with mitigation and the incorporation of conditions of approval impacts will be less than significant.

e-f) As indicated in the Western Coachella Valley Area Plan Figure 10 Special Flood Hazards Area, the Project is located in an area with the potential for flood hazards. The Project site is located within the 100-year floodplain limits for Thousand Palms. The floodplain area within the proposed retention basins and channels must be kept free of all fill, building and obstructions in order to maintain the drainage patterns of the area and to prevent flood damage to new residences. Driveways and access roads be designed in a manner to not block, divert, or obstruct the floodplain flows. In addition, the overall site will be providing elevated pads to ensure that access to these lots will not be compromised due to a storm and the Project shall satisfy all CVWD standards and guidelines for regional flood protections during the final design review process as indicated by the CVWD letter dated October 10, 2018 (COA 60.Planning.5) (TR36805). Therefore, with incorporation of these conditions of approval and site design, impacts will be less than significant with mitigation incorporated.

g) The proposed Project includes the phased subdivision of 108 gross acres into 371, single-family residential lots ranging in size from 6,000 square feet to 14,000 square feet. Because the development of the Project site will result in the soil disturbance of more than one (1) acre, a Stormwater Pollution Prevention Plan (SWPPP) will be required. In addition, retention basins and channels will be installed on the overall site as mitigation to ensure that control measures will be in place to minimize pollutants in urban runoff from impervious areas of the proposed and future residences. The retention areas and channels will also be used for irrigation of the Project landscaping to help reduce water use needs as outlines in Advisory Notification Document TRANS.5 (TR36805) and the Project will minimize and eliminate the amount of surface-runoff on-site and across property lines, and includes measures to

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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avoid any type of pollution runoff. Therefore, less than significant impacts will occur with the incorporation of mitigation and adherence to the County of Riverside's condition of approvals.

h) Future development of this Project site will include as mitigation the installation of retention basins and channels to capture rain water so as not to create a substantial increase in run off due to the development of 371 single family residences in phases. The retention basins and channels will be maintained by the property owner's association (HOA) as stated in COA 50.Planning.9 (TR36805) to ensure that odors and vectors will not occur. Therefore, impacts will be less than significant in regards to this issue area.

Mitigation:

MM HYDRO WQ:1 proposed flood control shall incorporate sediment transport and disposition, final design of the flood protection scheme shall meet CVWD 100-year plus standards and guidelines, compliance with the California Drainage Law will need to be demonstrated by matching the project conditions maximum depths and velocities with the existing conditions, the developer or successor of interest shall satisfy all CVWD standards and guidelines, the project lies within the area of the proposed Whitewater River Basin Thousand Palms Flood Control Project which is design phase and until construction is complete, the developer shall comply with Riverside County Ordinance No. 458.

MM HYDRO WQ:2 prior to issuance of grading permits, CVWD will require the developer to implement measures, such as but not limited to, obtain Conditional Letter of Map Revision (CLOMR) through the Federal Emergency Management Agency and County shall require local drainage mitigation measures such as required retention areas be incorporated into the development to prevent flooding of the site or downstream properties.

MM HYDRO WQ:3 retention basins will be provided in accordance with plans and specification accepted by Riverside County's Department of Transportation.

MM HYDRO WQ:4 compliance with the conditions of approval, including, but not limited to, 60.PLANNING.6-CVWD Clearance Prior to Grading Permit Issuance (TR36805).

Monitoring: Monitoring shall be required by the Coachella Valley Water District, Riverside County Department of Transportation, and the Riverside County Building and Safety Department.

25. Floodplains

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

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a result of the failure of a levee or dam (Dam Inundation Area)?				
d) Changes in the amount of surface water in any water body?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure S-9 "Special Flood Hazard Areas," Figure S-10 "Dam Failure Inundation Zone," Preliminary Drainage Analysis by CVE dated September 10, 2015; Palm Creek Ranch Preliminary Hydraulic Design: Project Flood Protection System prepared by Pacific Advanced Civil Engineering dated August 2018. Coachella Valley Water District (CVWD) Letters dated October 10, 2018, April 30, 2015, and January 29, 2015.

Findings of Fact:

a-b) The proposed Project includes the subdivision of a 108-gross acres into four (4) parcels and the phased subdivision of 108 gross acres into 371 single-family residential lots. The proposed Project site is located within the 100-year floodplain limits for Thousand Palms. The floodplain impacts the entire 108 acres and alters the drainage pattern of the site along with changes to absorption rates and amount of surface runoff. As discussed in the CVWD letter dated October 10, 2018, the Palm Creek Ranch development in Thousand Palms is situated on a series of coalesced alluvial fans and is exposed to regional floods that originate at the heads of these fans from the northerly foothills of Thousand Palms according to the PACE Hydraulic Design cited above dated August 2018 reviewed by CVWD. These flows are subject to avulsion and channel shifting. PACE prepared a flow path uncertainty analysis that identified a worst case 100-year inflow to the development of 3,010 cubic feet per second based on their Scenario 2. Scenario 1 provided a smaller 100-yr inflow but resulted in larger inflows along some parts of the development boundary. For this reason, the greater of the Scenario 1 or Scenario 2 inflows were used to design the channels in the flood control scheme.

The scheme receives inflows from the fan surface along the western and northern boundary of the development site and conveys them around and through the development. Flood flows are discharged along the eastern and southern boundary of the project through a system of weirs whose crests are set so that 100-year outflows from the development match those that occur under existing conditions.

To address the alteration of the existing drainage pattern with the proposed Palm Creek Ranch development as indicated by the CVWD letter dated October 20, 2018, the proposed flood control shall incorporate sediment transport and disposition, final design of the flood protection scheme shall meet CVWD 100-year plus standards, compliance with the California Drainage Law will need to be demonstrated by matching the project conditions maximum depths and velocities with the existing conditions, the developer or successor of interest shall satisfy all CVWD standards and guidelines, while CVWD accepts the design hydrology, it may or may not be accepted by FEMA as part of CLOMR or LOMR at a later time, the project lies within the area of the proposed Whitewater River Basin Thousand Palms Flood Control Project which is design phase and until construction is complete, the developer shall comply with Riverside County Ordinance No. 458.

Additionally, prior to issuance of grading permits, CVWD will require the developer to implement measures, such as but not limited to, obtain Conditional Letter of Map Revision (CLOMR) through the Federal Emergency Management Agency and County shall require local drainage mitigation measures to be incorporated into the development to prevent flooding of the site or downstream properties.

The floodplain retention areas and channels must be kept free of all fill, building and obstructions in order to maintain the natural drainage patterns of the area and to prevent flood damage to new

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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buildings. The Project will be designed and conditioned to ensure that ultimate development of the Project site will result in less than significant impacts with mitigation in regards to the alteration of the existing drainage courses and surface run-off and absorption rates.

The land divider shall delineate the locations of the retention basins and 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" (COA 50.TRANS.5-TR36805).

c) The Project site is located within the 100-year floodplain limits within Thousand Palms. The floodplain retention areas and channels must be kept free of all fill, building and obstructions in order to maintain the natural drainage patterns of the area and to prevent flood damage to new buildings. The proposed building pad locations are elevated to mitigate 100-year flood plain impacts with mitigation measures. Conditions of approval and compliance with the California Building Codes will also ensure that impacts related to this issue area will be less than significant with mitigation incorporated.

d) The proposed Project will not change the amount of surface water in any water body, because there are no enclosed bodies of water adjacent to the project site. No impact will occur.

Mitigation:

MM HYDRO WQ:1 proposed flood control shall incorporate sediment transport and disposition, final design of the flood protection scheme shall meet CVWD 100-year plus standards and guidelines, compliance with the California Drainage Law will need to be demonstrated by matching the project conditions maximum depths and velocities with the existing conditions, the developer or successor of interest shall satisfy all CVWD standards and guidelines, the project lies within the area of the proposed Whitewater River Basin Thousand Palms Flood Control Project which is design phase and until construction is complete, the developer shall comply with Riverside County Ordinance No. 458.

MM HYDRO WQ:2 prior to issuance of grading permits, CVWD will require the developer to implement measures, such as but not limited to, obtain Conditional Letter of Map Revision (CLOMR) through the Federal Emergency Management Agency and County shall require local drainage mitigation measures such as required retention areas be incorporated into the development to prevent flooding of the site or downstream properties.

MM HYDRO WQ:3 retention basins will be provided in accordance with plans and specifications accepted by Riverside County's Department of Transportation.

MM HYDRO WQ:4 compliance with the conditions of approval, including, but not limited to, 60.PLANNING.6-CVWD Clearance Prior to Grading Permit Issuance (TR36805).

Monitoring: Monitoring shall be required by the Coachella Valley Water District, Riverside County Transportation Department and the Riverside County Building and Safety Department.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
LAND USE/PLANNING Would the project				
26. Land Use				
a) Result in a substantial alteration of the present or planned land use of an area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Affect land use within a city sphere of influence and/or within adjacent city or county boundaries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

a) The project site is surrounded to the north, south, east, and west with scattered single-family development, mobile home parks, and vacant residential lots. The Project site has an existing General Plan Land Use Designation of Very Low Density Residential (VLDR)-1 Acre minimum within the Western Coachella Valley Area Plan. The applicant is proposing a General Plan Amendment to modify VLDR to Medium Density Residential (2-5 D.U./Ac) and Highest Density Residential (HHDR) (20+ D.U./Ac.). The proposed Project is consistent with the development pattern of the surrounding area since proposes single-family residences and potential future multiple family residential project with separate entitlement, and the subject urban area is comprised mostly with single-family residential units and vacant lots for residential purposes. The Project site borders to the west and east residential lots with 7,200 square feet to 10,000 square feet and the lot sizes with the Project ranging from approximately 6,000 square feet to 14,000 square feet each. While the subject land is currently designated VLDR for 1-acre minimum lots, land immediately to the south and westerly land portions are mostly designated MDR (2-5 D.U./Ac.) and Mixed-Use Area (MUA) planned for urban type development in the future. Therefore, ultimate development of the site will not result in a substantial alteration to the present or planned land use in the area due to similar land use designations in the region and required urban type improvements. Impacts therefore will be less than significant.

b) The proposed Project is located within the Cathedral City Sphere of Influence. No comments from the City have been received as of this writing including recent email transmittal dated November 6, 2018. The project was also presented to the Thousand Palm Community Council on November 20, 2014 for informational purposes. Impacts are expected to be less than significant.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

27. Planning				
a) Be consistent with the site's existing or proposed zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Be compatible with existing surrounding zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be compatible with existing and planned surrounding land uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Be consistent with the land use designations and policies of the General Plan (including those of any applicable Specific Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a) The Project site currently has a total of three zoning classifications. The Project site is currently zoned R-1 and R-3-6,000, both of which are proposed to remain in place, and is also has an existing C-P-S zone along the Ramon Road frontage. Change of Zone No. 7936 proposes to change the zoning from C-P-S to R-3 on a 7.10-acre portion of a 108-acre Project along Ramon Road. Upon approval of the zone change, the proposed Project will be consistent with the new zoning classification and its development standards. See b-c) below for information regarding compatibility. Therefore, no impacts will occur.

b-c) Properties to the north are zoned R-1, 7,200 square feet minimum, to the east Controlled Development Areas (W-2), ½ acre minimum, to the west R-1, Mixed Use (MU), and to the south, Mobile Home Subdivisions (R-T). The proposed Project's change of zone will be compatible with the density of existing and planned residential development located in the vicinity of the Project site. Furthermore, the project site will be maintained as a single-family residential development, helping to further support the compatibility of the proposed project to the overall developed area. Impacts will be less than significant.

d) The proposed Project includes the subdivision of a 108 gross acre site into 371 single-family residential lots, with minimum lot sizes of 6,000 square feet up to 14,000 square feet. The current land use designation of VLDR allows for a 1-acre lot minimum. However, the applicant has proposed a General Plan Amendment and is moving forward with modifying the Western Coachella Valley Area Plan from VLDR to MDR and HHDR. As proposed the General Plan Amendment to MDR will allow for 6,000 square foot and 14,000 square foot minimum lot sizes with overall project density of approximately 3.5 dwellings units per acre. Policies of the WCVAP encourage permanent residential stock in this region to create housing jobs balance and to encourage tentative approval of residential tract maps provided that the overall project density yield does not exceed 2-5 dwellings units per acres, and the project density is approximately 3.5 dwellings units per acre within the allowable density range of MDR. As proposed, the Project is consistent with this proposed land use designation and applicable policies of the General Plan. Impacts are therefore less than significant.

e) The proposed Project will not disrupt or divide the physical arrangement of an established community. Therefore, there will be no impact.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
MINERAL RESOURCES Would the project				
28. 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) Be an incompatible land use located adjacent to a State classified or designated area or existing surface mine?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Expose people or property to hazards from proposed, existing or abandoned quarries or mines?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a-d) The mineral resource zone (MRZ) mapped for this area is MRZ-3. This classification is an area where the available geologic information indicates that mineral deposits are likely to exist, however, the significance of the deposit is undetermined. As the Project site has no history of mineral resource recovery uses and does not contain any known mineral resource and is not located within an area that has been classified or designated as a mineral resource area by the State Board of Mining and Geology, no impacts are anticipated. Furthermore, there are no known existing surface mines or designated mineral resource areas located near the Project site and the Project site is not located in an area of proposed, existing or abandoned quarries or mines. Thus, Project development would not expose people or property in the Project area to these hazards Therefore, no impacts are anticipated

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

NOISE Would the project result in				
Definitions for Noise Acceptability Ratings				
Where indicated below, the appropriate Noise Acceptability Rating(s) has been checked.				
NA - Not Applicable	A - Generally Acceptable	B - Conditionally Acceptable		
C - Generally Unacceptable	D - Land Use Discouraged			
29. Airport Noise				
a) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
NA <input checked="" type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/>				
b) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
NA <input checked="" type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/>				

Source: Riverside County General Plan Figure S-20 "Airport Locations," Riverside County Parcel Report.

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

a-b). As noted on the Riverside County Parcel Report, the project site is not located within an airport land use plan or within 2 miles of an existing public airport or airstrip. The proposed residential development will not be impacted by excessive airport noise levels. Therefore, no impact will occur.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

30. Railroad Noise

NA A B C D

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

Findings of Fact:

The Project site is not located in close proximity to a railroad; therefore, there will be no impact in regards to railroad noise.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

31. Highway Noise

NA A B C D

Source: Riverside County's Western Coachella Valley Area Plan, Project Application Materials and Google Maps

Findings of Fact:

According to Google Maps, the proposed Project site is located approximately 1.5 miles from Interstate 10, listed as an Interstate on Figure 7, "Circulation" in the WCVAP. Given, the proximity of this Highway there will be no impacts in regards to highway noise.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

32. Other Noise

NA A B C D

Source: Project Application Materials, GIS database

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

There are no other known sources of noise in the area that would be considered an impact to the Project site. Therefore, no impacts are anticipated.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

33. Noise Effects on or by the Project

a) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

Fundamentals of Sound and Environmental Noise

Noise can be defined as unwanted sound. Sound (and therefore noise) consists of energy waves that people receive and interpret. Sound pressure levels are described in logarithmic units of ratios of sound pressures to a reference pressure, squared. These units are called bels. In order to provide a finer description of sound, a bel is subdivided into ten decibels, abbreviated dB. To account for the range of sound that human hearing perceives, a modified scale is utilized known as the A-weighted decibel (dBA). Since decibels are logarithmic units, sound pressure levels cannot be added or subtracted by ordinary arithmetic means.

For example, if one automobile produces a sound pressure level of 70 dBA when it passes an observer, two cars passing simultaneously would not produce 140 dBA. In fact, they would combine to produce 73 dBA. This same principle can be applied to other traffic quantities as well. In other words, doubling the traffic volume on a street or the speed of the traffic will increase the traffic noise level by 3 dBA, provided the characteristics of the roadway remained approximately the same. Conversely, halving the traffic volume or speed will reduce the traffic noise level by 3 dBA. A 3 dBA change in sound is the beginning at which humans generally notice a barely perceptible change in sound and a 5 dBA change is generally readily perceptible.

Noise also dissipates as the distance from the noise generator increases. Spherically radiating point sources of noise emissions are atmospherically attenuated by a factor of 6 dB per doubling of distance, or about 20 dB in 500 feet of propagation. For example, if a noise source generates a noise level of 70 dBA at 50 feet, it would be attenuated to 64 dBA at 100 feet and further attenuated to 58 dBA at 200

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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feet. Note however, for mobile sources (i.e. vehicles), the dissipation for doubling distances tends more towards the magnitude of 3 to 4.8 dBA.

Noise consists of pitch, loudness, and duration; therefore, a variety of methods for measuring noise have been developed. According to the California General Plan Guidelines for Noise Elements, the following are common metrics for measuring noise:

LEQ (Equivalent Energy Noise Level): The sound level corresponding to a steady-state sound level containing the same total energy as a time-varying signal over given sample periods. LEQ is typically computed over 1-, 8-, and 24-hour sample periods.

CNEL (Community Noise Equivalent Level): The average equivalent A-weighted sound level during a 24-hour day, obtained after addition of five decibels to sound levels in the evening from 7:00pm to 10:00pm and after addition of ten decibels to sound levels in the night from 10:00pm to 7:00am.

LDN (Day-Night Average Level): The average equivalent A-weighted sound level during a 24-hour day, obtained after the addition of ten decibels to sound levels in the night after 10:00pm and before 7:00am.

CNEL and LDN are utilized for describing ambient noise levels because they account for all noise sources over an extended period of time and account for the heightened sensitivity of people to noise during the night. LEQ is better utilized for describing specific and consistent sources because of the shorter reference period.

a) Permanent ambient noise impacts of the project would include typical sources of noise associated with residential land uses, but primarily would be a result in an increase in traffic on the project site and surrounding areas. Non-traffic related residential use noise would generally be compatible and would not be anticipated to substantially increase ambient noise levels on its own.

Based on the more conservative study performed from the Federal Interagency Committee on Noise (FICON), typical ambient increases in traffic noise could be a potential impact depending on how high the levels already exist along the specific roadways. Since 5 dBA is considered a readily noticeable increase in noise, a potential impact could exist if the traffic increase resulted in a 5 dBA ambient increase for areas where the ambient noise is under 60 dBA CNEL. If the ambient is between 60 to 65 dBA CNEL, then a 3 dBA increase may create a significant impact. Lastly, if the ambient is above 65 dBA CNEL, then a 1.5 dBA increase may represent a significant impact. The project is estimated to generate a total of 1,113 average daily trips from 371 units onto the surrounding roads, most directly to Ramon Road, Desert Moon Drive, and Vista Del Sol. Although the project will be adding trips to Ramon Road and other area roadways, these roads already handle a larger number of daily trips and the portion of the project generated trips would represent a very small portion of the overall current trips and would not result in a more than doubling of trips or therefore an increase of more than 3 dBA in ambient noise levels. Therefore, the impacts to Ramon Road represents the worst-case scenario for increases in ambient noise.

As noted previously, it would take a doubling of traffic from existing conditions to increase the ambient noise level greater than 3 dBA, which is the level where an increase in noise is a barely perceptible change in noise. There are currently approximately 300 residential units directly accessing Ramon Road from Desert Moon Drive and Vista Del Sol. This number of units would also be estimated at generating approximately 1,113 average daily trips directly to Ramon Road. The project would be more

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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than doubling the existing number of trips, resulting in an increase in ambient noise of 3 dB. Since the increase in ambient noise would be significantly below the typical accepted threshold of 3 dBA to be barely perceptible, the impact to ambient noise levels would be less than significant.

b) Operationally, the project will result in temporary noise sources typical of residential uses such as landscaping activities. These activities are common in the project area and do not represent a substantial increase in periodic noise in the project vicinity. Periodic operational noise increase will be less than significant.

The proposed project may create a temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project during construction. Construction noise levels vary, depending on the type and intensity of construction activity, equipment type and duration of use, and the distance between the noise sources and the receiver. Riverside County Ordinance No. 847 Section 2 indicates that noise associated with any private construction activity located within one-quarter of a mile from an inhabited dwelling is considered exempt between the hours of 6:00 a.m. and 6:00 p.m., during the months of June through September, and 7:00 a.m. and 6:00 p.m., during the months of October through May. Neither the County's General Plan nor Municipal Code establish numeric maximum acceptable construction source noise levels at potentially affected receivers, which would allow for a quantified determination of what CEQA constitutes a substantial temporary or periodic noise increase.

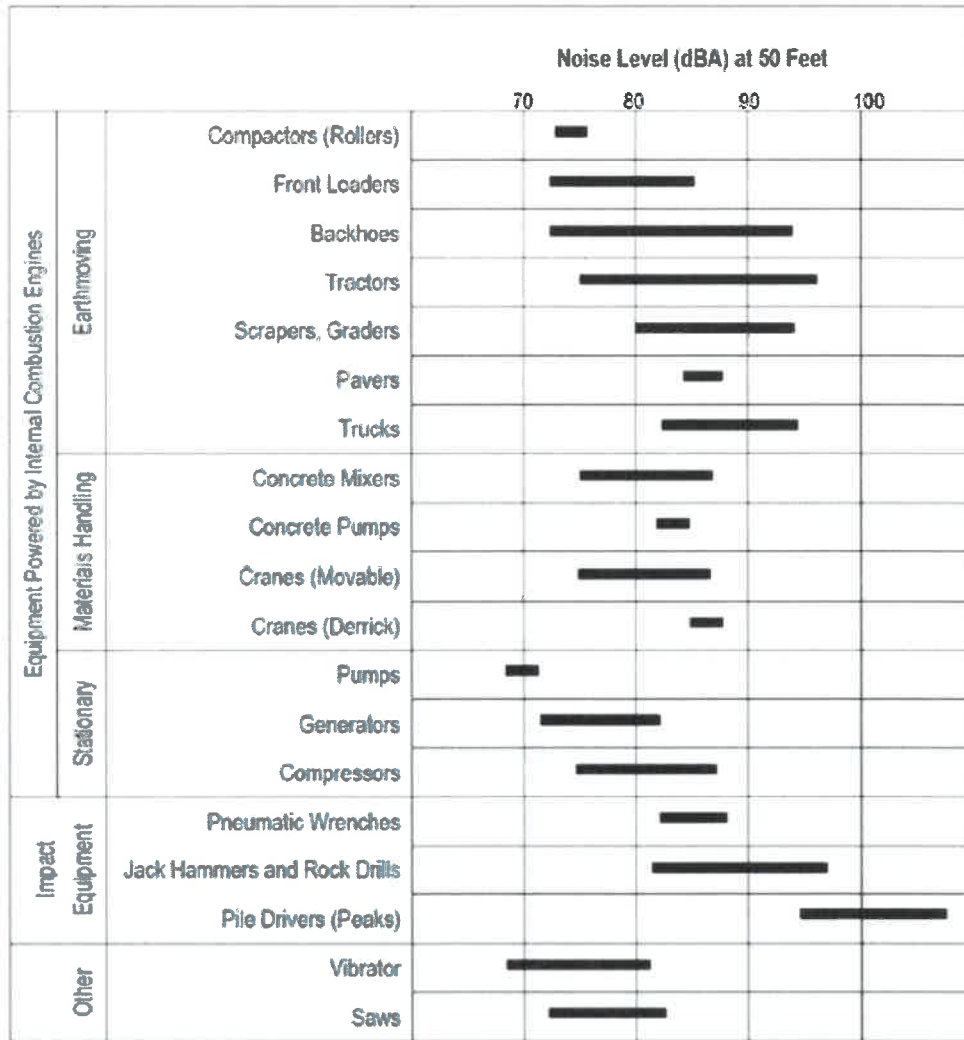
Therefore, to evaluate whether the Project will generate a substantial periodic increase in short-term noise levels at off-site sensitive receiver locations, a construction-related noise level threshold is adopted from the Criteria for Recommended Standard: Occupational Noise Exposure prepared by the National Institute for Occupational Safety and Health (NIOSH). A division of the U.S. Department of Health and Human Services, NIOSH identifies a noise level threshold based on the duration of exposure to the source. The construction related noise level threshold starts at 85 dBA for more than eight hours per day, and for every 3-dBA increase, the exposure time is cut in half. This results in noise level thresholds of 88 dBA for more than four hours per day, 92 dBA for more than one hour per day, 96 dBA for more than 30 minutes per day, and up to 100 dBA for more than 15 minutes per day. For the purposes of this analysis, the lowest, more conservative construction noise level threshold of 85 dBA Leq is used as an acceptable threshold for construction noise at the nearby sensitive receiver locations. Since this construction-related noise level threshold represents the energy average of the noise source over a given time period, they are expressed as Leq noise levels. Therefore, the noise level threshold of 85 dBA Leq over a period of eight hours or more is used to evaluate the potential Project-related construction noise level impacts at the nearby sensitive receiver locations.

Noise generated by the Project construction equipment will include a combination of trucks, power tools, concrete mixers and portable generators that when combined can reach high levels. The number and mix of construction equipment are expected to occur in the following stages:

- Site Preparation;
- Grading;
- Building Construction;
- Paving; and
- Architectural Coating.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The figure shown below shows the typical range of construction activity noise generation as a function of equipment used in various building phases. The earth-moving sources are seen to be the noisiest with equipment noise ranging up to about 95 dB (A) at 50 feet from the source.



Source: EPA PB 206717, Environmental Protection Agency, December 31, 1971, "Noise from Construction Equipment and Operations"

The closest residential building or sensitive receptor to the project boundary is approximately 100 feet. As noted previously, with every doubling of distance, noise is attenuated by approximately 6 dBA. And 6 dBA is typical of a hard surface – in reality the attenuation is often greater as the noise travels over soft dirt, grass, bushes etc. Regardless, based on the more conservative 6 dBA value, noise levels at 50 feet of 95 dBA would be anticipated to attenuate to approximately 80 dBA at 350 feet. Assuming as worst case that this level of noise occurs constantly throughout an 8-hour period, this would still not exceed the threshold of 85 dBA Leq as previously noted. This also assumes that the loudest construction equipment would be operating consistently at the closest location to the sensitive receptor, when in actuality the equipment moves about the site depending on construction needs. Therefore, temporary construction-related noise impacts will be less than significant with the implementation of

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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existing regulations. Although not required to reduce impacts to a less than significant level, a mitigation measure is included as NOI-1 with a variety of measures that can be taken during grading and building construction to further ensure construction impacts will remain less than significant to surrounding sensitive receptors.

c) Table N-1 of the Noise Element identifies guidelines to evaluate proposed developments based on exterior and interior noise level limits for land uses and requires a noise analysis to determine needed mitigation measures if necessary. The Noise Element identifies residential use as a noise-sensitive land use (N 1.3) and discourages new development in areas with 65 dBA CNEL or greater existing ambient noise levels. To prevent and mitigate noise impacts for its residents (N 1.5), the Noise Element requires noise attenuation measures for sensitive land uses exposed to noise levels higher than 65 dBA CNEL. The intent of policy N 1.7 is to require a noise analysis for land uses impacted by unacceptably high noise levels and include mitigation measures be incorporated into project design. The existing immediate surrounding area is primarily residential and vacant areas with regular vehicle trips. As shown in the figure below, even Quiet Urban Daytime is at approximately 50 dBA. Therefore, this existing noise environment is not likely to be near the 65 dBA CNEL threshold. As noted previously, the existing and proposed noise levels from traffic generated by the project is not anticipated to generate more than a 3 dBA increase in noise. Other operational noise is not anticipated to substantially increase noise in the surrounding area. Also, as noted previously, temporary noise impacts from construction are exempt from noise standards provided it occurs within the limited hours. Therefore, the project is not anticipated to expose people to noise levels in excess of standards established in the local general plan and impacts would be less than significant.

COMMON OUTDOOR ACTIVITIES	COMMON INDOOR ACTIVITIES	A - WEIGHTED SOUND LEVEL dBA	SUBJECTIVE LOUDNESS	EFFECTS OF NOISE
THRESHOLD OF PAIN		140	INTOLERABLE OR DEAFENING	HEARING LOSS
NEAR JET ENGINE		130		
		120		
JET FLY-OVER AT 300m (1000 ft)	ROCK BAND	110		
LOUD AUTO HORN		100	VERY NOISY	SPEECH INTERFERENCE
GAS LAWN MOWER AT 1m (3 ft)		90		
DIESEL TRUCK AT 15m (50 ft). at 80 km/hr (50 mph)	FOOD BLENDER AT 1m (3 ft)	80		
NOISY URBAN AREA, DAYTIME	VACUUM CLEANER AT 3m (10 ft)	70	LOUD	SPEECH INTERFERENCE
HEAVY TRAFFIC AT 90m (300 ft)	NORMAL SPEECH AT 1m (3 ft)	60		
QUIET URBAN DAYTIME	LARGE BUSINESS OFFICE	50	MODERATE	SLEEP DISTURBANCE
QUIET URBAN NIGHTTIME	THEATER, LARGE CONFERENCE ROOM (BACKGROUND)	40		
QUIET SUBURBAN NIGHTTIME	LIBRARY	30	FAINT	NO EFFECT
QUIET RURAL NIGHTTIME	BEDROOM AT NIGHT, CONCERT HALL (BACKGROUND)	20		
	BROADCAST/RECORDING STUDIO	10		
LOWEST THRESHOLD OF HUMAN HEARING	LOWEST THRESHOLD OF HUMAN HEARING	0	VERY FAINT	

Source: Environmental Protection Agency Office of Noise Abatement and Control, Information on Levels of Environmental Noise Requisite to Protect Public Health and Welfare with an Adequate Margin of Safety (EPA/ONAC 550/9-74-004) March 1974.

d) Vibration is the movement of mass over time. It is described in terms of frequency and amplitude, and unlike sound there is no standard way of measuring and reporting amplitude. Groundborne vibration can be described in terms of displacement, velocity, or acceleration. Each of these measures can be further described in terms of frequency and amplitude. Displacement is the easiest descriptor to

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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understand; it is simply the distance that a vibrating point moves from its static position. The velocity describes the instantaneous speed of the movement and acceleration is the instantaneous rate of change of the speed.

Although displacement is fundamentally easier to understand than velocity or acceleration, it is rarely used for describing groundborne vibration, for the following reasons: 1) human response to groundborne vibration correlates more accurately with velocity or acceleration; 2) the effect on buildings and sensitive equipment is more accurately described using velocity or acceleration; and, 3) most transducers used in the measurement of groundborne vibration actually measure either velocity or acceleration. For this study velocity is the fundamental measure used to evaluate the effects of groundborne vibration.

Common sources of vibration within communities include construction activities and railroads. Vibration can impact people, structures, and sensitive equipment. The primary concern related to vibration and people is the potential to annoy those working and residing in the area. Groundborne vibration can also disrupt the use of sensitive medical and scientific instruments such as electron microscopes. Vibration with high enough amplitudes can also damage structures (such as crack plaster or destroy windows). Structural damage is generally only of concern where large construction equipment is necessary to complete a development project (e.g. large bulldozers, vibratory pile drivers), where blasting is required, or where very old buildings are involved (e.g. ancient ruins). Groundborne vibration generated by construction projects is generally highest during pile driving or rock blasting. Next to pile driving, grading activity has some potential for structural vibration impacts if large bulldozers, large trucks, or other heavy equipment are used where very old structures are present. Construction of the project does not require rock blasting or pile driving. Grading activities will require use of heavy construction equipment.

Operation of the proposed project does not include uses that cause vibration. Furthermore, the project does not require pile driving or blasting to complete, there are no ancient structures in the project vicinity, and no research medical facilities in the vicinity that could be using sensitive medical or scientific equipment. Potential impacts related to temporary construction activities is discussed below.

The most vibration-causing piece of equipment that will likely be used onsite as part of the proposed project is a vibratory roller. This machine can cause vibration levels of up to 0.021 PPV at 100 feet. The closest sensitive receptor is located an average of 350 feet from the nearest edge of the project site that would generate an average level of 0.007 PPV. Continuous vibration is perceptible at 0.01 PPV; therefore, this level of vibration will not be readily perceptible to area residents. Furthermore, this level of vibration will not exceed the continuous threshold of 0.30 PPV that could damage older residential structures. Impacts will be less than significant.

Mitigation:

MM NOI-1: Prior to the issuance of grading and building permits, respectively, the following notes shall be added to grading and building plans to include the following:

“During grading and construction, the Building and Safety Department shall verify that the following measures are implemented to reduce construction noise and vibrations, emanating from the proposed Project:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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During all Project site excavation and grading onsite, construction contractors shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers, consistent with manufacturer standards.

The contractor shall place all stationary construction equipment so that emitted noise is directed away from the noise sensitive receptors nearest the Project site.

Equipment shall be shut off and not left to idle when not in use.

The contractor shall locate equipment staging in areas that will create the greatest distance between construction-related noise/vibration sources and sensitive receptors nearest the Project site during all Project construction.

The contractor shall limit the use of heavy equipment or vibratory rollers and soil compressors along the Project boundaries to the greatest degree possible.

All construction activities and haul truck deliveries shall adhere to County of Riverside Ordinance No. 847, which prohibits construction activities that make loud noise from occurring between 6:00 p.m. and 6:00 a.m. during the months of June through September, and between 6:00 p.m. and 7:00 a.m. during the months of October through May, and on Sundays and Federal holidays.”

Monitoring: Mitigation shall be monitored through the Building & Safety plan check process.

PALEONTOLOGICAL RESOURCES

34. Paleontological Resources

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

Source: Riverside County General Plan Figure OS-8 “Paleontological Sensitivity”

Findings of Fact:

a) According to GIS database, this site has been mapped as having a low potential for paleontological resources. Due to low potential, no paleontological report has been required. However, should fossil remains be encountered, all site earthmoving shall be ceased, the County Paleontologist shall be notified, the applicant shall retain a qualified paleontologist AND Planning.7 – Low Paleo (TR36805). This is a standard requirement for all projects that may involve grading or ground disturbance and therefore does not qualify as mitigation pursuant to CEQA. No impacts are anticipated.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
POPULATION AND HOUSING Would the project				
35. Housing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Affect a County Redevelopment Project Area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Cumulatively exceed official regional or local population projections?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

a) The Project site is comprised of vacant land. Thus, the proposed Project will not displace substantial numbers of residents requiring the construction of replacement housing. Therefore, no impacts will occur.

b) The Project is anticipated result in the construction of up to 371 single-family dwelling units. No development is proposed on the site that would result in a need for additional housing or housing affordable to households earning 80% or less of the County's median income although the project proposes 7.10-acre portion to be planned High Density Residential (HHDR) for potential future apartment complex by separate entitlement at a later date. The Project will have less than significant impact.

c) The Project includes the subdivision of a 108 gross acre site. The Project site is comprised of vacant land with no structures existing on-site. Therefore, the proposed Project will not displace substantial numbers of people, necessitating the construction of replacement housing elsewhere. Therefore, the Project will have no impact.

d) The Project is not located within a County Redevelopment Project Area. Therefore, the Project will have no impact.

e-f) The proposed Project will ultimately result in the construction of a total of 371 single-family dwelling units generating a population of approximately 1,153 persons. The land use designation for the project site is proposed to be MDR, which allows for 2-5 dwelling units per acre. The 7.10-acre HHDR portion would be reviewed by potential future entitlement proposal. This modification 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 required urban 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 new infrastructure and road improvements. These

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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elements will not induce a population growth into the area that is not anticipated. Less than significant impacts will occur.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

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

36. Fire Services

Source: Riverside County General Plan Safety Element

Findings of Fact:

The Riverside County Fire Department provides fire protection services within unincorporated Riverside County. Roy Wilson Fire Station #35 is the closest to the proposed project, located approximately one (1) mile to the west 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 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, is not considered mitigation. Impacts will be less than significant.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

37. Sheriff Services

Source: 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 a less than significant 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 371 single-family homes will have less than significant impacts to any response times nor significantly increase service levels 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.

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

Monitoring: No Monitoring Required.

38. Schools

Source: GIS database.

Findings of Fact:

The public schools serving the Project site are located in the Palm Springs 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 as outlined in COA 80.Planning.5 (TR36805). This is a standard Condition of Approval and pursuant to CEQA, is not considered mitigation. Therefore, less than significant impacts will occur.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

39. Libraries

Source: 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 PLANNING.20 (TR36805) mitigation fee and pursuant to CEQA is not considered mitigation. Impacts will be less than significant.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

40. Health Services

Source: 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. No impacts are anticipated.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
RECREATION				
41. Parks and Recreation	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Would the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Would the project include the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Is the project located within a Community Service Area (CSA) or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

- a) The Project does include recreational facilities such as pedestrian paths and open space, 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 371-lot single-family residential subdivision, ultimate development would result in a projected population of approximately 1,153 new residents, which is not anticipated to significantly increase the needs of additional recreational space due to on-site recreational amenities such as tot lots, walking and jogging trails. Therefore, impacts would be considered less than significant.
- b) As previously addressed, the proposed Project does include the construction of site-specific recreational 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, ten-foot-wide community trails will be included within the project design and located along Ramon Road and within the interior Project trails. 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 (TR36805) ensures payment of these fees. Payment of such fees will offset the incremental increase in recreational use. Therefore, less than significant impacts will occur in regards to this issue area.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

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

Source: Riverside County's General Plan

Findings of Fact:

The proposed Project will be required to construct a ten-foot (10') combination trail/sidewalk within the Ramon Road right-of-way. Impacts are less than significant.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

TRANSPORTATION/TRAFFIC Would the project	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
43. Circulation	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system, taking into account all modes of transportation, including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Alter waterborne, rail or air traffic?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Cause an effect upon, or a need for new or altered maintenance of roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Cause an effect upon circulation during the project's construction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Result in inadequate emergency access or access to nearby uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) Conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan; Palm Creek Ranch Traffic Impact Analysis by Trames Solutions, Inc.

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

a) The proposed grading activities will require the transport of grading equipment to and from the Project site, and may result in related circulation activities, during the short-term. However, the proposed Project which will ultimately result in the construction of 371 single-family residential structures, which will not result in an increase in vehicle trips that would significantly impact the effectiveness of the existing system or an applicable congestion management program subject to required transportation related improvements. In addition, according to the traffic impact analysis, the project is anticipated to generate 364 morning peak hourly trips, 475 afternoon peak hourly trips, and 1,113 daily trips to Ramon Road. With associated improvements such as Ramon Road conditioned for 8-inch concrete curb and gutter located 43-feet from centerline, and match-up asphalt concrete paving, and Desert Moon Drive is conditioned for 32-feet of asphalt pavement from centerline, and match-up asphalt concrete paving, with concrete curb and gutter (COA 50.TRANS.7) (TR36805), and on-site parking with two (2) spaces per dwelling unit. Due to these required improvements with on-site parking, and being constructed in phases, impacts would be less than significant.

b) The proposed Project will result in an increase of traffic due temporary construction traffic, and 1,113 daily trips to Ramon Road during ultimate operation of the Project site as a residential tract. 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 due to required road improvements and Transportation Uniform Mitigation Fees (TUMF) fee as indicated by COA 80.TRANS.4 (TR36805). With a phased tract map, required road improvements, and required TUMF fees to address congestion management, impacts are less than significant.

c-d) Future development of the Project site will not result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks nor will it alter waterborne, rail or air traffic; and the project is not located within an airport influence area. No impacts are anticipated.

e) The future development of the proposed Project site will not require modifications to any existing public right-of-way resulting in a hazardous design feature such as sharp curves. Driveways into the Project site will comply with the allowable slope percentage to ensure safely obtaining ingress and egress onto the Project site. The existing roadway 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 Caltrans and County of Riverside guidelines. Therefore, no impact will occur.

f) Future development of the Project site may result in the need for new or altered maintenance of roads which is partially resolved with TUMF Fees, being constructed in phases, and required Home Owners Association (HOA) fees to maintain common areas including private streets, impacts are less than significant.

g) The proposed Project will ultimately allow for the construction of 371 single-family residences. Short-term impacts will occur to the local roadway system during grading and construction. However, compliance with Ordinance No. 457 regulating construction hours of operation and Ordinance No. 499 requiring an encroachment permit from Riverside County Department of Transportation to assure that the safety of the traveling public is protected during construction will ensure that less than significant impacts will occur during construction.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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h) Compliance with Riverside County Fire Departments development standards in terms of length of driveway, turnaround, slope, gate width and opening, will ensure that adequate emergency access into and out of the Project site is available. Therefore, less than significant impacts will occur with incorporation of Fire Department's development standards and condition of approval such as 90.FIRE 1, regarding fire access lanes.

i) The Project site will not conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities. No impact will occur.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

44. Bike Trails

Source: Riverside County General Plan

Findings of Fact:

According to the WCVAP, Figure 8, "Trails and Bikeway System" a General Plan designated Combination Trail (Regional Trail/Class 1 Bike Path) is shown along Ramon Road directly adjacent to the project site. As part of Tentative Tract No. 36805, the applicant is required to provide a 10-foot-wide trail easement combination sidewalk within the Ramon Road ROW. Impacts are less than significant.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

TRIBAL CULTURAL RESOURCES Would the project

45. Tribal Cultural Resources

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

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

b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1? In applying the

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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criteria set forth in subdivision (c). of Public Resources Code Section 5024.1 for the purpose of this paragraph, the lead agency shall consider the significance to a California Native tribe.

Source: Native American Consultation

Findings of Fact:

a-b) In compliance with Assembly Bill 52 (AB52), notices regarding this project were mailed to requesting tribes on July 27, 2017.

AB 52 Tribal Consultation

In compliance with Assembly Bill 52 (AB52), notices regarding this project were mailed to all requesting tribes on July 27, 2015. No request for consultation was received. Condition of approval 60. PLANNING 4 requires 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.

SB 18 Tribal Consultation

Pursuant to SB 18 requirements, Riverside County staff previously requested a list from the Native American Heritage Commission ("NAHC") of tribes whose historical extent includes the project site. On April 21, 2017 consultation request notices were sent to each of the Native American Tribes noted on the list. Noticed tribes had 90 days in which to request consultation regarding the proposed project. No consultation requests were received by July 20, 2017 the end of the 90-day noticing period.

There were no Sacred Sites and no Tribal Cultural Resources identified by any of the Tribes because there are none present. Therefore, the Project will have no impact on tribal cultural resources.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

UTILITY AND SERVICE SYSTEMS Would the project

46. Water

a) Require or result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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b) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Department of Environmental Health Review; Coachella Valley Water District Letters dated October 10, 2018, April 30, 2015, and January 29, 2015.

Findings of Fact:

a-b) Tentative Tract No. 36805 is for the subdivision of a 108 gross acre site into 371 residential lots. As stated in the letter from the Coachella Valley Water District (CVWD) indicated above, the Project site is located within the service boundaries of CVWD and domestic water service exists including along

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Ramon Road. Water service to individual lots will require the extension of water facilities within dedicated public and/or private rights-of-ways, subject to terms, and conditions established by CVWD including but not limited to, fees and charges, and water conservation measures. The project in addition be conditioned by E Health to provide potable water (COA 80.E HEALTH.1) (TR36805). Less than significant impacts will occur.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

47. Sewer

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

Source: Department of Environmental Health Review; Coachella Valley Water District Letters dated October 10, 2018, April 30, 2015, and January 29, 2015.

Findings of Fact:

a-b) The proposed Project will result in the subdivision of 108 gross acres into 371 single-family residential lots. The Project site is located in an area primarily developed with single-family residences. The subject property is located within the Coachella Valley Water District (CVWD) service area. Presently sanitary sewer service is available to the Project site including from along Ramon Road which sewer lines would be extended to serve the individual residential lots subject to terms, and conditions established by CVWD including but not limited to, fees and charges, water conservation measures. The applicant has indicated that each lot will be served by domestic sewer in accordance with CVWD and E Health COA 80.E HEALTH.1 9 (TR36805). Impacts are less than significant.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

48. Solid Waste

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Riverside County General Plan, Riverside County Waste Management District correspondence

Findings of Fact:

a-b). The Project will be served by Riverside County Waste Management. Adequate capacity exists at all three landfills located in Riverside County. The development will comply with federal, state, and local statues and regulations related to solid wastes. Condition of approval 80. WASTE 1 (TR36805), requires that the applicant prepare a Waste Recycling Plan (WRP) identifying materials that will be generated during construction and methods and measures taken to recycle, reuse, or reduce the amount of materials generated. Condition of approval 90. WASTE 1 (TR36805), requires the developer to provide evidence showing that the Project is in compliance with the approved WRP. The proposed Project will not require nor result in the construction of new landfill facilities, including the expansion of existing facilities. The impact is considered less than significant.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

49. Utilities

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

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

Source: Project Materials.

Findings of Fact:

a-g) Implementation of the Project will result in an incremental system capacity demand for energy systems, communication systems, storm water drainage systems, street lighting systems, maintenance of public facilities, including roads and potentially other governmental services. These impacts are considered less than significant based on the availability of existing public facilities that support local systems. Compliance with the requirements of Southern California Gas, Imperial Irrigation District, Verizon and AT&T, Coachella Valley Water District and Riverside County Transportation Department will ensure that potential impacts to utility systems are reduced to a non-significant level. Based on data available at this time, offsite utility improvements will be required to support this Project. Less than significant impacts will occur.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
50. Energy Conservation				
a) Would the project conflict with any adopted energy conservation plans?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Project Materials

Findings of Fact:

Implementation of the proposed Project will serve to implement energy conservation plans and will comply with the California Green Building Standards Code. The Project is not anticipated to utilize a significant amount of resources, including energy; due to use of energy efficient building materials required with the California Building Code (CBC) and residential roof top solar components, therefore, less than significant impacts are anticipated.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

MANDATORY FINDINGS OF SIGNIFICANCE

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

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

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

Findings of Fact:

There are no other cumulatively considerable impacts associated with the proposed Project that are not already evaluated and disclosed throughout this environmental assessment, in particular regarding air quality and greenhouse gas emissions which are reduced below significance due to compliance such

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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as with California Building Codes and vehicles being compliant with mandatory smog certifications, and in particular regarding hydrology which is reduced below significance with required regional and local drainage improvements that consider the existing and currently planned development of the area.

Therefore, as illustrated in the E.A., the Project will not have any impacts that cannot be reduced to less than significant with mitigation incorporated and appropriate conditions of approval. Less than significant cumulative impacts are anticipated to occur with mitigated incorporated as identified under Items 24, 25, and 33.

53. Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Source: Staff review, project application

Findings of Fact: As demonstrated in Sections 1 - 50 of this Environmental Assessment, the proposed Project does not have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly. With the incorporation of mitigation measures such as with Noise and Hydrology as specifically stated under Items 24, 25, and 33, and standard conditions of approval applied to the proposed Project, will ensure all impacts are less than significant.

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
77-588 El Duna Ct, Ste. H
Palm Desert, CA 92211

VI. AUTHORITIES CITED

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

Revised: 11/14/18

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COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY

Juan C. Perez
Agency Director



11/26/18, 3:01 pm

PM36804

ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for PM36804. 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 J map to subdivide 108 gross acres in to four (4) parcels for finance and conveyance purposes with Parcel 1 at 30.75 acres, Parcel 2 at 39.20 acres, Parcel 3 at 31.15 acres, and Parcel 4 at 7.10 acres.

Advisory Notification. 2 AND - Exhibits

The development of the premises shall conform substantially with that as shown on APPROVED TENTATIVE PARCEL MAP NO. 36804, AMENDED NO. 1, dated August 2018.

E Health

E Health. 1 0010-E Health-ECP COMMENTS

Based on the information provided in the "Phase I Environmental Site Assessment" prepared by Earth Systems Southwest dated November 18, 2013, and with the provision that the information was accurate and representative of site conditions, RCDEH-ECP concludes no further environmental assessment is required for this project. As with any real property, if previously unidentified contamination is discovered at the site, assessment, investigation, and/or cleanup may be required.

E Health. 2 0010-E Health-USE - WATER AND SEWER SERVICE

PM36804 is proposing potable water service from CVWD and sanitary sewer service from CVWD. It is the responsibility of the developer to ensure that all requirements to obtain potable water service and sanitary sewer service are met with the appropriate purveyor(s) as well as all other applicable agencies.

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

Fire

Fire. 1 Fire

ADVISORY NOTIFICATION DOCUMENT

Fire

Fire. 1 Fire (cont.)

ACCESS

Fire Department emergency vehicle apparatus access road locations and design shall be in accordance with the California Fire Code, Riverside County Ordinance 460, Riverside County Ordinance 787, and Riverside County Fire Department Standards. Plans must be submitted to the Fire Department for review and approval prior to building permit issuance.

WATER

Fire Department water system(s) for fire protection shall be in accordance with the California Fire Code, Riverside County Ordinance 787 and Riverside County Fire Department Standards. Plans must be submitted to the Fire Department for review and approval prior to building permit issuance.

FIRE CONSTRUCTION PERMITS REQUIRED

Submittal to the Office of the Fire Marshal for development, construction, installation and operational use permitting will be required.

Planning

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

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

Planning. 2 0010-Planning-MAP - FEES FOR REVIEW

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

Planning. 3 0010-Planning-MAP - FINAL MAP PREPARER

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

Planning. 4 0010-Planning-MAP - 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:

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 4 0010-Planning-MAP - IF HUMAN REMAINS FOUND (cont.)

Pursuant to State Health and Safety Code Section 7050.5, if human remains are encountered, no further disturbance shall occur until the County Coroner has made the necessary findings as to origin. Further, pursuant to Public Resources Code Section 5097.98 (b), remains shall be left in place and free from disturbance until a final decision as to the treatment and their disposition has been made.

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

Planning. 5 0010-Planning-MAP - 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 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

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 11 Gen - Custom (cont.)
 permit holder shall comply with the applicable standards of Ordinance No. 847.

Planning. 11 Gen - Custom

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. 11 Gen - Custom

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. 12 Gen - Expiration Date

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

Planning. 13 Gen - HOLD HARMLESS

The applicant/permittee or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside or its agents, officers, and employees (COUNTY) from the following: (a) any claim, action, or proceeding against the COUNTY to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the TENTATIVE MAP or its associated environmental documentation, which action is brought within the time period provided for in California Government Code, Section 66499.37; and, (b) any claim, action or proceeding against the COUNTY to attack, set aside, void or annul any other decision made by the COUNTY concerning the TENTATIVE MAP, including, but not limited to, decisions made in response to California Public Records Act requests. The COUNTY

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 14 Gen - Mitigation Measures (cont.)
nearest the Project site during all Project construction.

The contractor shall limit the use of heavy equipment or vibratory rollers and soil compressors along the Project boundaries to the greatest degree possible.

All construction activities and haul truck deliveries shall adhere to County of Riverside Ordinance No. 847, which prohibits construction activities that make loud noise from occurring between 6:00 p.m. and 6:00 a.m. during the months of June through September, and between 6:00 p.m. and 7:00 a.m. during the months of October through May, and on Sundays and Federal holidays."

Planning. 15 Gen - Submit Building Plans

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

Transportation

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

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

Transportation. 2 0010-Transportation-MAP - STD INTRO 3(ORD 460/461)

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

Transportation. 3 0010-Transportation-MAP - TS/CONDITIONS

The Transportation Department has reviewed the traffic study submitted for the referenced project. The study has been prepared in accordance with County-approved guidelines. We generally concur with the findings relative to traffic impacts.

The General Plan circulation policies require a minimum of Level of Service 'C', except that Level of Service 'D' may be allowed in community development areas at intersections of any combination of secondary highways, major highways, arterials, urban arterials, expressways or state highways and ramp intersections.

The study indicates that it is possible to achieve adequate levels of service for the

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 3 0010-Transportation-MAP - TS/CONDITIONS (cont.)
following intersections based on the traffic study assumptions.

Bob Hope Drive (NS) at:
Ramon Road (EW)
Varner Road (NS) at:
Ramon Road (EW)

Monterey Avenue (NS) at:
Ramon Road (EW)
Varner Road (EW)
I-10 Westbound Ramps (EW)
I-10 Eastbound Ramps (EW)
Dinah Shore Drive (EW)

Desert Moon Drive (NS) at:
31st Avenue (EW)
Ramon Road (EW)

Vista Del Sol (NS) at:
Ramon Road (EW)

As such, the proposed project is consistent with this General Plan policy.

The associated conditions of approval incorporate mitigation measures identified in the traffic study, which are necessary to achieve or maintain the required level of service.

Plan: PM36804

Parcel: 650310001

50. Prior To Map Recordation

Planning

050 - Planning. 1 0050-Planning-MAP - 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. 2 0050-Planning-MAP - FINAL MAP PREPARER Not Satisfied

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

050 - Planning. 3 0050-Planning-MAP - PREPARE A FINAL MAP Not Satisfied

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

050 - Planning. 4 0050-Planning-MAP*- SURVEYOR CHECK LIST Not Satisfied

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

- A. All lots on the FINAL MAP shall be in substantial conformance with the approved TENTATIVE MAP relative to size and configuration.
- B. All lots on the FINAL MAP shall have a minimum lot size of five (5) gross acres.
- C. All lot sizes and dimensions on the FINAL MAP shall be in conformance with the development standards of the R-1, R-3-6000 zones, proposed 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.

050 - Planning. 5 Gen - REQUIRED APPLICATIONS Not Satisfied

No FINAL MAP shall record until General Plan Amendment No. 1217 and Change of Zone No. 7936 have been approved and adopted by the Board of Supervisors and have been made effective. This land division shall conform with the development standards of the designation and/or zone ultimately applied to the property.

Transportation

050 - Transportation. 1 0050-Transportation-MAP - ASSESSMENT DIST 1 Not Satisfied

Should this project lie within any assessment/benefit district, the applicant shall, prior to recordation, make application for and pay for their reapportionment of the assessments or pay the unit fees in the benefit district.

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

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

050 - Transportation. 3 0050-Transportation-MAP - EASEMENT/SUR Not Satisfied

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.

050 - Transportation. 4 0050-Transportation-MAP - INTERSECTION/50' TANGENT Not Satisfied

All centerline intersections shall be at 90 degrees, plus or minus 5 degrees, with a minimum 50' tangent, measured from flowline/curbface or as approved by the Transportation Planning and Development Review Division Engineer.

050 - Transportation. 5 0050-Transportation-MAP - R-O-W DEDICATED 1/SUR Not Satisfied

Sufficient public street right-of-way along Ramon Road shall be dedicated for public use to provide for a 64-foot

Plan: PM36804

Parcel: 650310001

50. Prior To Map Recordation

Transportation

050 - Transportation. 5 0050-Transportation-MAP - R-O-W DEDICATED 1/SUR (cont.) Not Satisfied
half-width right-of-way including standard corner cut-back.

Sufficient public street right-of-way along Desert Moon Drive shall be dedicated for public use to provide for a 30-foot half-width right-of-way including standard corner cut-back.

Sufficient public street right-of-way along El Centro Way between Desert Moon Drive and Marlita Street shall be dedicated for public use to provide for a 30-foot half-width right-of-way including standard corner cut-back.

Sufficient public street right-of-way along El Centro Way between Marlita Street and Vista Del Sol (project easterly boundary line) shall be dedicated for public use to provide for a 60-foot full-width right-of-way including standard corner cut-back.

Sufficient public street right-of-way along Vista Del Sol from Ramon Road to projects northerly boundary line shall be dedicated for public use to provide for a 30-foot half-width right-of-way including standard corner cut-back.

050 - Transportation. 6 0050-Transportation-MAP - STREET NAME SIGN Not Satisfied

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

050 - Transportation. 7 0050-Transportation-MAP - TS/DESIGN Not Satisfied

The project proponent shall be responsible for the design of traffic signal(s) at the intersections of:

Signals not eligible for fee credit:

Desert Moon Drive (NS) at Ramon Road (EW)

or as approved by the Transportation Department.

For improvements eligible for fee credit, the project proponent shall contact the Transportation Department and enter into an agreement for signal mitigation fee credit or reimbursement prior to start of construction of the signal. All work shall be pre-approved by and shall comply with the requirements of the Transportation Department and the public contract code in order to be eligible for fee credit or reimbursement.

050 - Transportation. 8 0050-Transportation-MAP - TS/GEOMETRICS Not Satisfied

The intersection of Desert Moon Drive (NS) at Ramon Road (EW) shall be signalized and improved to provide the following geometrics:

Northbound: one left-turn lane, one through lane

Southbound: one left-turn lane, one through lane

Eastbound: one left-turn lane, one through lane, one right-turn lane

Westbound: one left-turn lane, one through lane, one right-turn lane

The intersection of Desert Moon Drive (NS) at 31st Avenue (EW) shall be improved to provide the following geometrics:

Northbound: one shared left-turn/through/right-turn lane

Southbound: one shared left-turn/through/right-turn lane

Eastbound: one shared left-turn/through/right-turn lane-stop controlled

Westbound: one shared left-turn/through/right-turn lane-stop controlled

The intersection of Vista Del Sol (NS) at Ramon Road (EW) shall be improved to provide the following geometrics:

Plan: PM36804

Parcel: 650310001

50. Prior To Map Recordation

Planning

050 - Planning. 1 0050-Planning-MAP - 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. 2 0050-Planning-MAP - FINAL MAP PREPARER Not Satisfied

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

050 - Planning. 3 0050-Planning-MAP - PREPARE A FINAL MAP Not Satisfied

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

050 - Planning. 4 0050-Planning-MAP*- SURVEYOR CHECK LIST Not Satisfied

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

- A. All lots on the FINAL MAP shall be in substantial conformance with the approved TENTATIVE MAP relative to size and configuration.
- B. All lots on the FINAL MAP shall have a minimum lot size of five (5) gross acres.
- C. All lot sizes and dimensions on the FINAL MAP shall be in conformance with the development standards of the R-1, R-3-6000 zones, proposed 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.

050 - Planning. 5 Gen - REQUIRED APPLICATIONS Not Satisfied

No FINAL MAP shall record until General Plan Amendment No. 1217 and Change of Zone No. 7936 have been approved and adopted by the Board of Supervisors and have been made effective. This land division shall conform with the development standards of the designation and/or zone ultimately applied to the property.

Transportation

050 - Transportation. 1 0050-Transportation-MAP - ASSESSMENT DIST 1 Not Satisfied

Should this project lie within any assessment/benefit district, the applicant shall, prior to recordation, make application for and pay for their reapportionment of the assessments or pay the unit fees in the benefit district.

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

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

050 - Transportation. 3 0050-Transportation-MAP - EASEMENT/SUR Not Satisfied

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.

050 - Transportation. 4 0050-Transportation-MAP - INTERSECTION/50' TANGENT Not Satisfied

All centerline intersections shall be at 90 degrees, plus or minus 5 degrees, with a minimum 50' tangent, measured from flowline/curbface or as approved by the Transportation Planning and Development Review Division Engineer.

050 - Transportation. 5 0050-Transportation-MAP - R-O-W DEDICATED 1/SUR Not Satisfied

Sufficient public street right-of-way along Ramon Road shall be dedicated for public use to provide for a 64-foot

Plan: PM36804

Parcel: 650310001

50. Prior To Map Recordation

Transportation

- 050 - Transportation. 5 0050-Transportation-MAP - R-O-W DEDICATED 1/SUR (cont.) Not Satisfied
half-width right-of-way including standard corner cut-back.

Sufficient public street right-of-way along Desert Moon Drive shall be dedicated for public use to provide for a 30-foot half-width right-of-way including standard corner cut-back.

Sufficient public street right-of-way along El Centro Way between Desert Moon Drive and Marlita Street shall be dedicated for public use to provide for a 30-foot half-width right-of-way including standard corner cut-back.

Sufficient public street right-of-way along El Centro Way between Marlita Street and Vista Del Sol (project easterly boundary line) shall be dedicated for public use to provide for a 60-foot full-width right-of-way including standard corner cut-back.

Sufficient public street right-of-way along Vista Del Sol from Ramon Road to projects northerly boundary line shall be dedicated for public use to provide for a 30-foot half-width right-of-way including standard corner cut-back.

- 050 - Transportation. 6 0050-Transportation-MAP - STREET NAME SIGN Not Satisfied

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

- 050 - Transportation. 7 0050-Transportation-MAP - TS/DESIGN Not Satisfied

The project proponent shall be responsible for the design of traffic signal(s) at the intersections of:

Signals not eligible for fee credit:

Desert Moon Drive (NS) at Ramon Road (EW)

or as approved by the Transportation Department.

For improvements eligible for fee credit, the project proponent shall contact the Transportation Department and enter into an agreement for signal mitigation fee credit or reimbursement prior to start of construction of the signal. All work shall be pre-approved by and shall comply with the requirements of the Transportation Department and the public contract code in order to be eligible for fee credit or reimbursement.

- 050 - Transportation. 8 0050-Transportation-MAP - TS/GEOMETRICS Not Satisfied

The intersection of Desert Moon Drive (NS) at Ramon Road (EW) shall be signalized and improved to provide the following geometrics:

Northbound: one left-turn lane, one through lane
Southbound: one left-turn lane, one through lane
Eastbound: one left-turn lane, one through lane, one right-turn lane
Westbound: one left-turn lane, one through lane, one right-turn lane

The intersection of Desert Moon Drive (NS) at 31st Avenue (EW) shall be improved to provide the following geometrics:

Northbound: one shared left-turn/through/right-turn lane
Southbound: one shared left-turn/through/right-turn lane
Eastbound: one shared left-turn/through/right-turn lane-stop controlled
Westbound: one shared left-turn/through/right-turn lane-stop controlled

The intersection of Vista Del Sol (NS) at Ramon Road (EW) shall be improved to provide the following geometrics:

Plan: PM36804

Parcel: 650310001

50. Prior To Map Recordation

Transportation

050 - Transportation. 8 0050-Transportation-MAP - TS/GEOMETRICS (cont.) Not Satisfied

Northbound: N/A

Southbound: one shared left-turn/through/right-turn lane-stop controlled

Eastbound: one shared left-turn/through/right-turn lane

Westbound: one shared left-turn/through/right-turn lane

or as approved by the Transportation Department.

All improvements listed are requirements for interim conditions only. Full right-of-way and roadway half sections adjacent to the property for the ultimate roadway cross-section per the County's Road Improvement Standards and Specifications must be provided.

Any off-site widening required to provide these geometrics shall be the responsibility of the landowner/developer.

050 - Transportation. 9 0050-Transportation-MAP- UTILITY PLAN GP ROADS Not Satisfied

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

050 - Transportation. 10 0050-Transportation-MAP* - ACCESS RESTRICTION/SUR Not Satisfied

Lot access shall be restricted on Ramon Road, Desert Moon Drive, El Centro Way and Vista Del Sol and so noted on the final map, with the exception of project entry streets, as approved by the Transportation Department.

60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 1 0060-BS-Grade-MAP - NO PRECISE GRDG Not Satisfied

NO GRADING PERMITS WILL NOT BE ISSUED , BY THE BUILDING AND SAFETY DEPARTMENT, FOR ANY PARCEL(S) OF THIS SUBDIVISION - UNLESS AN APPROPRIATE LAND USE PERMIT HAS ALSO BEEN ISSUED AND APPROVED, BY THE PLANNING DEPARTMENT, FOR THAT SAME PARCEL(S).

Planning-EPD

060 - Planning-EPD. 1 0060-Planning-EPD-EPD - MBTA SURVEY Not Satisfied

Birds and their nests are protected by the Migratory Bird Treaty Act (MBTA) and California Department of Fish and Wildlife (CDFW) Codes. Since the project supports suitable nesting bird habitat, removal of vegetation or any other potential nesting bird habitat disturbances shall be conducted outside of the avian nesting season (February 1st through September 15th). If habitat must be cleared during the nesting season, a preconstruction nesting bird survey shall be conducted. The preconstruction nesting bird survey must be conducted by a biologist who holds a current MOU with the County of Riverside. If nesting activity is observed, appropriate avoidance measures shall be adopted to avoid any potential impacts to nesting birds. The nesting bird survey must be completed no more than 3 days prior to any ground disturbance. If ground disturbance does not begin within 3 days of the survey date a second survey must be conducted. Prior to the issuance of a grading permit the project proponent must provide written proof to the Riverside County Planning Department, Environmental Programs Division (EPD) that a biologist who holds an MOU with the County of Riverside has been retained to carry out the required survey. Documentation submitted to prove compliance prior to grading permit issuance must at a minimum include the name and contact information for the Consulting Biologist and a signed statement from the Consulting Biologist confirming that they have been contracted

Plan: PM36804

Parcel: 650310001

60. Prior To Grading Permit Issuance

Planning-EPD

060 - Planning-EPD. 1 0060-Planning-EPD-EPD - MBTA SURVEY (cont.) Not Satisfied
by the applicant to conduct a Preconstruction Nesting Bird Survey. In some cases EPD may also require a Monitoring and Avoidance Plan prior to the issuance of a grading permit. Prior to finalization of a grading permit or prior to issuance of any building permits the projects consulting biologist shall prepare and submit a report, documenting the results of the survey, to EPD for review.

Transportation

060 - Transportation. 1 0060-Transportation-MAP - CREDIT/REIMBURSEMENT Not Satisfied

In order to receive any fee credit or reimbursement for improvements, the project proponent shall contact the Transportation Department and enter into an agreement for fee credit or reimbursement prior to advertising. All work shall be pre-approved by and shall comply with the requirements of the Transportation Department and the public contracts code in order to be eligible for fee credit or reimbursement.

To enter into an agreement, please contact our Funding Programs group at (951) 955-1667.

For more information regarding the public work bidding requirements please visit the following link:
<http://rctlma.org/trans/Land-Development/Funding-Programs/Rad-and-Bridge-Benefit-District-RBBD/Public-Works-Bidding-Requirements>

80. Prior To Building Permit Issuance

BS-Grade

080 - BS-Grade. 1 0080-BS-Grade-MAP - NO BP'S W/O L.U. PRMT Not Satisfied

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

Transportation

080 - Transportation. 1 0080-Transportation-MAP - TUMF Not Satisfied

Prior to the issuance of a building permit, the applicant shall pay the Transportation Uniform Mitigation Fee (TUMF) in accordance with the fee schedule in effect at the time of issuance, pursuant to Ordinance No. 673.

90. Prior to Building Final Inspection

Transportation

090 - Transportation. 1 0090-Transportation-MAP - TS/INSTALLATION Not Satisfied

The project proponent shall be responsible for the design and construction of traffic signal(s) at the intersections of:

Signals not eligible for fee credit:

Desert Moon Drive (NS) at Ramon Road (EW) or as approved by the Transportation Department.

For improvements eligible for fee credit, the project proponent shall contact the Transportation Department and enter into an agreement for signal mitigation fee credit or reimbursement prior to start of construction of the signal. All work shall be pre-approved by and shall comply with the requirements of the Transportation Department and the public contract code in order to be eligible for fee credit or reimbursement.

090 - Transportation. 2 0090-Transportation-MAP - UTILITY INSTALL GP ROADS Not Satisfied

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

11/27/18
10:21

Riverside County PLUS
CONDITIONS OF APPROVAL

Page 5

Plan: PM36804

Parcel: 650310001

90. Prior to Building Final Inspection

Transportation

090 - Transportation. 2

0090-Transportation-MAP - UTILITY INSTALL GP ROADS (cont.)

Not Satisfied

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



COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY

Juan C. Perez
Agency Director



11/26/18, 2:57 pm

TR36805

ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for TR36805. 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

This land division hereby permitted is a phased Schedule A map to subdivide 108 gross acres into 371 residential lots with lot sizes ranging from 6,000 square feet minimum to 14,000 square feet maximum, with private streets and separate retention areas, tot lots, walking and jogging trails, training track, BBQ areas, and water features, as well as a vacant 7.10 acre lot along Ramon Road frontage. Phasing consists of TR36805-1 with 130 residential lots and common open space, TR36805-2 consists of 137 residential lots and common open space, and TR36805-3 (Final Phase) consists of 104 residential lots and common open space located within Assessor's Parcel Numbers 650-230-002, 650-310-001, and 650-310-002.

Advisory Notification. 2 AND - Exhibits

The development of the premises shall conform substantially with that as shown on APPROVED TENTATIVE MAP, AMENDED MAP NO. 2, dated April 26, 2017, and EXHIBIT M (DESIGN MANUAL) dated December 2014, and EXHIBIT L dated 11-26-2018.

E Health

E Health. 1 0010-E Health-ECP COMMENTS

Based on the information provided in the "Phase I Environmental Site Assessment" prepared by Earth Systems Southwest dated November 18, 2013, and with the provision that the information was accurate and representative of site conditions, RCDEH-ECP concludes no further environmental assessment is required for this project. As with any real property, if previously unidentified contamination is discovered at the site, assessment, investigation, and/or cleanup may be required.

E Health. 2 0010-E Health-USE - WATER AND SEWER SERVICE

TR36805 is proposing potable water service from CVWD and sanitary sewer service from CVWD. It is the responsibility of the developer to ensure that all requirements to obtain potable water service and sanitary sewer service are met with the appropriate

ADVISORY NOTIFICATION DOCUMENT

E Health

E Health. 2 0010-E Health-USE - WATER AND SEWER SERVICE
(cont.)

purveyor(s) as well as all other applicable agencies.
Any existing onsite wastewater treatment system and/or onsite water well shall be properly removed or abandoned under permit with the Department of Environmental Health.

Fire

Fire. 1 0010-Fire-MAP-#50-BLUE DOT REFLECTORS

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

Fire. 2 0010-Fire-MAP*-#14-COM/RES HYD/SPACING

Approved super fire hydrants, (6"x4"x 2-2 1/2") shall be located at each street intersection and spaced not more than 450 feet apart in any direction, with no portion of any lot frontage more than 225 feet from a fire hydrant.

Fire. 3 0010-Fire-MAP*-#16-HYDRANT/SPACING

Schedule _ fire protection approved standard fire hydrants, (6"x4"x2 1/2") located one at each street intersection and spaced no more than 450 feet apart in any direction, with no portion of any lot frontage more than 225 feet from a hydrant. Minimum fire flow shall be 2000 GPM for 2 hour duration at 20 PSI.

Planning

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

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

Planning. 2 0010-Planning-MAP - FEES FOR REVIEW

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

Planning. 3 0010-Planning-MAP - FINAL MAP PREPARER

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 3 0010-Planning-MAP - FINAL MAP PREPARER (cont.)
The FINAL MAP shall be prepared by a licensed land surveyor or registered civil engineer.

Planning. 4 0010-Planning-MAP - FINAL PLAN OF DEVELOPMNT

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

Planning. 5 0010-Planning-MAP - GEO02425

County Geologic Report (GEO) No. 2425, submitted for this project (TR36805) was prepared by Earth Systems Southwest and is entitled: "Geological Feasibility Report Proposed Palm Creek Ranch Development North of Ramon Road, East of Desert Moon Drive and West of Vista Del Sol City of

Thousand Palms Riverside County, California", dated September 19, 2014. In addition, Earth Systems Southwest submitted the following document:"Report of Soil Infiltration Testing Proposed Palm Creek Ranch Development North of Ramon Road, East of Desert Moon Drive and West of Vista Del Sol City of Thousand Palms Riverside County, California", dated November 17, 2014.

This documents is herein incorporated as part of GEO02425
GEO02425 concluded:

- 1.No active faults are currently mapped across the site.
- 2.Site does not lie within a currently delineated State of California, Alquist-Priolo Earthquake Fault Zone.
- 3.Active fault rupture is unlikely to occur at the project site.
- 4.The liquefaction potential is low.
- 5.Site soils are generally very low in Expansion Index.
- 6.Other geologic hazards, including fault rupture, liquefaction, seismically induced settlement, and landslides, are considered low or negligible on the site.
- 7.Site soils have a low potential for hydro collapse.
- 8.The potential flooding of downstream properties is possible in the event of seiching within the water storage tanks and if leakage or tank failure occurs.
- 9.The hazard from tsunamis is non-existent.

GEO02425 Requires:

- 1.At the start of site grading, existing vegetation, trees, large roots, pavement, debris, foundations, non-engineered fill, trash and underground utilities should be removed from the proposed building pad and improvement areas.
- 2.Dust control should also be implemented during construction.
- 3.Where excavations over 4 feet deep are planned lateral bracing or appropriate cut slopes of 1 ½: 1 should be provided.

GEO No. 2425 satisfies the requirement for a geologic/geotechnical study for Planning/CEQA purposes.

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 5 0010-Planning-MAP - GEO02425 (cont.)

GEO No. 2425 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. 6 0010-Planning-MAP - IF HUMAN REMAINS FOUND

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

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

a) There shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent human remains until:

i) A County Official is contacted.

ii) The County Coroner is contacted to determine that no investigation of the cause of death is required, and If the Coroner determines the remains are Native American:

iii) The Coroner shall contact the Native American Heritage Commission within 24 hours.

b) The Commission shall identify the person or persons it believes to be the most likely descended from the deceased Native American.

c) The Most Likely Descendent (MLD) may make recommendations to the landowner or the person responsible for the excavation work, for the treatment of human remains and any associated grave goods as provided in PRC §5097.98.

d) Under the following conditions, the landowner or his authorized representative shall rebury the Native American human remains and associated grave goods on the property in a location not subject to further disturbance:

i) The Commission is unable to identify a MLD or the MLD failed to make a recommendation within 24 hours after being notified by the commission.

(1) The MLD identified fails to make a recommendation; or

(2) The landowner or his authorized representative rejects the recommendation of the MLD, and the mediation.

Planning. 7 0010-Planning-MAP - 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

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Planning

Planning. 8 0010-Planning-MAP - PDA04879 ACCEPTED (cont.)
 County Archaeological Report (PDA) No 4879, submitted for this project (TR36805/PM36804) was prepared by Brian F. Smith and Associates and is entitled: "A Phase I Cultural Resources Survey of the Palm Creek Ranch Project, Thousand Palms, Riverside County, California," dated September 15, 2014.
 According to the study, no cultural resources were discovered. Therefore, there will be no impacts to "historical resources" or "unique archaeological resources" as defined by CEQA. Hence, there are no significant impacts to cultural resources per CEQA and no mitigation measures are required per CEQA.
 This study has been incorporated as part of this project, and has been accepted.

Planning. 9 0010-Planning-MAP - UNANTICIPATED RESOURCES

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

- 1) If during ground disturbance activities, cultural resources are discovered that were not assessed by the archaeological reports and/or environmental assessment conducted prior to project approval, the following procedures shall be followed. A cultural resources site is defined, for this condition, as being three or more artifacts in close association with each other, but may include fewer artifacts if the area of the find is determined to be of significance due to its sacred or cultural importance.
 - a) All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted until a meeting is convened between the developer, the project archaeologist, the Native American tribal representative (or other appropriate ethnic/cultural group representative), and the Planning Director to discuss the significance of the find.
 - b) At the meeting, the significance of the discoveries shall be discussed and after consultation with the Native American tribal (or other appropriate ethnic/cultural group representative) and the archaeologist, a decision is made, with the concurrence of the Planning Director, as to the appropriate mitigation (documentation, recovery, avoidance, etc) for the cultural resource.
 - c) Further ground disturbance shall not resume within the area of the discovery until an agreement has been reached by all parties as to the appropriate preservation or mitigation measures.

Planning. 10 0010-Planning-MAP*- MAP ACT COMPLIANCE

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

Planning. 11 0010-Planning-MAP*- ZONING STANDARDS

Lots created by this TENTATIVE MAP shall be in conformance with the development standards of the existing R-1, R-3-6,000 zones and proposed R-3 zone.

Planning. 12 Gen - Design Guidelines

The project shall conform to Countywide Design Standards and Guidelines adopted

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Planning

Planning. 12 Gen - Design Guidelines (cont.)
January 13, 2004.

Planning. 13 Gen - Expiration Date

The conditionally approved TENTATIVE MAP shall expire three years after the County of Riverside 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. 14 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. 15 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 TENTATIVE MAP or its associated environmental documentation, which action is brought within the time period provided for in California Government Code, Section 66499.37; and, (b) any claim, action or proceeding against the COUNTY to attack, set aside, void or annul any other decision made by the COUNTY concerning the TENTATIVE MAP, including, but not limited to, decisions made in response to California Public Records Act requests. The COUNTY shall promptly notify the applicant/permittee of any such claim, action, or proceeding and shall cooperate fully in the defense. If the COUNTY fails to promptly notify the applicant/permittee of any such claim, action, or proceeding or fails to cooperate fully in the defense, the applicant/ permittee shall not, thereafter, be responsible to defend, indemnify or hold harmless the COUNTY. The obligations imposed by this condition include, but are not limited to, the following: the applicant/permittee shall pay all legal services expenses the COUNTY incurs in connection with any such claim, action or proceeding, whether it incurs such expenses directly, whether it is ordered by a court to pay such expenses, or whether it incurs such expenses by providing legal services through its Office of County Counsel.

Planning. 16 Gen - Lighting Hooded/Directed

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 16 Gen - Lighting Hooded/Directed (cont.)

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

Planning. 17 Gen - Mitigation Measures

MM HYDRO WQ:1 proposed flood control shall incorporate sediment transport and disposition, final design of the flood protection scheme shall meet CVWD 100-year plus standards and guidelines, compliance with the California Drainage Law will need to be demonstrated by matching the project conditions maximum depths and velocities with the existing conditions, the developer or successor of interest shall satisfy all CVWD standards and guidelines, the project lies within the area of the proposed Whitewater River Basin Thousand Palms Flood Control Project which is design phase and until construction is complete, the developer shall comply with Riverside County Ordinance No. 458.

MM HYDRO WQ:2 prior to issuance of grading permits, CVWD will require the developer to implement measures, such as but not limited to, obtain Conditional Letter of Map Revision (CLOMR) through the Federal Emergency Management Agency and County shall require local drainage mitigation measures such as required retention areas be incorporated into the development to prevent flooding of the site or downstream properties.

MM HYDRO WQ:3 retention basins will be provided in accordance with plans and specification accepted by Riverside County's Department of Transportation.

MM HYDRO WQ: 4 Compliance with the conditions of approval, including, but not limited to, 60.PLANNING.6-CVWD Clearance.

MM NOI-1: Prior to the issuance of grading and building permits, respectively, the following notes shall be added to grading and building plans to include the following:

"During grading and construction, the Building and Safety Department shall verify that the following measures are implemented to reduce construction noise and vibrations, emanating from the proposed Project:

During all Project site excavation and grading onsite, construction contractors shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers, consistent with manufacturer standards.

The contractor shall place all stationary construction equipment so that emitted noise is directed away from the noise sensitive receptors nearest the Project site.

Equipment shall be shut off and not left to idle when not in use.

The contractor shall locate equipment staging in areas that will create the greatest distance between construction-related noise/vibration sources and sensitive receptors nearest the Project site during all Project construction.

The contractor shall limit the use of heavy equipment or vibratory rollers and soil compressors along the Project boundaries to the greatest degree possible.

All construction activities and haul truck deliveries shall adhere to County of Riverside Ordinance No. 847, which prohibits construction activities that make loud noise from occurring between 6:00 p.m. and 6:00 a.m. during the months of June through September, and between 6:00 p.m. and 7:00 a.m. during the months of October through May, and on Sundays and Federal holidays."

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Planning

Planning. 17 Gen - Mitigation Measures (cont.)

Planning. 17 Gen - Mitigation Measures

Mitigation Measures from Environmental Assessment (EA) No. 42751 have been incorporated as conditions of approval of this project where appropriate. Beyond these conditions of approval that have been incorporated, development of the project shall conform to the analysis, conclusions, and mitigation measures of EA No. 42751.

Planning. 18 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. 19 Gen - Ord. 875 CVMSHCP Fee

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. 20 Gen - Ord. No. 659 (DIF)

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

Planning. 21 Gen - Submit Building Plans

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

Regional Parks and Open Space

Regional Parks and Open Space. 1 0010-Regional Parks and Open Space-MAP - CLASS I BIKE PATH

ADVISORY NOTIFICATION DOCUMENT

Regional Parks and Open Space

Regional Parks and Open Space. 1 0010-Regional Parks and Open Space-MAP - CLASS I BIKE PATH (cont.)

The applicant shall provide a Class I Bike Path along Ramon Road on the north side of the street. If you have any questions, please contact H. P. Kang at (951) 955-6998 or email at hpkang@rivcoparks.org

Transportation

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

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

Transportation. 2 0010-Transportation-MAP - DRAINAGE 1

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

Transportation. 3 0010-Transportation-MAP - DRAINAGE 2

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

Transportation. 4 0010-Transportation-MAP - ENCROACHMENT PERMIT

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

Transportation. 5 0010-Transportation-MAP - LC LANDSCAPE REQUIREMENT

The developer/ permit holder shall:

- 1) Ensure all landscape and irrigation plans are in conformance with the APPROVED EXHIBITS;
- 2) Ensure all landscaping is provided with California Friendly landscaping and a weather-based irrigation controller(s) as defined by County Ordinance No. 859;
- 3) Ensure that irrigation plans which may use reclaimed water conform with the

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 5 0010-Transportation-MAP - LC LANDSCAPE
REQUIREMENT (cont.)

requirements of the local water purveyor; and,

4) Be responsible for maintenance, viability and upkeep of all slopes, landscaped areas, and irrigation systems until the successful completion of the twelve (12) month inspection or those operations become the responsibility of the individual property owner(s), a property owner's association, or any other successor-in-interest, whichever occurs later.

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

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

Transportation. 6 0010-Transportation-MAP - OFF-SITE PHASE

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

Transportation. 7 0010-Transportation-MAP - PRIVATE STREETS

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

Transportation. 8 0010-Transportation-MAP - STD INTRO 3(ORD 460/461)

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

Transportation. 9 0010-Transportation-MAP - TS/CONDITIONS

The Transportation Department has reviewed the traffic study submitted for the referenced project. The study has been prepared in accordance with County-approved guidelines. We generally concur with the findings relative to traffic impacts.

The General Plan circulation policies require a minimum of Level of Service 'C', except

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 9 0010-Transportation-MAP - TS/CONDITIONS (cont.)
that Level of Service 'D' may be allowed in community development areas at intersections of any combination of secondary highways, major highways, arterials, urban arterials, expressways or state highways and ramp intersections.

The study indicates that it is possible to achieve adequate levels of service for the following intersections based on the traffic study assumptions.

Bob Hope Drive (NS) at: Ramon Road (EW)

Varner Road (NS) at: Ramon Road (EW)

Monterey Avenue (NS) at: Ramon Road (EW)
 Varner Road (EW)
 I-10 Westbound Ramps (EW)
 I-10 Eastbound Ramps (EW)
 Dinah Shore Drive (EW)

Desert Moon Drive (NS) at: 31st Avenue (EW)
 Ramon Road (EW)

Vista Del Sol (NS) at: Ramon Road (EW)

As such, the proposed project is consistent with this General Plan policy.

The associated conditions of approval incorporate mitigation measures identified in the traffic study, which are necessary to achieve or maintain the required level of service.

Plan: TR36805

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50. Prior To Map Recordation

Fire

050 - Fire. 1 0050-Fire-MAP-#46-WATER PLANS Not Satisfied

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

050 - Fire. 2 0050-Fire-MAP-#47-SECONDARY ACCESS Not Satisfied

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

050 - Fire. 3 0050-Fire-MAP-#67-ECS-GATE ENTRANCES Not Satisfied

Ecs map must be stamped by the Riverside County Surveyor with the following note: Gate entrances shall be at least two feet wider than the width of the traffic lanes) serving that gate. Any gate providing access from a road to a driveway shall be located at least 35 feet setback from the roadway and shall open to allow a vehicle to stop without obstructing traffic on the road. here a one-way road with a single traffic lane provides access to a gate entrance, a 38 feet turning radius shall be used.

050 - Fire. 4 0050-Fire-MAP-#6-ECS WATER CERTIFICATION Not Satisfied

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

050 - Fire. 5 0050-Fire-MAP-#88-ECS-AUTO/MAN GATES Not Satisfied

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

Planning

050 - Planning. 1 0050-Planning-MAP - CV REC AND PARK DISTRICT Not Satisfied

Prior to the recordation of the FINAL MAP, the land divider shall submit to the Planning Director a duly and completely executed agreement with the Coachella Valley Recreation and Park District which demonstrates to the satisfaction of the County that the land divider has provided for payment of parks and recreation fees and/or dedication of land for the proposed land division in accordance with Section 10.35 of Ordinance No. 460.

050 - Planning. 2 0050-Planning-MAP - ECS NOTE DESIGN MANUAL Not Satisfied

The following Environmental Constraints Note shall be placed on the ECS:
"A development design manual has been adopted for this land division by the County of Riverside. Procedures required prior to issuance of building permits include, but are not limited to, review of lot building plans and architecture by the Riverside County Planning Department or equivalent for conformance with this manual. Lot purchasers should review the development design manual prior to commencing home design or purchase of single family residential dwellings. The development design manual is on file in the office of the Riverside County Planning Department."

050 - Planning. 3 0050-Planning-MAP - ECS NOTE MT PALOMAR LIGH Not Satisfied

The following Environmental Constraint Note shall be placed on the ECS:
"This property is subject to lighting restrictions as required by County Ordinance No. 655, which are intended to reduce the effects of night lighting on the Mount Palomar Observatory. All proposed outdoor lighting systems shall be

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50. Prior To Map Recordation

Planning

050 - Planning. 3 0050-Planning-MAP - ECS NOTE MT PALOMAR LIGH (cont.) Not Satisfied
in conformance with County Ordinance No. 655."

050 - Planning. 4 0050-Planning-MAP - ECS SHALL BE PREPARED Not Satisfied
The land divider shall prepare an Environmental Constraints Sheet (ECS) in accordance with Section 2.2. E. & F. of County Ordinance No. 460, which shall be submitted as part of the plan check review of the FINAL MAP.

050 - Planning. 5 0050-Planning-MAP - 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. 6 0050-Planning-MAP - FINAL MAP PREPARER Not Satisfied
The FINAL MAP shall be prepared by a licensed land surveyor or registered civil engineer.

050 - Planning. 7 0050-Planning-MAP - FINAL PLAN OF DEVELOPMNT Not Satisfied
The land divider shall submit a Final Plan of Development to the County Planning Department to be reviewed and approved by the County Planning Department- Minor Permit Division pursuant to 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. 8 0050-Planning-MAP - PREPARE A FINAL MAP Not Satisfied
After the approval of the TENTATIVE MAP and prior to the expiration of said map, the land divider shall cause the real property included within the TENTATIVE MAP, or any part thereof, to be surveyed and a FINAL MAP thereof prepared in accordance with the current County Transportation Department - Survey Division requirements, the conditionally approved TENTATIVE MAP, and in accordance with Article IX of County Ordinance No. 460.

050 - Planning. 9 0050-Planning-MAP*- CC&R RES POA COM. AREA Not Satisfied
The land divider shall (a) notify the Planning Dept that the following documents shall be shortly, or have been, submitted to County Counsel for the review and approval of that office, and (b) the land divider shall submit to County Counsel the following documents:
1. A cover letter identifying the project for which approval is sought referencing the Planning Dept case number(s) (a copy of this cover letter may be sent to the Planning Dept to serve as notification) and identifying one individual to represent the land divider if there are any questions concerning the review of the submitted documents; and
2. One wet signed, notarized and ready for recordation declaration of covenants, conditions, and restrictions; attached to these documents there shall be included a legal description of the property included within the covenants, conditions and restrictions and a scaled map or diagram of such boundaries, both signed and stamped by a CA registered civil engineer or licensed land surveyor; and
3. A sample document conveying title to the purchaser of an individual lot or unit which provides that the declaration of covenants, conditions, and restrictions is incorporated therein by reference; and,
4. A deposit equaling three hours of the current hourly fee for the Review of Covenants, Conditions and Restrictions established pursuant to County Ordinance No. 671 at the time the above referenced documents are submitted to County Counsel for review and approval.
The declaration of covenants, conditions and restrictions submitted for review shall a) provide for a minimum term of 60 years, b) provide for the establishment of a property owners' association comprised of the owners of each individual lot or unit as tenants in common, and c) contain the following provisions verbatim: "Notwithstanding any provision in this Declaration to the contrary, the following provisions shall apply: The property owners' association

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50. Prior To Map Recordation

Planning

- 050 - Planning. 9 0050-Planning-MAP*- CC&R RES POA COM. AREA (cont.) Not Satisfied
- established herein shall, if dormant, be activated, by incorporation or otherwise, at the request of the County of Riverside, and the property owner's association shall unconditionally accept from the County of Riverside, upon the County's demand, title to all or any part of the 'common area', more particularly described on Exhibit '____', attached hereto. The decision to require activation of the property owners' association and the decision to require that the association unconditionally accept title to the 'common area' shall be at the sole discretion of the County of Riverside. In the event that the 'common area', or any part thereof, is conveyed to the property owners' association, the association, thereafter, shall own such 'common area', shall manage and continuously maintain such 'common area', and shall not sell or transfer such 'common area', or any part thereof, absent the prior written consent of the Planning Director of the County of Riverside or the County's successor-in-interest. The property owners' association shall have the right to assess the owner of each individual lot or unit for the reasonable cost of maintaining such 'common area', and shall have the right to lien the property of any such owner who defaults in the payment of a maintenance assessment. An assessment lien, once created, shall be prior to all other liens recorded subsequent to the notice of assessment or other document creating the assessment lien. This Declaration shall not be terminated, 'substantially' amended, or property deannexed therefrom absent the prior written consent of the Planning Director of the County of Riverside or the County's successor-in interest. A proposed amendment shall be considered 'substantial' if it affects the extent, usage or maintenance of the 'common area' established pursuant to the Declaration. In the event of any conflict between this Declaration and the Articles of Incorporation, the Bylaws, or the property owners' association Rules and Regulations, if any, this Declaration shall control." Once approved, the copy and the original declaration of covenants, conditions and restrictions shall be forwarded by the Office of the County Counsel to the Planning Department. The Planning Department will retain the one copy for the case file, and forward the wet signed and notarized original declaration of covenants, conditions and restrictions to the County Transportation Department - Survey Division - for safe keeping until the final map is ready for recordation. The County Transportation Department - Survey Division - shall record the original declaration of covenants, conditions and restrictions in conjunction with the recordation of the final map.
- 050 - Planning. 10 0050-Planning-MAP*- ECS AFFECTED LOTS Not Satisfied
- The following note shall be placed on the FINAL MAP: "Environmental Constraint Sheet affecting this map is on file in the County of Riverside Transportation Department - Survey Division, in E.C.S. Book ____, Page ____.
- 050 - Planning. 11 0050-Planning-MAP*- FINAL DESIGN MANUAL Not Satisfied
- The land divider shall submit five (5) copies of a final design manual reflecting any modifications or amendments to the TENTATIVE MAP and conditions of approval, including the draft design manual (Exhibit M).
- 050 - Planning. 12 0050-Planning-MAP*- SURVEYOR CHECK LIST Not Satisfied
- The County Transportation Department - Survey Division shall review any FINAL MAP and ensure compliance with the following:
- A. All lots on the FINAL MAP shall be in substantial conformance with the approved TENTATIVE MAP relative to size and configuration.
 - B. All lots on the FINAL MAP shall have a minimum lot size of 6,000 square feet net or greater.
 - C. All lot sizes and dimensions on the FINAL MAP shall be in conformance with the development standards of the R-1, R-3-6,000 zones, and proposed R-3 zone applied to the property, 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.
- 050 - Planning. 13 Gen - REQUIRED APPLICATIONS Not Satisfied
- No FINAL MAP shall record until General Plan Amendment No. 1217 and Change of Zone No. 7936 have been approved and adopted by the Board of Supervisors and have been made effective. This land division shall conform with the development standards of the designation and/or zone ultimately applied to the property.

Plan: TR36805

Parcel: 650310001

50. Prior To Map Recordation

Transportation

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

The 7.10 Acre Lot No. 1 at the far southern edge of the project shall be restricted from access on Ramon Road and shall be restricted from access on Desert Moon Drive within 150 feet from its intersection with Ramon Road and shall be restricted from access on Vista Del Sol within 150 feet from its intersection with Ramon Road. The above restrictions shall be noted on the final map.

All other Lot access shall be restricted on Ramon Road, Desert Moon Drive, El Centro Way and Vista Del Sol and so noted on the final map, with the exception of project entry streets as shown on the map for Tentative Tract Map No. 36805, as approved by the Transportation Department.

050 - Transportation. 2 0050-Transportation-MAP - ASSESSMENT DIST 1 Not Satisfied

Should this project lie within any assessment/benefit district, the applicant shall, prior to recordation, make application for and pay for their reapportionment of the assessments or pay the unit fees in the benefit district.

050 - Transportation. 3 0050-Transportation-MAP - CORNER CUT-BACK I Not Satisfied

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

050 - Transportation. 4 0050-Transportation-MAP - EASEMENT/SUR Not Satisfied

Any easement not owned by a public utility, public entity or subsidiary, not relocated or eliminated prior to final 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.

050 - Transportation. 5 0050-Transportation-MAP - FINAL MAP DRAIN EASEMENT Not Satisfied

The land divider shall delineate the locations of the retention basins and drainage channels on the final map and shall record a drainage easement to the benefit of the Riverside County over said areas for flood control purposes unless otherwise agreed to by the Director of Transportation. A note shall be placed on the final map identifying and describing the easements as follows, "Drainage Easements - No Buildings, Obstructions, or encroachments by landfills are allowed. Maintenance will be performed by Home Owners Association or as agreed to by the Director of Transportation".

050 - Transportation. 6 0050-Transportation-MAP - IMP PLANS Not Satisfied

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

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

050 - Transportation. 7 0050-Transportation-MAP - IMPROVEMENTS Not Satisfied

Ramon Road along project boundary is a paved County maintained road designated as an Arterial Highway and shall be improved with 8-inch concrete curb and gutter located 43-feet from centerline, and match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determined by the Transportation Department in the 64-foot half-width dedicated right-of-way in accordance with County Standard No. 92, pages 1 & 2. (86' / 128')
NOTE: A 10-foot wide concrete meandering sidewalk/bike trail shall be constructed within the 21' parkway per Standard No. 404.

Desert Moon Drive along project boundary is a paved County maintained road and shall be improved with 32-feet of asphalt concrete pavement, concrete curb and gutter and 5-foot wide concrete sidewalk located 20-feet from centerline and match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determined by the Transportation Department within the 45-foot part-width dedicated right-of-way in accordance with County

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50. Prior To Map Recordation

Transportation

050 - Transportation. 7 0050-Transportation-MAP - IMPROVEMENTS (cont.) Not Satisfied

Standard No. 105, Section "C". (40' / 60')

El Centro Way (west-half) between Desert Moon Drive and Marlita Street shall be improved with 32-feet of asphalt concrete pavement within a 45-foot part-width dedicated right-of-way in accordance with County Standard No. 105, Section "C". (40' / 60'). County Standard 105 may be modified to include an open concrete box drainage feature within the parkway, provided with a continuous safety rail.

El Centro Way (east-half) between Marlita Street and Vista Del Sol (projects westerly boundary line) shall be improved with 40-feet of asphalt concrete pavement within a 60-foot full-width dedicated right-of-way in accordance with County Standard No. 105, Section "C". (40' / 60'). County Standard 105 may be modified to include an open concrete box drainage feature within the parkway, provided with a continuous safety rail.

Vista Del Sol along project boundary from Ramon Road to project northerly boundary line shall be improved with 32-feet of asphalt concrete pavement within a 45-foot part-width dedicated right-of-way in accordance with County Standard No. 105, Section "C". (40' / 60')

050 - Transportation. 8 0050-Transportation-MAP - INTERIOR STREETS Not Satisfied

The internal streets shall be improved in accordance with County Standard No. 105, modified to include wedge curb and measuring 32-feet in width from flow line to flow line.

The internal streets referred to as entrance streets provide gated access and shall be improved including a 10-foot wide raised and landscaped center median, a minimum of 50-feet of vehicular stacking distance from the gate control mechanism/manual security structure and a minimum 30-foot radius for turnaround area as approved by the Transportation Department.

Four foot wide concrete sidewalk shall be installed within a separate easement on perimeter lots.

Wedge curb shall be installed along all internal private streets within the land division. Standard cul-de-sacs, off-set cul-de-sacs and knuckles shall be installed throughout the land division.

All streets shall be designed in accordance with Standard No. 114.

050 - Transportation. 9 0050-Transportation-MAP - INTERSECTION/50' TANGENT Not Satisfied

All centerline intersections shall be at 90 degrees, plus or minus 5 degrees, with a minimum 50' tangent, measured from flowline/curbface or as approved by the Transportation Planning and Development Review Division Engineer.

050 - Transportation. 10 0050-Transportation-MAP - LC LNDSCP COMMON AREA MA Not Satisfied

Prior to map recordation, the developer/permit holder shall submit Covenants, Conditions, and Restrictions (CC&R) to the Riverside County Counsel for review along with the required fees set forth by the Riverside County Fee Schedule. For purposes of landscaping and maintenance, the following minimum elements shall be incorporated into the CC&R's:

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

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

3) The common maintenance areas shall include all those identified on the approved landscape maintenance exhibit. The Transportation Department, Landscape Section shall clear this condition once a copy of the County Counsel approved CC&R's has been submitted to the Transportation Department, Landscape Section.

050 - Transportation. 11 0050-Transportation-MAP - LIGHTING PLAN Not Satisfied

A separate street light plan is required for this project. Street lighting shall be designed in accordance with County Ordinance 460 and Streetlight Specification Chart found in Specification Section 22 of Ordinance 461. 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. 12 0050-Transportation-MAP - OFF-SITE INFO Not Satisfied

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Transportation

050 - Transportation. 12 0050-Transportation-MAP - OFF-SITE INFO (cont.) Not Satisfied

The off-site rights-of-way required for said access road(s) shall be accepted to vest title in the name of the public if not already accepted.

050 - Transportation. 13 0050-Transportation-MAP - PRIVATE STREET MAINTENAN Not Satisfied

Prior to map recordation the developer shall provide evidence of continuous maintenance as approved by the Transportation Department, Planning Department and County Counsel.

050 - Transportation. 14 0050-Transportation-MAP - RETENTION BASIN 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. 15 0050-Transportation-MAP - SIGNING & STRIPING PLAN Not Satisfied

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

050 - Transportation. 16 0050-Transportation-MAP - SOILS 2 Not Satisfied

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

050 - Transportation. 17 0050-Transportation-MAP - STREET NAME SIGN Not Satisfied

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

050 - Transportation. 18 0050-Transportation-MAP - SUBMIT HYDROLOGY STUDY Not Satisfied

A hydrology study, hydraulic calculations, and grading plan, prepared by a civil engineer registered in the State of California, shall be submitted to the Transportation Department for review and approval. Hydraulic calculations are required for the sizing of all drainage systems. Submittals on CD copies are highly encouraged.

The following shall be addressed:

1. Provide a study that conforms to Section V of the Riverside County Plan Check Policies & Guidelines.
2. Provide the CVWD-approved report for offsite flows and bypass channel prepared by PACE Engineering, during final design.
3. Basin slopes shall be according to Palm Creek Ranch, LLC soils report, addendum dated March 30, 2016. Proposed slopes in excess of 4:1 shall submit detailed recommendations and calculations for engineered or reinforced slopes. All submittals shall be approved by the project engineer, soils engineer and County.
4. Project layout shall be according to the revised Tentative Tract Map 36805, Drainage Area Map, Drainage Area Exhibits, and Basin Calculations received from CVE and JLC engineers on September 18, 2018.
5. Basins Emergency Overflow - illustrate where and how each basin will overflow. Demonstrate how overflow rate of the 100 year discharge will safely reach downstream conveyance. Lot pad elevations and street elevations and grades are needed to verify this task. The proposed channel conveyance for the open space area in the middle of the project is shown as a 30 foot wide trapezoidal section with 1.5 side slopes and 4 to 7 feet in depth according to Typical Central Storm Channel Section provided by CVE engineers on September 25, 2018.

050 - Transportation. 19 0050-Transportation-MAP - TS/DESIGN Not Satisfied

The project proponent shall be responsible for the design of traffic signal(s) at the intersections of:

Signals not eligible for fee credit:

Desert Moon Drive (NS) at Ramon Road (EW) or as approved by the Transportation Department.

For improvements eligible for fee credit, the project proponent shall contact the Transportation Department and enter into an agreement for signal mitigation fee credit or reimbursement prior to start of construction of the signal. All

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050 - Transportation. 19 0050-Transportation-MAP - TS/DESIGN (cont.) Not Satisfied

work shall be pre-approved by and shall comply with the requirements of the Transportation Department and the public contract code in order to be eligible for fee credit or reimbursement.

050 - Transportation. 20 0050-Transportation-MAP - TS/GEOMETRICS Not Satisfied

The intersection of Desert Moon Drive (NS) at Ramon Road (EW) shall be signalized and improved to provide the following geometrics:

Northbound: one left-turn lane, one through lane

Southbound: one left-turn lane, one through lane

Eastbound: one left-turn lane, one through lane, one right-turn lane

Westbound: one left-turn lane, one through lane, one right-turn lane

The intersection of Desert Moon Drive (NS) at 31st Avenue (EW) shall be improved to provide the following geometrics:

Northbound: one shared left-turn/through/right-turn lane

Southbound: one shared left-turn/through/right-turn lane

Eastbound: one shared left-turn/through/right-turn lane - stop controlled

Westbound: one shared left-turn/through/right-turn lane - stop controlled

The intersection of Vista Del Sol (NS) at Ramon Road (EW) shall be improved to provide the following geometrics:

Northbound: N/A

Southbound: one shared left-turn/through/right-turn lane - stop controlled

Eastbound: one shared left-turn/through/right-turn lane

Westbound: one shared left-turn/through/right-turn lane

or as approved by the Transportation Department.

All improvements listed are requirements for interim conditions only. Full right-of-way and roadway half sections adjacent to the property for the ultimate roadway cross-section per the County's Road Improvement Standards and Specifications must be provided. Any off-site widening required to provide these geometrics shall be the responsibility of the landowner/developer.

050 - Transportation. 21 0050-Transportation-MAP - UTILITY PLAN Not Satisfied

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

050 - Transportation. 22 FINAL WQMP REQUIRED Not Satisfied

The project is located in the Whitewater watershed. An approved Water Quality Management Plan (WQMP) is required prior to recordation of a final map or issuance of a grading permit. The project shall submit a single PDF on two CD/DVD copies, in accordance with the latest version of the WQMP manual, found at www.rcflood.org/npdes. All details necessary to build BMPs per the WQMP shall be included on the grading plans.

050 - Transportation. 23 WQMP ACCESS AND MAINT (SURVEY) 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.

60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 1 0060-BS-GRADE-MAP-EASEMENTS/PERMISSION Not Satisfied

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60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 1 0060-BS-GRADE-MAP-EASEMENTS/PERMISSION (cont.) 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 0060-BS-GRADE-MAP-IF WQMP IS REQUIRED Not Satisfied

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

060 - BS-Grade. 3 0060-BS-GRADE-MAP-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 at (951) 955-6888 for additional information and requirements.

060 - BS-Grade. 4 0060-BS-GRADE-MAP-PM10 CLASS REQUIRED Not Satisfied

Prior to the issuance of a grading permit, the owner, developer, contractor, and their assignees must attend the PM10 class conducted by SCAQMD.

060 - BS-Grade. 5 0060-BS-GRADE-MAP-PM10 PLAN REQUIRED Not Satisfied

A PM10 Fugitive Dust Mitigation Plan, prepared in accordance with AQMD Rule 403.1, shall be submitted to the Building and Safety Department for review and approval prior to the issuance of a grading permit.

Planning

060 - Planning. 1 0060-Planning-MAP - FEE BALANCE Not Satisfied

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

060 - Planning. 2 0060-Planning-MAP - PM10 MITIGATION PLAN Not Satisfied

Notwithstanding any provision of Riverside County Ordinance No. 742 (Control of Fugitive Dust & PM10) to the contrary, this project shall comply with the requirements of Ordinance No. 742, including, but not necessarily limited to, the submission of a PM10 Mitigation Plan containing all reasonably available fugitive dust control measures, and, thereafter, the permit holder shall comply with all provisions of the approved PM10 Mitigation Plan during grading, earth movement operations and construction of the project as determined by the Director of the Department of Building and Safety. The permit holder shall submit a copy of the approved PM10 Mitigation Plan to the Planning Department and the submitted copy shall include a cover letter containing a written certification from a state licensed professional that the control measures of the plan are included in the grading and building plans submitted to the Department of Building and Safety pursuant to obtaining a grading permit.

060 - Planning. 3 0060-Planning-MAP - 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

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60. Prior To Grading Permit Issuance

Planning

060 - Planning. 3 0060-Planning-MAP - PROJECT ARCHAEOLOGIST (cont.) Not Satisfied
during all grading activities for areas to be monitored including off-site improvements. Inspections will vary based on the rate of excavation, the materials excavated, and the presence and abundance of artifacts and features. The frequency and location of inspections will be determined by the Project Archaeologist.

060 - Planning. 4 0060-Planning-MAP - TRIBAL MONITOR Not Satisfied
Prior to the issuance of grading permits, the developer/permit applicant shall enter into an agreement with a Native American Monitor from the Agua Caliente tribe.
The Native American Monitor shall be on-site during all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading and trenching,. In conjunction with the Archaeological Monitor, the Native American Monitor shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources. 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. 5 0060-Planning-MAP*- 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 October 10, 2018, summarized as follows: Conditional Regional Stormwater Hydrology and Flood Control Scheme Approval for the Proposed Palm Creek LLC Development.

Planning-EPD

060 - Planning-EPD. 1 0060-Planning-EPD-EPD - JURISDICTIONAL PERMITS Not Satisfied
Prior to the issuance of any grading permits, the project applicant must secure the appropriate resource agencies clearances (or proof that they are not required) for the disturbance of jurisdictional resources as described in the document entitled "A Biological Resources Survey Report for the Palm Creek Ranch Project," written in January of 2016 by Vincent N. Scheidt.

060 - Planning-EPD. 2 0060-Planning-EPD-EPD - MBTA SURVEY Not Satisfied
Birds and their nests are protected by the Migratory Bird Treaty Act (MBTA) and California Department of Fish and Wildlife (CDFW) Codes. Since the project supports suitable nesting bird habitat, removal of vegetation or any other potential nesting bird habitat disturbances shall be conducted outside of the avian nesting season (February 1st through September 15th). If habitat must be cleared during the nesting season, a preconstruction nesting bird survey shall be conducted. The preconstruction nesting bird survey must be conducted by a biologist who holds a current MOU with the County of Riverside. If nesting activity is observed, appropriate avoidance measures shall be adopted to avoid any potential impacts to nesting birds. The nesting bird survey must be completed no more than 3 days prior to any ground disturbance. If ground disturbance does not begin within 3 days of the survey date a second survey must be conducted. Prior to the issuance of a grading permit the project proponent must provide written proof to the Riverside County Planning Department, Environmental Programs Division (EPD) that a biologist who holds an MOU with the County of Riverside has been retained to carry out the required survey. Documentation submitted to prove compliance prior to grading permit issuance must at a minimum include the name and contact information for the Consulting Biologist and a signed statement from the Consulting Biologist confirming that they have been contracted by the applicant to conduct a Preconstruction Nesting Bird Survey. In some cases EPD may also require a Monitoring and Avoidance Plan prior to the issuance of a grading permit. Prior to finalization of a grading permit or prior to issuance of any building permits the projects consulting biologist shall prepare and submit a report, documenting the results of the survey, to EPD for review.

Transportation

060 - Transportation. 1 0060-Transportation-MAP - CREDIT/REIMBURSEMENT Not Satisfied
In order to receive any fee credit or reimbursement for improvements, the project proponent shall contact the

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60. Prior To Grading Permit Issuance

Transportation

060 - Transportation. 1 0060-Transportation-MAP - CREDIT/REIMBURSEMENT (cont.) Not Satisfied

Transportation Department and enter into an agreement for fee credit or reimbursement prior to advertising. All work shall be pre-approved by and shall comply with the requirements of the Transportation Department and the public contracts code in order to be eligible for fee credit or reimbursement.

To enter into an agreement, please contact our Funding Programs group at (951) 955-1667.

For more information regarding the public work bidding requirements please visit the following link:

<http://rctlma.org/trans/Land-Development/Funding-Programs/Rad-and-Bridge-Benefit-District-RBBD/Public-Works-Bidding-Requirements>.

060 - Transportation. 2 0060-Transportation-MAP - SUBMIT GRADING PLAN Not Satisfied

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

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

Standard plan check turnaround time is 10 working days.

060 - Transportation. 3 0060-Transportation-MAP - SUBMIT HYDROLOGY STUDY Not Satisfied

A hydrology study, hydraulic calculations, and grading plan, prepared by a civil engineer registered in the State of California, shall be submitted to the Transportation Department for review and approval. Hydraulic calculations are required for the sizing of all drainage systems. Submittals on CD copies are highly encouraged.

The following shall be addressed:

1. Provide a study that conforms to Section V of the Riverside County Plan Check Policies & Guidelines.
2. Provide the CVWD-approved report for offsite flows and bypass channel prepared by PACE Engineering, during final design.
3. Basin slopes shall be according to Palm Creek Ranch, LLC soils report, addendum dated March 30, 2016. Proposed slopes in excess of 4:1 shall submit detailed recommendations and calculations for engineered or reinforced slopes. All submittals shall be approved by the project engineer, soils engineer and County.
4. Project layout shall be according to the revised Tentative Tract Map 36805, Drainage Area Map, Drainage Area Exhibits, and Basin Calculations received from CVE and JLC engineers on September 18, 2018.
5. Basins Emergency Overflow - illustrate where and how each basin will overflow. Demonstrate how overflow rate of the 100 year discharge will safely reach downstream conveyance. Lot pad elevations and street elevations and grades are needed to verify this task. The proposed channel conveyance for the open space area in the middle of the project is shown as a 30 foot wide trapezoidal section with 1.5 side slopes and 4 to 7 feet in depth according to Typical Central Storm Channel Section provided by CVE engineers on September 25, 2018.

060 - Transportation. 4 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 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. 5 FINAL WQMP REQUIRED Not Satisfied

The project is located in the Whitewater watershed. An approved Water Quality Management Plan (WQMP) is required prior to recordation of a final map or issuance of a grading permit. The project shall submit a single PDF on

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60. Prior To Grading Permit Issuance

Transportation

060 - Transportation. 5 FINAL WQMP REQUIRED (cont.) Not Satisfied

two CD/DVD copies, in accordance with the latest version of the WQMP manual, found at www.rcflood.org/npdes. All details necessary to build BMPs per the WQMP shall be included on the grading plans. 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 full 100-year retention in Bermuda Dunes area. A hydrology study, hydraulic calculations, and grading plan, prepared by a civil engineer registered in the State of California, shall be submitted to the Transportation Department for review and approval. Hydraulic calculations are required for the sizing of all drainage systems. Submittals on CD copies are highly encouraged.

The following shall be addressed:

1. Review and respond to redline comments throughout drainage analysis report and map report received by CASC Engineers on September 19, 2016. All comments are to compliment concurrent floodplain review by CVWD.
2. Provide a study that conforms to Section V of the Riverside County Plan Check Policies & Guidelines.
3. Provide the CVWD-approved report for offsite flows and bypass channel prepared by PACE Engineering.
4. Basin slopes shall be according to Palm Creek Ranch, LLC soils report, addendum dated March 30, 2016. Proposed slopes in excess of 4:1 shall submit detailed recommendations and calculations for engineered or reinforced slopes. All submittals shall be approved by the project engineer, soils engineer and County.
5. Project layout shall be according to the revised Tentative Tract Map 36805, Drainage Area Map, Drainage Area Exhibits, and Basin Calculations received from CVE and JLC engineers on September 18, 2018.
6. Basins Emergency Overflow - illustrate where and how each basin will overflow. Demonstrate how the overflow rate of the 100 year discharge will safely reach downstream conveyance. Pad, street elevations and grades are needed to verify this task. The proposed conveyance for the open space area in the middle of the project is shown as an area depressed 12 inches or more compared to the adjacent lots, with a width varying from 30 to 75 feet and traversing longitudinally at a 1.0% slope or more, according to Typical Open Space Drainage Section provided by CVE engineers on October 18, 2018.

060 - Transportation. 6 MAINT DISTRICTS – SUBMIT APPLICATION 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.

70. Prior To Grading Final Inspection

Planning

070 - Planning. 1 0070-Planning-MAP - ARTIFACT DISPOSITION Not Satisfied

Prior to Grading Permit Final: 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 or band. This shall include measures and provisions to protect the future 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.
3. If more than one Native American Group is involved with the project and cannot come to an agreement between themselves as to the disposition of cultural resources, the landowner(s) shall then proceed with curation at the Western Science Center.

070 - Planning. 2 0070-Planning-MAP - PHASE IV CULTURAL Not Satisfied

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70. Prior To Grading Final Inspection

Planning

070 - Planning. 2 0070-Planning-MAP - PHASE IV CULTURAL (cont.) Not Satisfied

Upon completion of the implementation phase, 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 0080-BS-GRADE-MAP- 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 0080-BS-GRADE-MAP-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 to stabilize the site prior to receiving a rough grade permit final.

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

E Health

080 - E Health. 1 0080-E Health-USE - WATER/SEWER WILL SERVE Not Satisfied

A "will-serve" letter from the appropriate water and sewer company/district shall be submitted to the Department of Environmental Health along with the filing fee in effect at the time of submittal.

080 - E Health. 2 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. 3 Sewer Will Serve Not Satisfied

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

Fire

080 - Fire. 1 0080-Fire-MAP - SECONDARY/ALTER ACCESS Not Satisfied

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

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80. Prior To Building Permit Issuance

Fire

- 080 - Fire. 1 0080-Fire-MAP - SECONDARY/ALTER ACCESS (cont.) Not Satisfied
- 080 - Fire. 2 0080-Fire-MAP-#50C-TRACT WATER VERIFICA Not Satisfied

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

- 080 - Fire. 3 0080-Fire-MAP-RESIDENTIAL FIRE SPRINKLER Not Satisfied

Residential fire sprinklers are required in all one and two family dwellings per the California Residential Code, California Building Code and the California Fire Code. Contact the Riverside County Fire Department for the Residential Fire Sprinkler standard.
East County- Palm Desert Office 760-863-8886

Planning

- 080 - Planning. 1 0080-Planning-MAP - FEE BALANCE Not Satisfied

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

- 080 - Planning. 2 0080-Planning-MAP - FINAL SITE OF DEVELOPMNT 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 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. 3 0080-Planning-MAP*- 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 contained in their letter dated October 10, 2018, summarized as follows: Conditional Regional Stormwater Hydrology and Flood Control Scheme Approval for the Proposed Palm Creek

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80. Prior To Building Permit Issuance

Planning

080 - Planning. 3 0080-Planning-MAP*- CVWD CLEARANCE (cont.) Not Satisfied
Ranch LLC Development.

080 - Planning. 4 0080-Planning-MAP*- ENTRY MONUMENT PLOT PLAN Not Satisfied

The land divider/permit holder shall file four (4) sets of an Entry Monument and Gate plot plan to the County Planning Department for review and approval. Said plan shall be submitted to the Department in the form of applicable land use permit application pursuant to County Ordinance No. 348, 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 photo simulation 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. 5 0080-Planning-MAP*- SCHOOL MITIGATION Not Satisfied
Impacts to the Palm Springs Unified School District shall be mitigated in accordance with California State law.

080 - Planning. 6 0080-Planning-MAP*- WALLS/FENCING PLOT PLAN Not Satisfied

The land divider/permit holder shall file seven (7) sets of a Wall/Fencing Plan to the County Planning Department for review and approval. Said plan shall be submitted to the Department in the form of applicable land use permit application 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. The plan shall be in compliance with County Ordinance No. 348, and the TENTATIVE MAP conditions of approval.

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

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

080 - Planning. 7 0080-Planning-USE*- 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 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

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Planning

080 - Planning. 7 0080-Planning-USE*- CC&R RES POA COMMON AREA (cont.) Not Satisfied

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. 8 Gen - Underground Utilities Not Satisfied

All utility extensions within a lot shall be placed underground.

Planning-EPD

080 - Planning-EPD. 1 0080-Planning-EPD-MAP - MBTA REPORT Not Satisfied

Prior to the issuance of any grading permits the biologist who conducted the MBTA clearance surveys must submit a written report to EPD for review. At a minimum the report must include details regarding the MBTA survey(s) and any mitigation measures that were taken to avoid take of any covered species if any were encountered.

Transportation

080 - Transportation. 1 0080-Transportation-MAP - LC LANDSCAPE PLOT PLAN Not Satisfied

Prior to issuance of building permits, the developer/permit holder shall file a Landscaping Transportation IP# Application to the Transportation Department, Landscape Section for review and approval along with the current fee. The landscaping plans shall be in conformance with the APPROVED EXHIBITS; in compliance with Ordinance No. 348, Section 18.12; Ordinance No. 859; and, be prepared consistent with the County of Riverside Guide to California Friendly Landscaping. At minimum, plans shall include the following components:

- 1) Landscape and irrigation working drawings "stamped" by a California certified landscape architect;
- 2) Weather-based controllers and necessary components to eliminate water waste;
- 3) A copy of the "stamped" approved grading plans; and,
- 4) Emphasis on native and drought tolerant species. When applicable, plans shall include the following components: 1) Identification of all common/open space areas; 2) Natural open space areas and those regulated/conserved by the prevailing MSHCP; 3) Shading plans for projects that include parking lots/areas; 4) The use of canopy trees (24" box or greater) within the parking areas;
- 5) Landscaping plans for slopes exceeding 3 feet in height;
- 6) Landscaping and irrigation plans associated with entry monuments. All monument locations and dimensions shall be provided on the plan; and/or,
- 7) If this is a phased development, then a copy of the approved phasing plan shall be submitted for reference.

NOTE: When the Landscaping Plot Plan is located within a special district such as LMD or CFD, the

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Transportation

080 - Transportation. 1 0080-Transportation-MAP - LC LANDSCAPE PLOT PLAN (cont.) Not Satisfied

developer/permit holder shall submit plans for review to the appropriate special district for simultaneous review. The permit holder shall show evidence to the Transportation Department, Landscape Section that the subject district has approved said plans.

As part of the plan check review process and request for condition clearance, the developer/permit holder shall show proof of the approved landscaping plot plan by providing the Plot Plan number. The Transportation Department, Landscape Section shall verify the landscape route is approved and the Plot Plan is in TENTAPPR status. Upon verification of compliance with this condition and the APPROVED EXHIBITS, the Transportation Department, Landscape Section shall clear this condition.

080 - Transportation. 2 0080-Transportation-MAP - LC LANDSCAPE SECURITY Not Satisfied

Prior to the issuance of building permits, the developer/permit holder shall submit an estimate to replace plantings, irrigation systems, ornamental landscape elements, walls and/or fences, in amounts to be approved by the Transportation Department, Landscape section. Once the department has approved the estimate, the developer/permit holder shall be provided a requisite form. The required forms shall be completed and returned to the department for processing and review in conjunction with County Counsel. Upon determination of compliance, the Transportation Department, Landscape Section shall clear this condition.

NOTE: A cash security shall be required when the estimated cost is \$2,500.00 or less. It is highly encouraged to allow adequate time to ensure that securities are in place. The performance security shall be released following a successful completion of the One-Year

Post-Establishment Inspection, and the inspection report confirms that the planting and irrigation components are thriving and in good working order consistent with the approved landscaping plans.

080 - Transportation. 3 0080-Transportation-MAP - LC LNDSCPNG PROJ SPECIFI Not Satisfied

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

1. Construction document submittal shall include an approved landscape maintenance exhibit.
2. Irrigation in County maintained (LMD/CFD) areas must utilize a meter (not well water).
3. Construction documents shall address the following in regard to proposed irrigation ponds:
 - a. Approval to use the basins for irrigation and as a recreational feature accessible to passersby shall include Planning, the Water District and Flood Control agencies. Construction documents shall clearly address any conditions required including, but not limited to, fencing, hazard signage, etc.
4. Greywater irrigation systems must be approved by CVWD and/or Department of Environmental Health. Provide letter(s) of approval.
5. CVWD and Flood Control Department must approve method for draining irrigation ponds, if needed, for maintenance or other reasons.
6. Project water use calculations shall meet Coachella Valley Water District (CVWD) requirements and shall allow for factors unique to the ponds.

In addition, the following will be required:

- A. Final pond/retention basin design will implement recommendations from a hydraulic engineer.

080 - Transportation. 4 0080-Transportation-MAP - TUMF Not Satisfied

Prior to the issuance of a building permit, the applicant shall pay the Transportation Uniform Mitigation Fee (TUMF) in accordance with the fee schedule in effect at the time of issuance, pursuant to Ordinance No. 673.

080 - Transportation. 5 IMPLEMENT WQMP Not Satisfied

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

Waste Resources

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80. Prior To Building Permit Issuance

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 0090-BS-GRADE-MAP-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.

Fire

090 - Fire. 1 0090-Fire-MAP-#45-FIRE LANES Not Satisfied

The applicant or developer shall prepare and submit to the Fire Department for approval, a site plan designating required fire lanes with appropriate lane painting and/or signs.

Planning

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

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

090 - Planning. 2 0090-Planning-MAP - 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. 3 0090-Planning-MAP- ROLL-UP GARAGE DOORS Not Satisfied

All residences shall have automatic roll-up garage doors.

090 - Planning. 4 0090-Planning-MAP*- 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. 5 0090-Planning-MAP*- 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 of their letter dated October 10, 2018, summarized as follows:

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90. Prior to Building Final Inspection

Planning

090 - Planning. 5 0090-Planning-MAP*- CVWD CLEARANCE (cont.) Not Satisfied
Conditional Regional Stormwater Hydrology and Flood Control Scheme Approval for the Proposed Palm Creek Ranch, LLC Development.

090 - Planning. 6 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 and Parks District.

Transportation

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

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

- a) Primary and Alternate (secondary) access roads shall be completed and paved to finish grade according to the limits indicated in the improvement plans and as noted elsewhere in these conditions.
- b) Interior roads shall be completed and paved to finish grade according to the limits indicated in the improvement plans and as noted elsewhere in these conditions. All curbs, gutters, sidewalks and driveway approaches shall be installed. The final lift of Asphalt Concrete on interior streets shall be placed prior to the release of the final 20% of homes or the production models or at any time when construction of new homes within the development has stopped. The developer shall be required to cap pave in front of occupied homes up to the nearest capped street within the tract boundary. The subdivision will remain responsible for the maintenance of these facilities until all improvements within the tract boundary shall be completed and accepted into the County maintained system.
- c) Storm drains and flood control facilities shall be completed according to the improvement plans and as noted elsewhere in these conditions. Written confirmation of acceptance for use by the Flood Control District, if applicable, is required.
- d) Water system, including fire hydrants, shall be installed and operational, according to the improvement plans and as noted elsewhere in these conditions. All water valves shall be raised to pavement finished grade. Written confirmation of acceptance from water purveyor is required.
- e) Sewer system shall be installed and operational, according to the improvement plans and as noted elsewhere in these conditions. All sewer manholes shall be raised to pavement finished grade. Written confirmation of acceptance from sewer purveyor is required.
- f) Landscaping and irrigation, water and electrical systems shall be installed and operational in accordance with County Ordinance 461.

090 - Transportation. 2 0090-Transportation-MAP - LC COMPLY W/LNDSCP/IRR Not Satisfied

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

090 - Transportation. 3 0090-Transportation-MAP - LC LNDSCP INSPECT DEPOSIT Not Satisfied

Prior to building permit final inspection, the developer/permit holder shall file an Inspection Request Form and deposit sufficient funds to cover the costs of the Pre-Installation, the Installation, and One-Year Post-Establishment landscape inspections. The deposit required for landscape inspections shall be determined by the Transportation Department, Landscape Section. The Transportation Department, Landscape Section shall clear this condition upon determination of compliance.

090 - Transportation. 4 0090-Transportation-MAP - LNDSCP INSPECTION RQMT Not Satisfied

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Transportation

090 - Transportation. 4 0090-Transportation-MAP - LNDSCP INSPECTION RQMT (cont.) Not Satisfied

The permit holder's landscape architect is responsible for preparing the Landscaping and Irrigation plans (or on-site representative), and shall arrange for a PRE-INSTALLATION INSPECTION with the Transportation Department, Landscape Section at least five (5) working days prior to the installation of any landscape or irrigation component. Upon successful completion of the PRE-INSTALLATION INSPECTION, the applicant will proceed with the installation of the approved landscape and irrigation system and arrange for an INSTALLATION INSPECTION at least five (5) working days prior to the building final inspection or issuance of occupancy permit, whichever occurs first and comply with the Transportation Department condition of approval entitled "USE -LANDSCAPING SECURITY" and the condition of approval entitled "LANDSCAPE INSPECTION DEPOSIT." Upon successful completion of the INSTALLATION INSPECTION, the Transportation Department landscape inspector and the permit holder's landscape architect (or on-site representative) shall execute a Landscape Certificate of Completion that shall be submitted to the Transportation Department, Landscape Section. The Transportation Department, Landscape Section shall clear this condition upon determination of compliance.

090 - Transportation. 5 0090-Transportation-MAP - STREET LIGHTS INSTALL Not Satisfied

Install streetlights along the streets associated with development in accordance with the approved street lighting plan and standards of County Ordinance 460 and 461. 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).

090 - Transportation. 6 0090-Transportation-MAP - TS/INSTALLATION Not Satisfied

The project proponent shall be responsible for the design and construction of traffic signal(s) at the intersections of: Signals not eligible for fee credit: Desert Moon Drive (NS) at Ramon Road (EW) or as approved by the Transportation Department.

For improvements eligible for fee credit, the project proponent shall contact the Transportation Department and enter into an agreement for signal mitigation fee credit or reimbursement prior to start of construction of the signal. All work shall be pre-approved by and shall comply with the requirements of the Transportation Department and the public contract code in order to be eligible for fee credit or reimbursement.

090 - Transportation. 7 0090-Transportation-MAP - UTILITY INSTALL Not Satisfied

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

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

090 - Transportation. 8 WQMP COMPLETION Not Satisfied

Prior to Building Final Inspection, the Project is required to furnish educational materials regarding water quality to future owners/occupants, provide an engineered WQMP certification, inspection of BMPs, GPS location of BMPs, ensure that the requirements for inspection and cleaning the BMPs are established, and for businesses registering BMPs with the Transportation Department's Business Storm Water Compliance Program Section.

Waste Resources

090 - Waste Resources. 1 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

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CONDITIONS OF APPROVAL

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90. Prior to Building Final Inspection

Waste Resources

090 - Waste Resources. 1 Gen - Waste Reporting Form and Receipts (cont.)
identify the amount of waste disposed and Construction and Demolition (C&D) materials recycled.

Not Satisfied



COACHELLA VALLEY WATER DISTRICT

Established in 1918 as a public agency

GENERAL MANAGER
Jim Barrett

ASSISTANT GENERAL MANAGER
Robert Cheng

October 10, 2018

Jay T. Olivas
Urban Regional Planner IV
County of Riverside
Riverside County Planning Department
77-588 El Duna Court, Suite H
Palm Desert, CA 92211

Dear Mr. Olivas:

Subject: Conditional Regional Stormwater Hydrology and Flood Control Scheme
Approval for the Proposed Palm Creek Ranch LLC Development

The Coachella Valley Water District (CVWD) and our consultant, Northwest Hydraulic Consultants (NHC), have reviewed the "*Palm Creek Ranch Preliminary Hydraulic Design: Project Flood Protection System*" (*Preliminary Report*) prepared by Pacific Advanced Civil Engineering, Inc. (PACE) and dated August 2018 *along with* subsequent analyses provided by email. The proposed flood control scheme (attached as Exhibits A through I from PACE) and the analyses of the scheme in the Preliminary Report allowed us to conditionally approve the concept as satisfying CVWD, County of Riverside Ordinance 458 as amended, FEMA and California Drainage Law regulations and standards. There are some deficiencies in design the applicant has requested that these deficiencies be addressed during the final design review phase. For this reason, the final design approval requires that the developer meet the conditions outlined within this letter.

REGIONAL FLOOD HYDROLOGY AND FLOOD CONTROL SCHEME CONCEPT

The Palm Creek Ranch Development (development) is in Thousand Palms and lies north of Ramon Road and west of Vista Del Sol Road. The development is situated on a series of coalesced alluvial fans and is exposed to regional floods that originate from canyons at the heads of the fans. The flows on the fans are subject to avulsion and channel shifting. PACE prepared a flowpath uncertainty analysis that identified a worst-case 100-year inflow to the development of 3,010 cfs based on their Scenario 2. Scenario 1 provided a smaller 100-year inflow but resulted in larger inflows along some parts of the development boundary. For this reason, the greater of the Scenario 1 or Scenario 2 inflows were used to design the channels in the flood control scheme. Peak flows for the channels are provided in Exhibit J from PACE (attached).

The scheme receives inflows from the fan surface along the western and northern boundary of the development site and conveys them around and through the development. Flood flows are discharged along the eastern and southern boundary of the project through a system of weirs whose crests are set so that 100-year outflows from the development match those that occur under existing conditions.



CONDITIONS OF APPROVALS FOR FINAL GRADING PLAN

1. The proposed flood control scheme shall incorporate sediment transport and deposition, as summarized below:
 - a. The sediment transport approach identified in the Preliminary Report is generally acceptable, however, some modifications will be required as part of the final design review process to ensure compliance with California Drainage Law. These modifications will be outlined by NHC/CVWD during final design. These modifications may change the overall volume delivered to the flood system but are not expected to significantly change the impacts of sedimentation on the hydraulic performance of the system.
 - b. The hydraulic design of the flood control scheme shall assume sediment deposition in the channels and will meet CVWD 100-year plus freeboard standards under this condition.
 - c. The developer will evaluate the alterations to the fan downstream of the development that might result from trapping of sediment within the development or re-distribution of flows. This future condition will be evaluated as part of the final design prior to a grading permit for compliance with California Drainage Law.
2. The final design of the flood protection scheme within the development shall meet CVWD 100-year plus standards and guidelines and also address the following items:
 - a. Eliminate subcritical sections within the channels that were intended to be supercritical in order to reduce the potential for hydraulic jumps or deposition in the channel.
 - b. Demonstrate that lots along El Centro Channel are protected from flooding or revise grading as required.
 - c. The provided plans show that CVWD freeboard requirements (with a sedimentation allowance where required) are mostly met through the system. The areas of deficiency are relatively minor (less than 0.5 feet) but will need to be resolved during final design to provide adequate freeboard throughout the system.

The channels cannot be in levee condition. It needs to be demonstrated that none of the channels are in levee condition using updated grading plan elevations for adjacent ground.

3. Compliance with California Drainage Law will be demonstrated by matching the project conditions maximum depths and velocities with the existing conditions. The developer will demonstrate that the scheme conforms with California Drainage Law under the likely future changes to topography in the distribution channels and downstream of development defined under the sediment transport and deposition conditions outlined under (1). In the current conditional approval, the project does not satisfy this requirement and the developer or successor of interest will perform design modification to meet this requirement. The developer is solely assuming the risk associated with any potential changes or design revisions necessary to satisfy this requirement. The changes might involve increases in the footprint of the flood control facilities and/or adjustments to the property lines.

4. In addition to the above three items, the developer or successor of interest shall satisfy all CVWD standards and guidelines for regional flood protections during the final design review process. A detailed review of the methods, calculations and digital output will take place during final design phase. Items for review would include, but are not limited to: culvert design, hydraulic jumps, super elevation, detailed sediment transport analysis, mitigation, erosion protection and scour.
5. CVWD accepts the design hydrology. It may or may not be accepted by FEMA as part of a CLOMR or LOMR at a later time. CVWD does not "approve" California Drainage Law but requires that the proponent demonstrate that their project provides minimal impacts. The proponent is still subject to damage claims by downstream property owners.
6. This project lies within the area of the proposed Whitewater River Basin Thousand Palms Flood Control Project, which if built would provide regional flood protection to a portion of the Thousand Palms area. CVWD is currently in the design phase of this project. Upon completion of the design phase, developers and property owners within the area may be required to dedicate right-of-way for regional flood control facilities and/or participate in the financing of a portion of these facilities. Until construction of this project is complete, the developer shall comply with Riverside County Ordinance 458.
7. Prior to issuance of grading permits, CVWD will require the developer to:
 - Obtain a Conditional Letter of Map Revision (CLOMR) through the Federal Emergency Management Agency.
 - Execute an agreement with CVWD, which shall include provisions outlined in CVWD Ordinance No. 1234.2. A copy of the Ordinance No. 1234.2 is enclosed for your convenience.
 - Submit to CVWD a Flood Control Facility Operations and Maintenance Manual for review and approval. The manual shall meet the requirements of Section 5.8.9 of CVWD's Development Design Manual.
 - Grant flooding easements over the flood control facilities in a form and content reasonably acceptable to CVWD.
 - Submit final construction plans for the proposed flood control facilities and a detailed hydrological and hydraulic design report for review and approval.Prior to occupancy, CVWD requires the developer to:
 - Obtain a Letter of Map Revision (LOMR) through the Federal Emergency Management Agency, which removes the development from the special flood hazard area.
 - At the completion of the construction of the flood control facilities, submit "as-built" topography, construction drawings and engineering analysis for CVWD review to verify that the design capacity is adequate.

Jay Olivas
County of Riverside
October 10, 2018
Page 4

8. The County shall require local drainage mitigation measures to be incorporated into the development to prevent flooding of the site or downstream properties. These measures shall require on-site retention of the incremental increase of runoff from the 100-year storm.
9. CVWD requests the County require the developer to update pertinent sections of the Palm Creek Ranch Specific Plan and environmental impact report (EIR) to include the above conditions as part of the flood control concept in the event modifications are made during the finalization of the Palm Creek Ranch Specific Plan and EIR documentation.

Please contact Tesfaye Demissie, Senior Engineer, at extension 2605 if you have any questions.

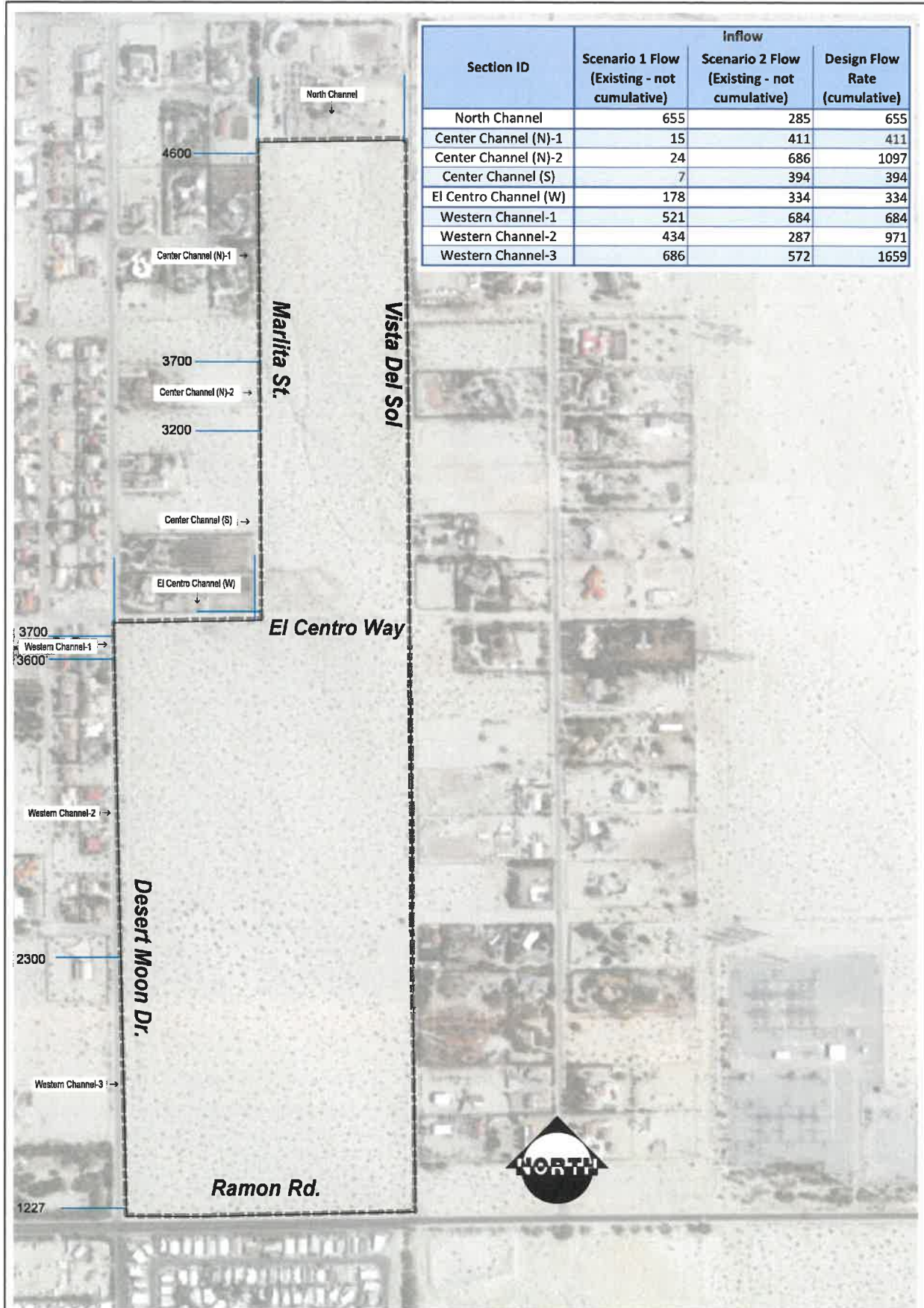
Sincerely,



David S. Wilson
Engineering Manager

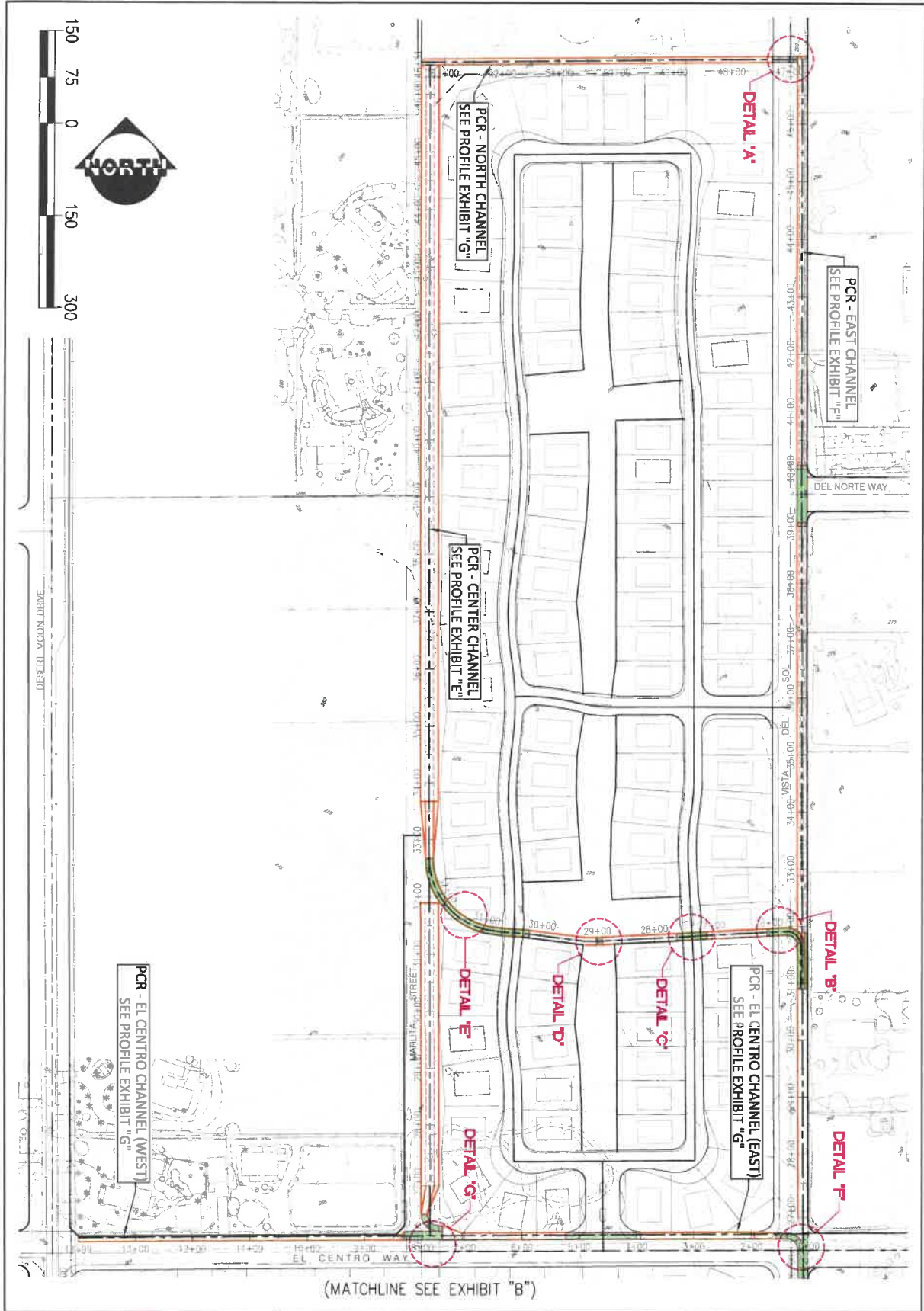
Enclosures/2/as

TD: ms\Eng\SW\2018\Oct\Conditional Approval Palm Creek ltr.doc
File No. 0126.2



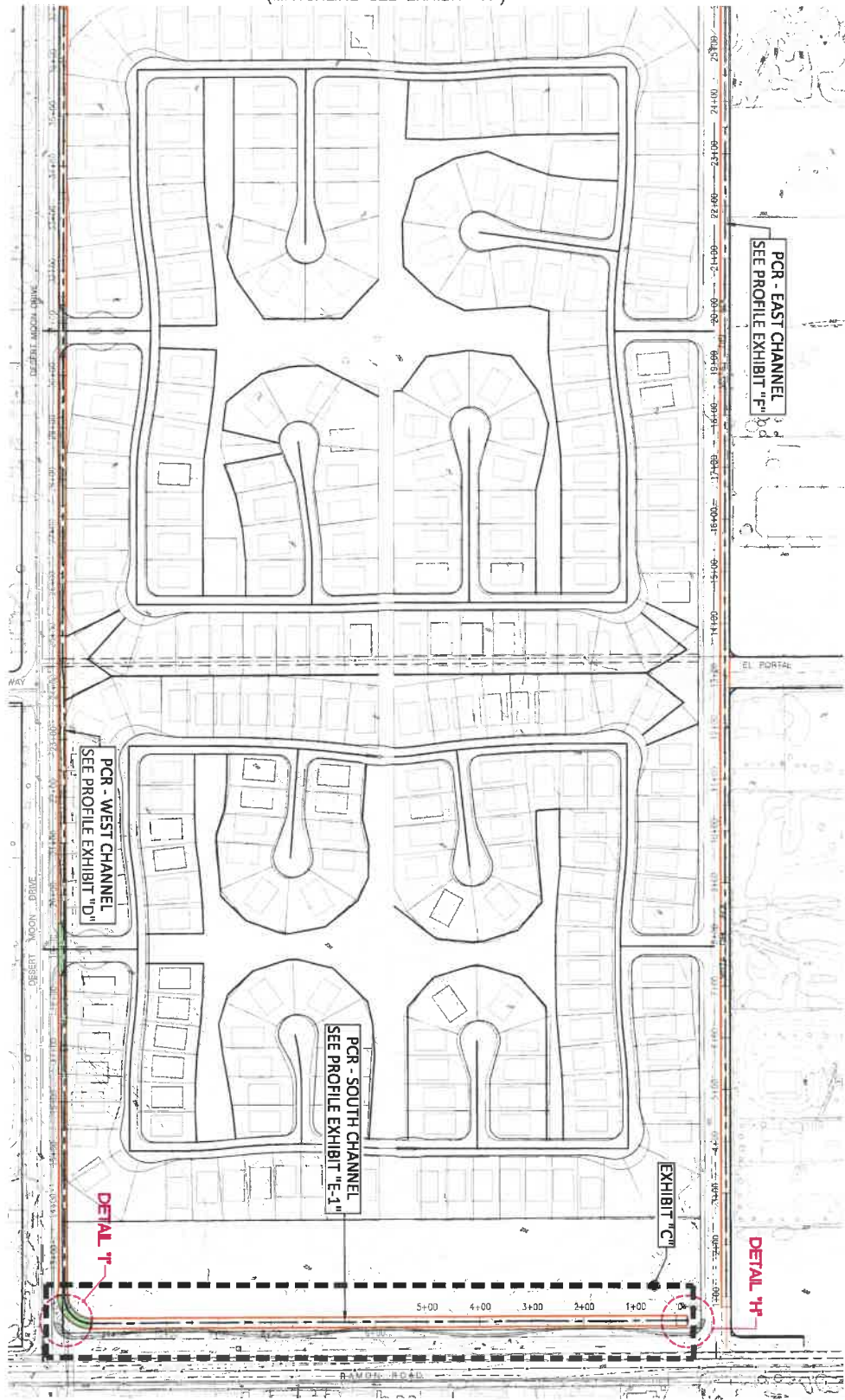
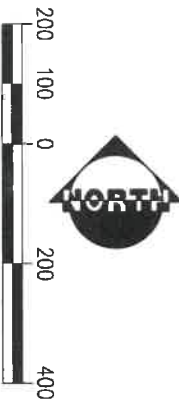
Section ID	Inflow		Design Flow Rate (cumulative)
	Scenario 1 Flow (Existing - not cumulative)	Scenario 2 Flow (Existing - not cumulative)	
North Channel	655	285	655
Center Channel (N)-1	15	411	411
Center Channel (N)-2	24	686	1097
Center Channel (S)	7	394	394
El Centro Channel (W)	178	334	334
Western Channel-1	521	684	684
Western Channel-2	434	287	971
Western Channel-3	686	572	1659

	<p>17520 Newhope Street, Suite 200 Fountain Valley, CA 92708 P: (714) 493-7360 www.pacewater.com</p>	SCALE	N.T.S.	JOB PALM CREEK RANCH	TITLE PROPOSED FLOW COMPARISON
		DESIGNED	B.M.P.		
		DRAWN	C.T.		
		CHECKED	X.X		
		DATE	09/25/18		
		JOB NO.	A591		



A EXHIBIT	 PACE Advanced Water Engineering 17520 Newhope Street, Suite 200 Fountain Valley, CA 92708 P: (714) 453-7300 www.pacewater.com	SCALE AS SHOWN	JOB	PALM CREEK RANCH FLOOD HAZARD IMPACTS	TITLE PALM CREEK RANCH (NORTH)
		DESIGNED B.M.P.			
		DRAWN A.E.			
		CHECKED			
		DATE 9/26/17			
JOB NO. A591					

(MATCHLINE SEE EXHIBIT "A")



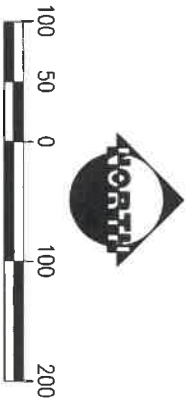
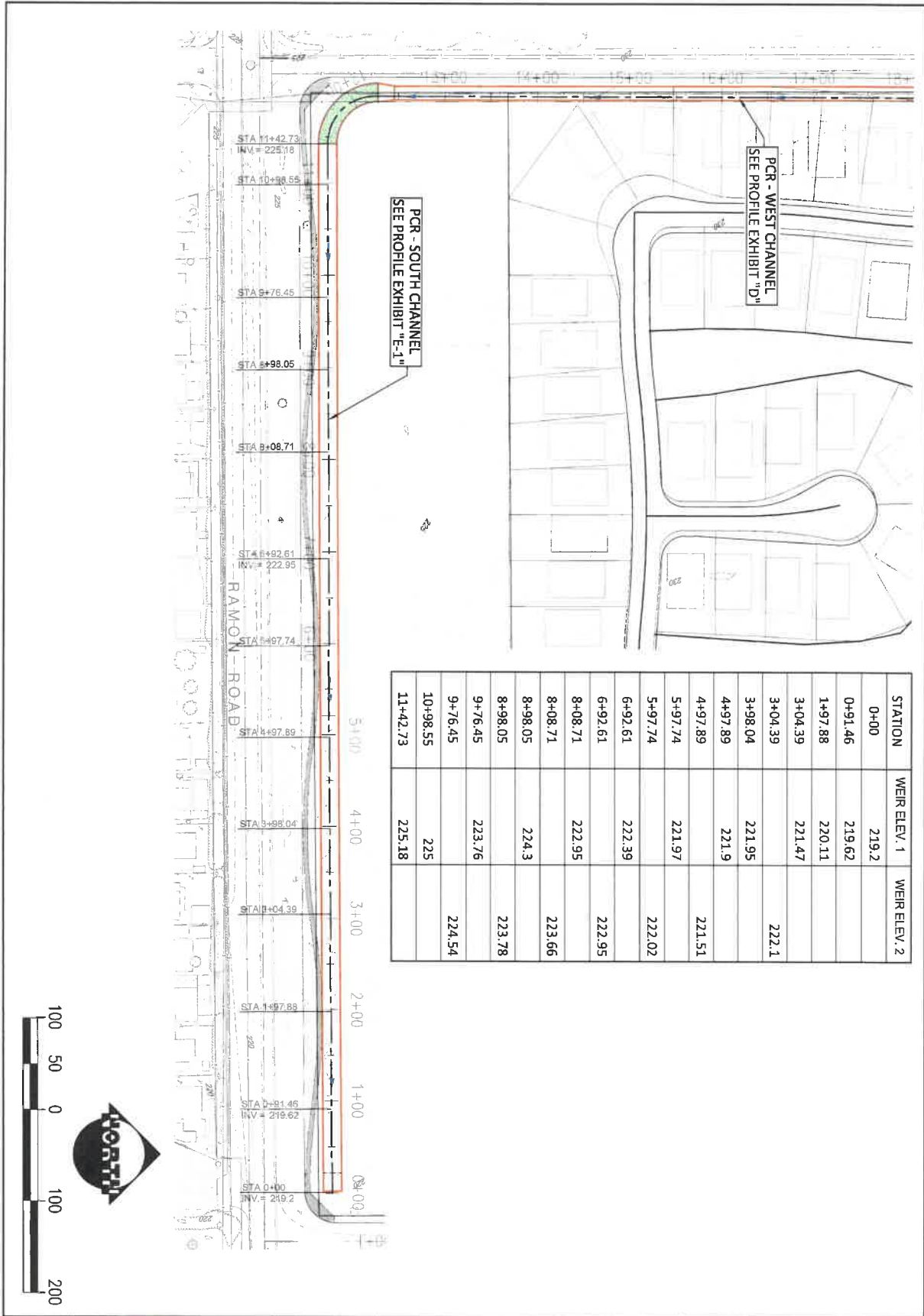
B
EXHIBIT

PACE
 Advanced Water Engineering
 17520 Newhope Street, Suite 200 | Fountain Valley, CA 92708
 P: (714) 483-7300 | www.pacewater.com

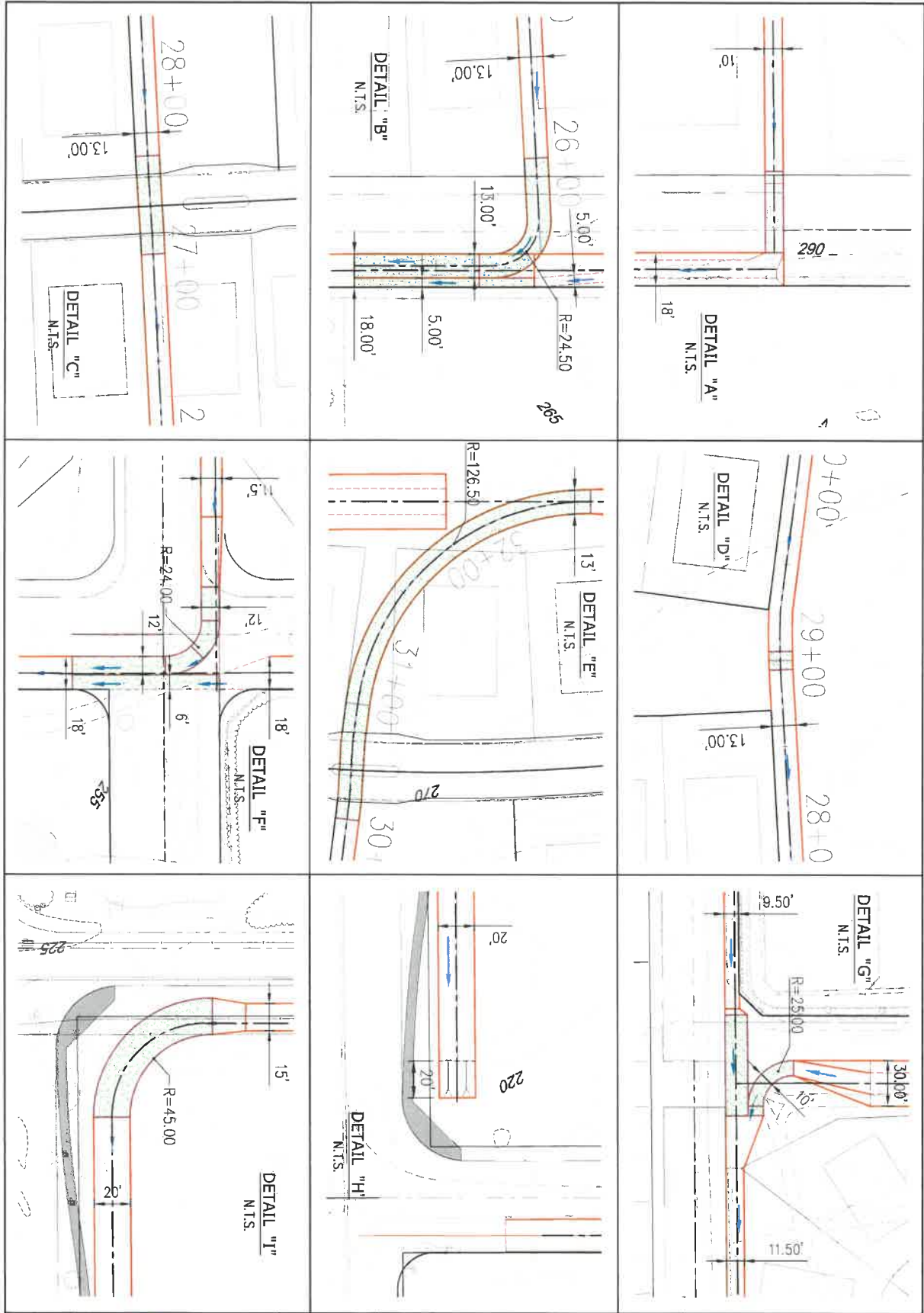
SCALE	AS SHOWN
DESIGNED	B.M.P.
DRAWN	A.E.
CHECKED	
DATE	9/26/17
JOB NO.	A591

JOB
**PALM CREEK RANCH
 FLOOD HAZARD IMPACTS**

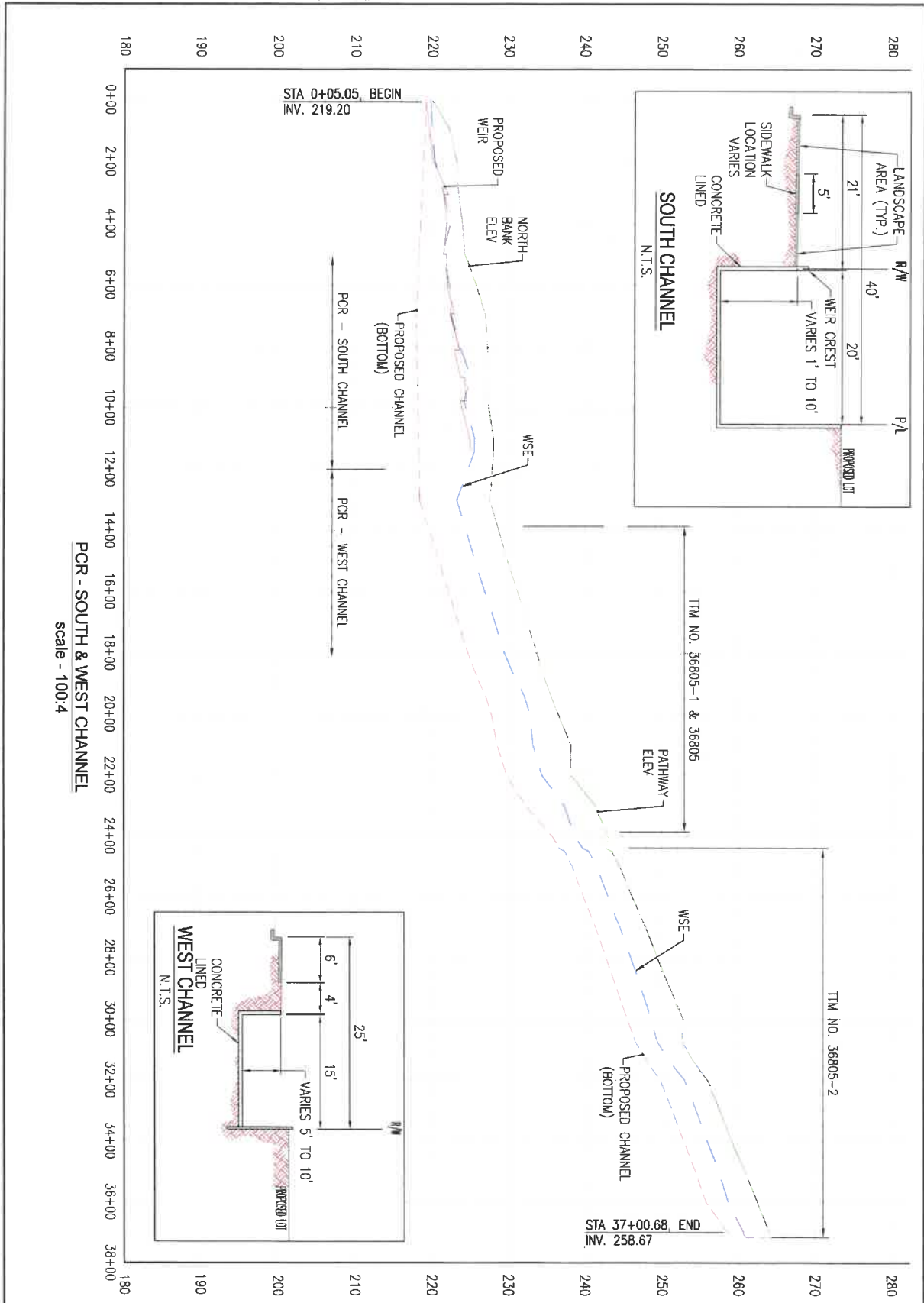
TITLE
**PALM CREEK RANCH
 (SOUTH)**




	SCALE AS SHOWN	JOB	PALM CREEK RANCH FLOOD HAZARD IMPACTS	TITLE PALM CREEK RANCH (SOUTH)
	DESIGNED B.M.P.			
	DRAWN A.E.			
	CHECKED			
	DATE 9/26/17			
JOB NO. A591				



D EXHIBIT	 PACE Advanced Water Engineering 17520 Norbeck Street, Suite 200 Fountain Valley, CA 92708 P: (714) 951-7500 www.paceinc.com	SCALE AS SHOWN	JOB	PALM CREEK RANCH FLOOD HAZARD IMPACTS	TITLE CHANNEL / CULVERT LAYOUT DETAILS
		DESIGNED B.M.P.			
		DRAWN A.F.			
		CHECKED			
		DATE 9/26/17			
JOB NO. A591					



PCR - SOUTH & WEST CHANNEL
 scale - 100:4

 PACE Advanced Water Engineering 17520 Hawthorne Street, Suite 200 Fountain Valley, CA 92708 P: (714) 483-7300 www.pacewater.com	SCALE AS SHOWN DESIGNED B.M.P. DRAWN A.E. CHECKED DATE 9/26/17 JOB NO. A591	JOB PALM CREEK RANCH FLOOD HAZARD IMPACTS	TITLE CHANNEL / CULVERT PROFILES
	EXHIBIT		

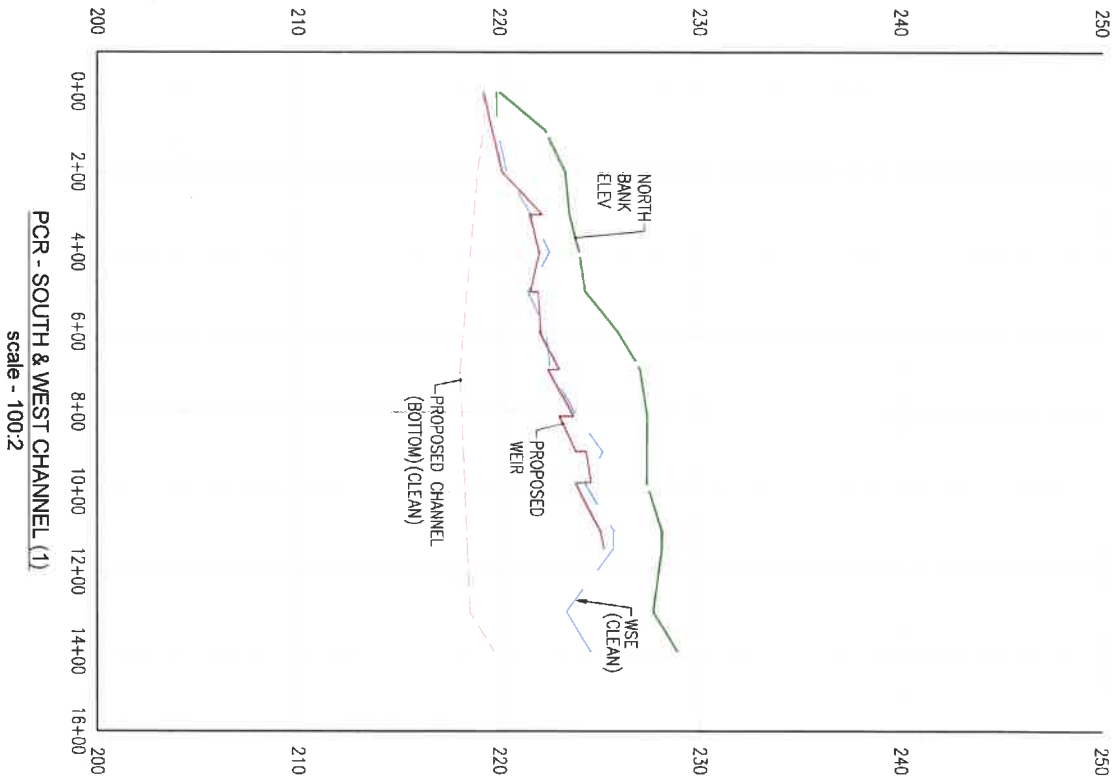
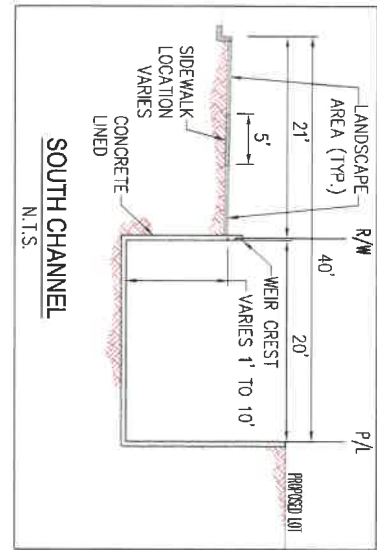

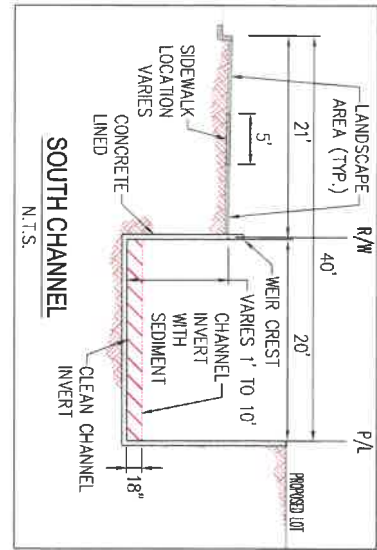
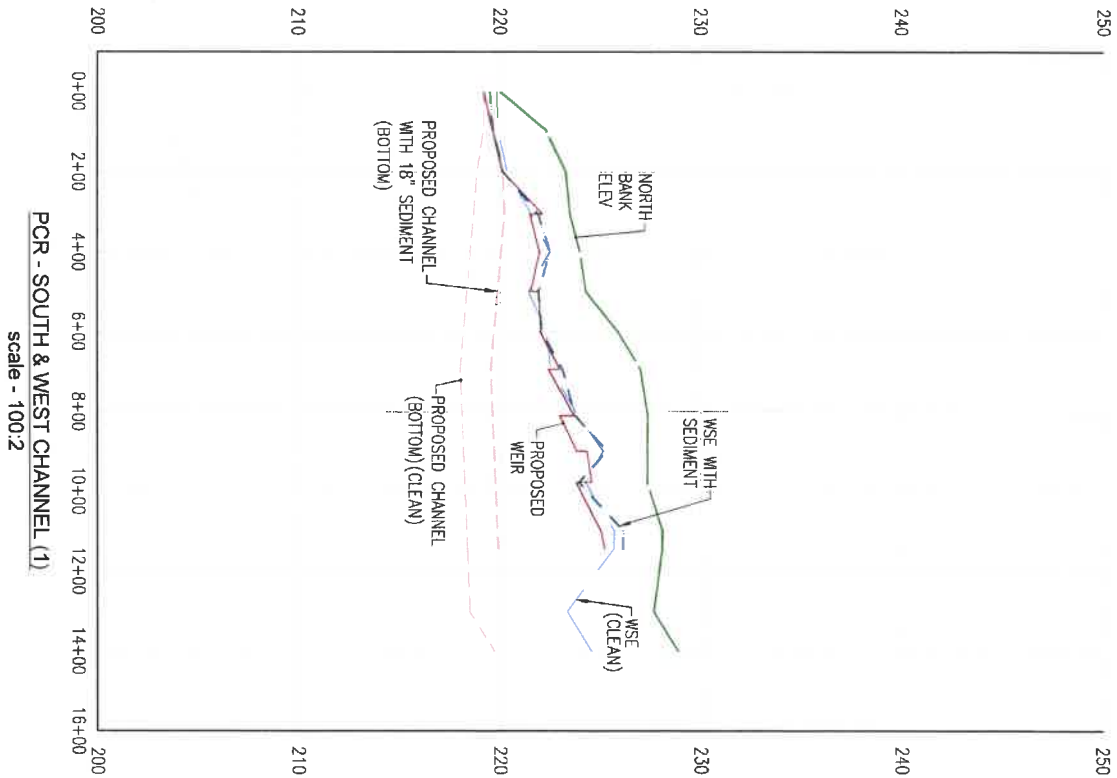


EXHIBIT E-1		SCALE <i>AS SHOWN</i> DESIGNED <i>B.M.P.</i> DRAWN <i>A.E.</i> CHECKED DATE <i>9/26/17</i> JOB NO. <i>A591</i>	JOB PALM CREEK RANCH FLOOD HAZARD IMPACTS	TITLE CHANNEL / CULVERT PROFILES
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18" SEDIMENT DEPOSITION IN THE CHANNEL SOUTH VS. CLEAN CHANNEL BOTTOM CONDITIONS



PCR - SOUTH & WEST CHANNEL (1)
 scale - 100:2

	SCALE	AS SHOWN	JOB PALM CREEK RANCH FLOOD HAZARD IMPACTS	TITLE CHANNEL / CULVERT PROFILES
	DESIGNED	B.M.P.		
	DRAWN	A.E.		
	CHECKED			
	DATE	9/26/17		
JOB NO.	A591			

E-2
 EXHIBIT

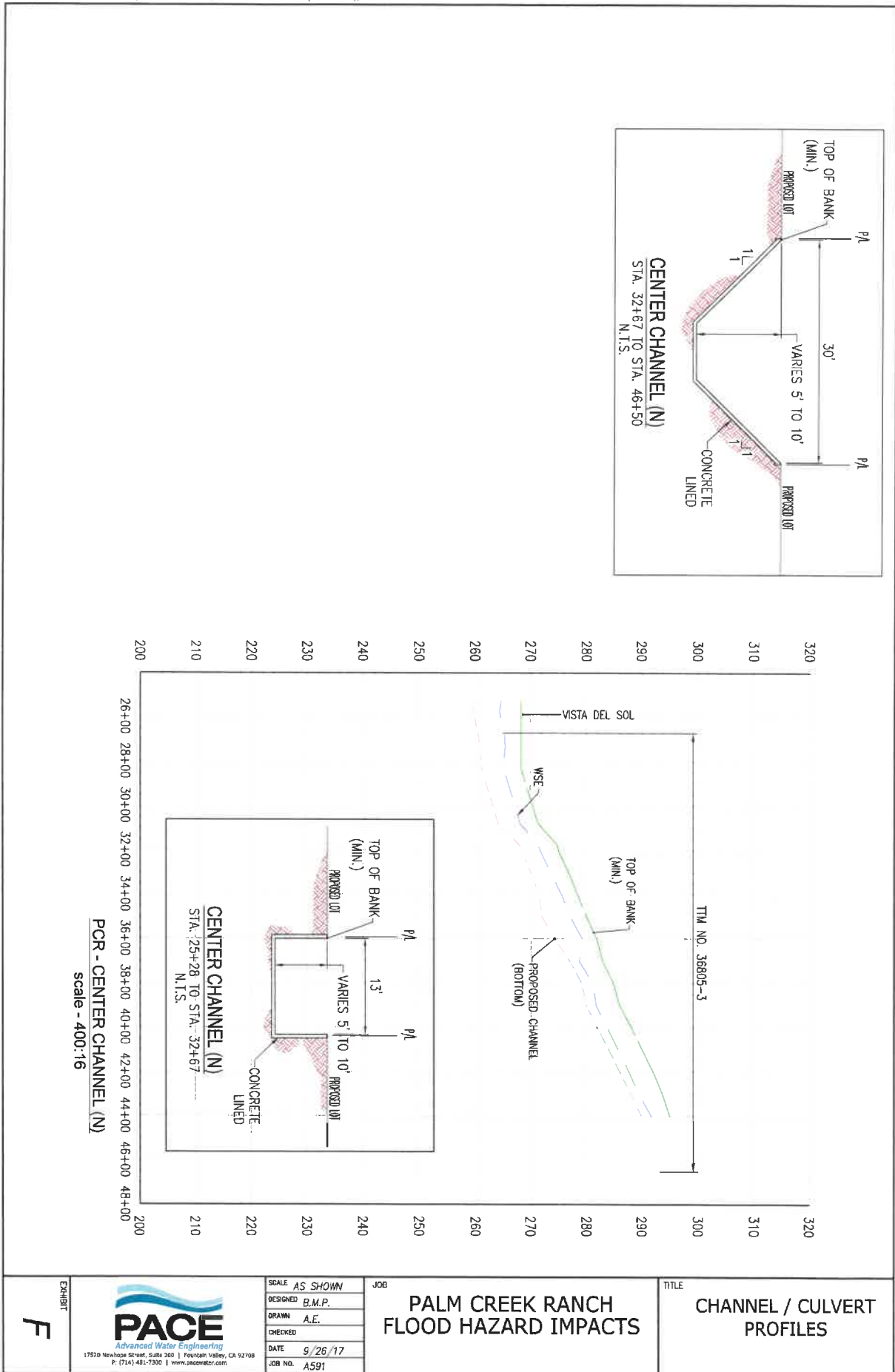

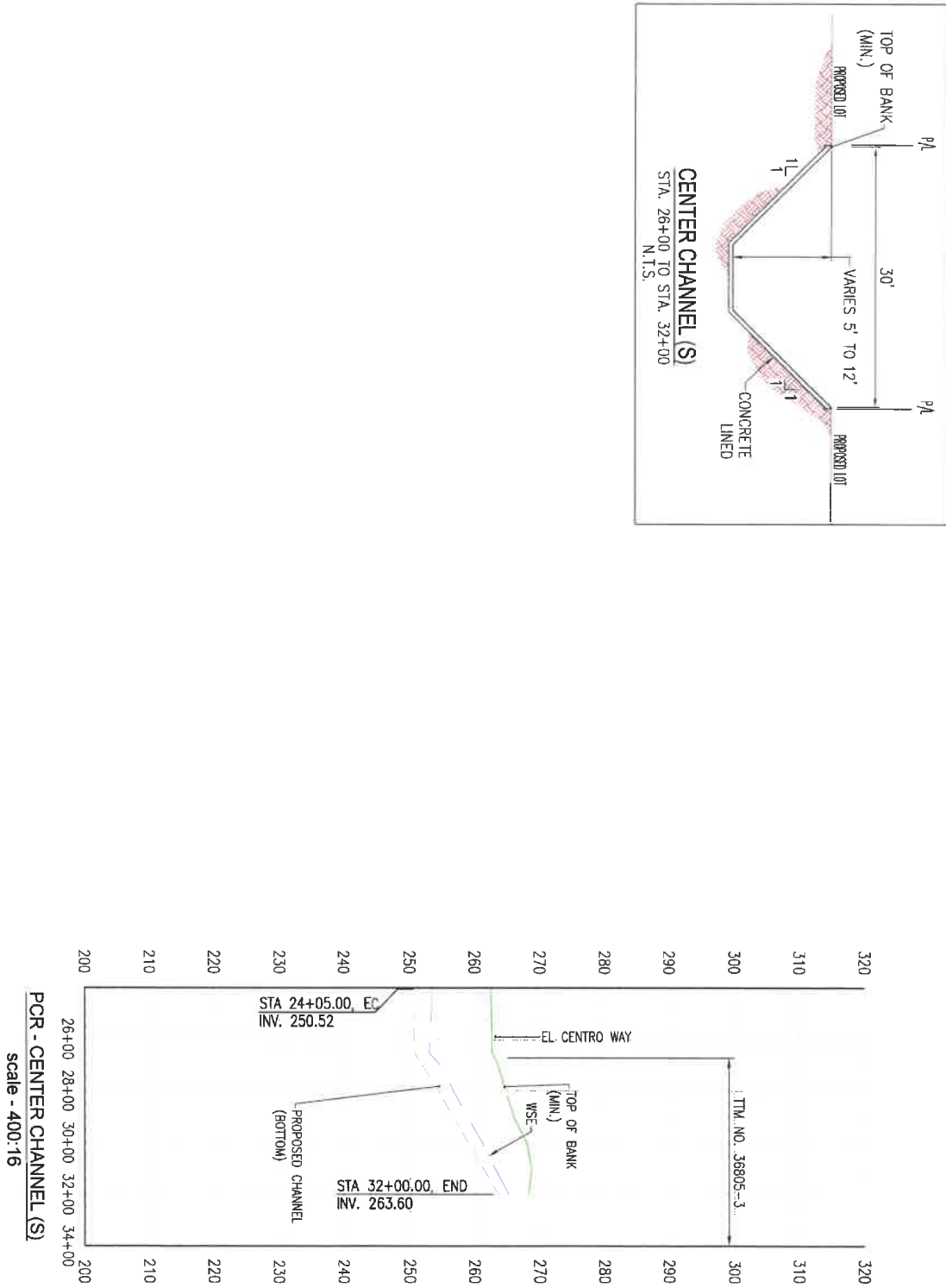


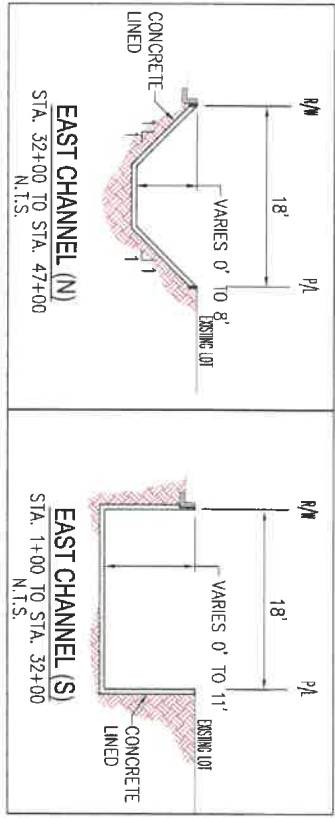
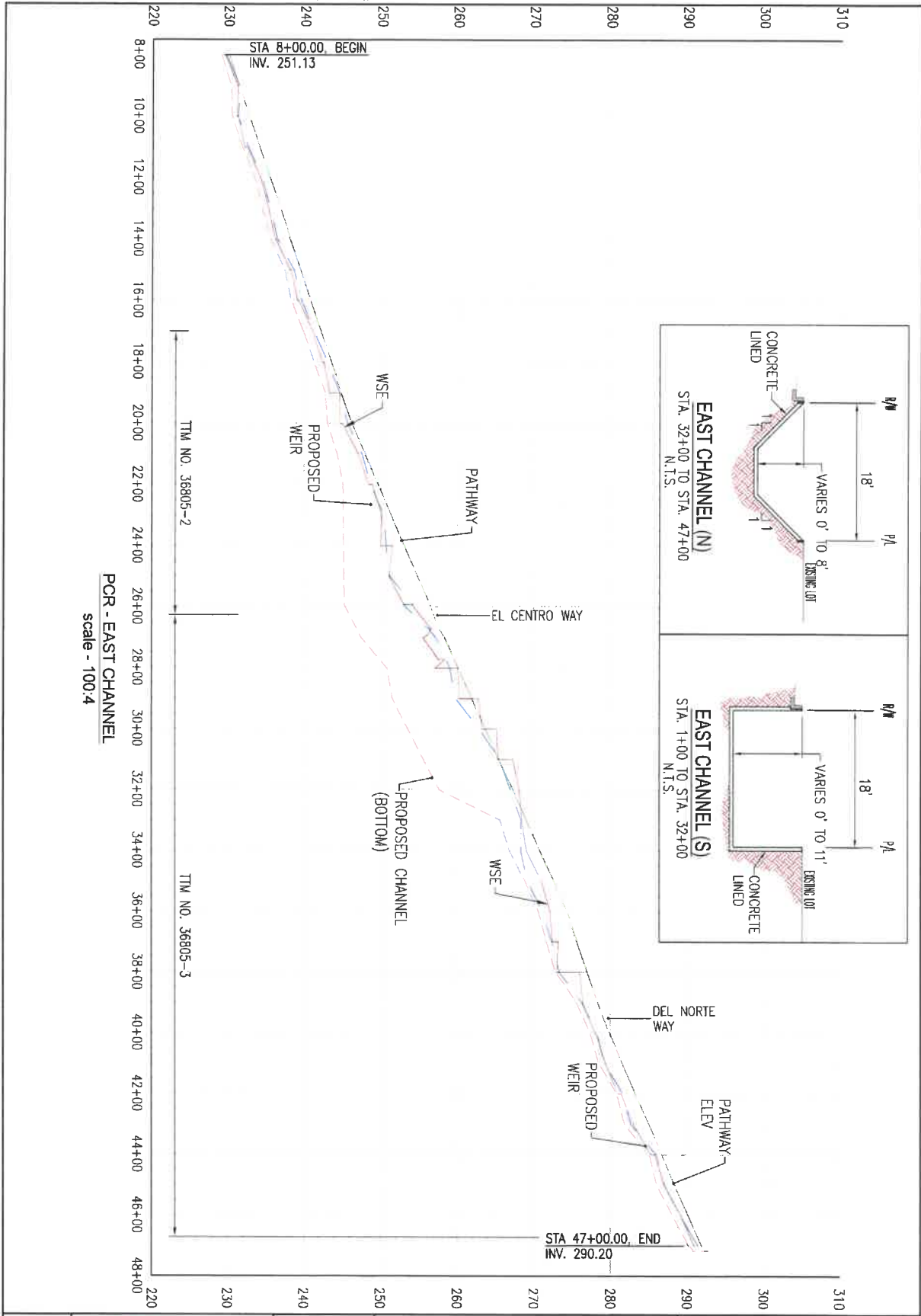


EXHIBIT F	 PACE Advanced Water Engineering 17520 Newhope Street, Suite 200 Fountain Valley, CA 92708 P: (714) 481-7300 www.pacewater.com	SCALE AS SHOWN DESIGNED B.M.P. DRAWN A.E. CHECKED DATE 9/26/17 JOB NO. A591	JOB PALM CREEK RANCH FLOOD HAZARD IMPACTS	TITLE CHANNEL / CULVERT PROFILES
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 EXHIBIT	 PACE Advanced Water Engineering 17520 Hedgoc Street, Suite 200 Fountain Valley, CA 92708 P: (714) 481-7200 www.pacewater.com	SCALE AS SHOWN DESIGNED B.M.P. DRAWN A.E. CHECKED DATE 9/26/17 JOB NO. A591	JOB PALM CREEK RANCH FLOOD HAZARD IMPACTS	TITLE CHANNEL / CULVERT PROFILES
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scale - 100:4
 POR - EAST CHANNEL

<p>PACE Advanced Water Engineering 17520 Newhouse Street, Suite 200 Fountain Valley, CA 92708 P: (714) 487-7300 www.pacewater.com</p>	SCALE AS SHOWN	JOB	PALM CREEK RANCH FLOOD HAZARD IMPACTS	TITLE
	DESIGNED B.M.P.			CHANNEL / CULVERT PROFILES
	DRAWN A.E.			
	CHECKED			
	DATE 9/26/17			
JOB NO. A591				

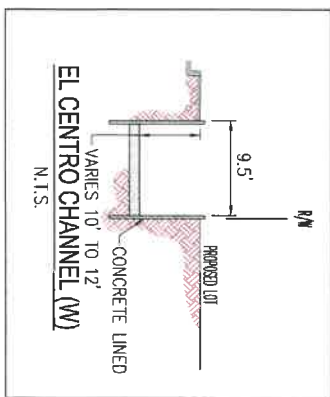
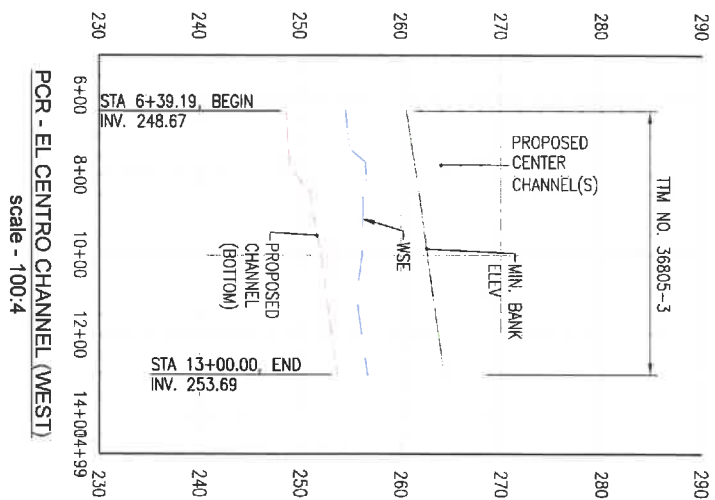
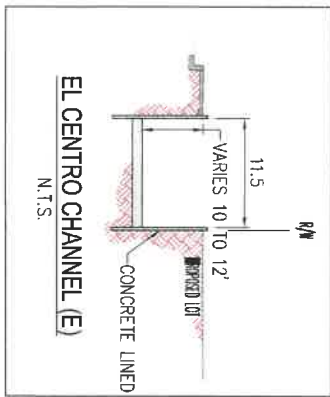
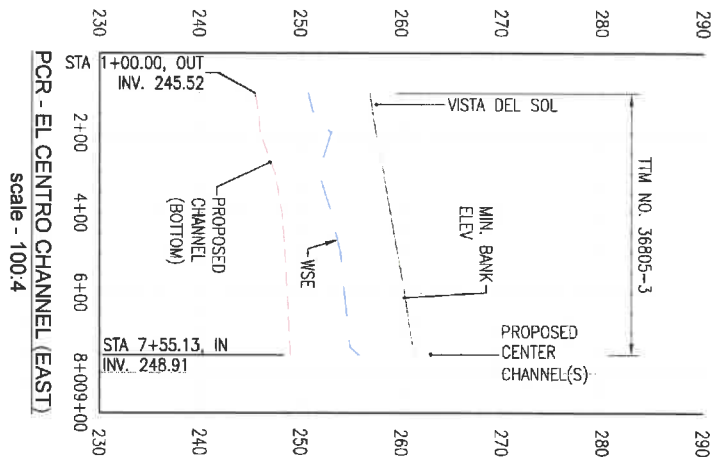
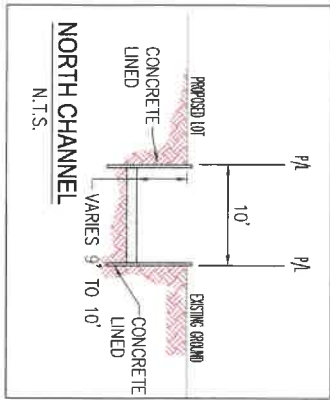
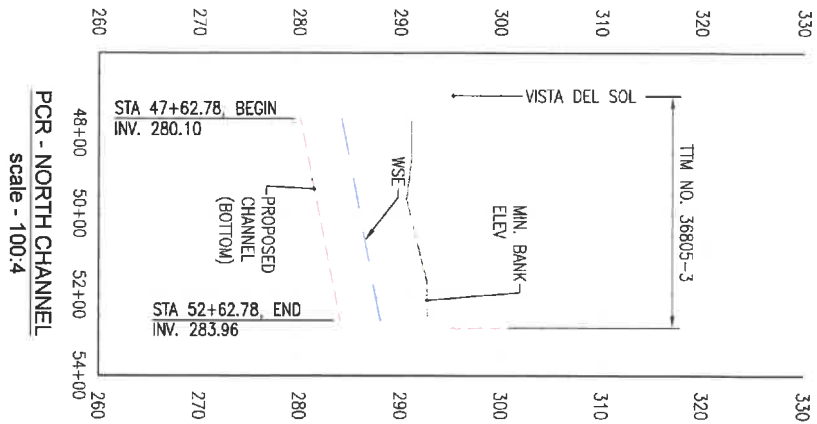
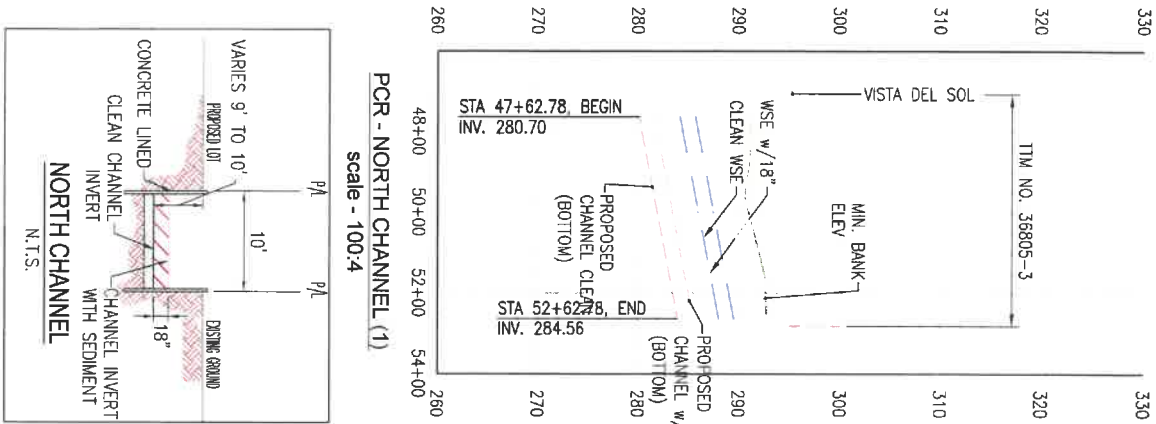


EXHIBIT I-1		SCALE AS SHOWN	JOB	TITLE
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		DRAWN A.E.		
		CHECKED		
		DATE 9/26/17		
JOB NO. A591				



18" SEDIMENT DEPOSITION IN THE CHANNELS VS. CLEAN CHANNEL BOTTOM CONDITIONS

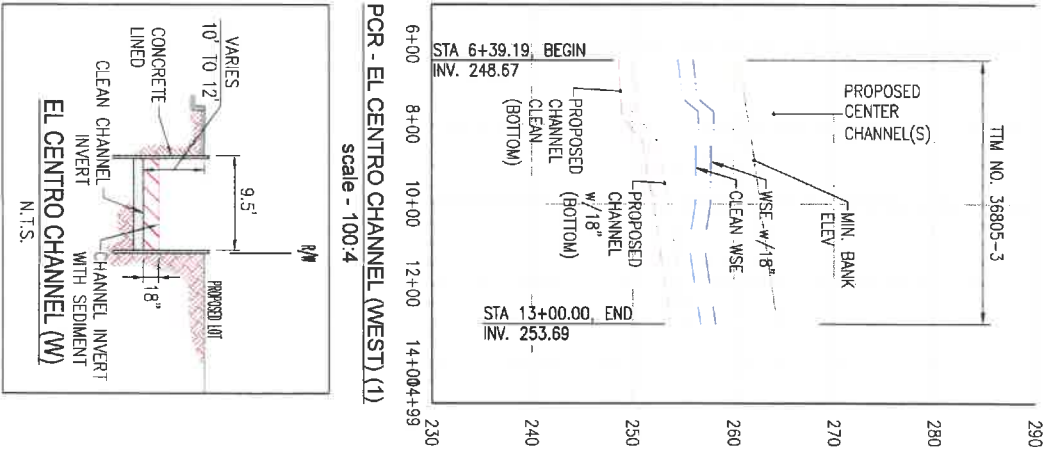
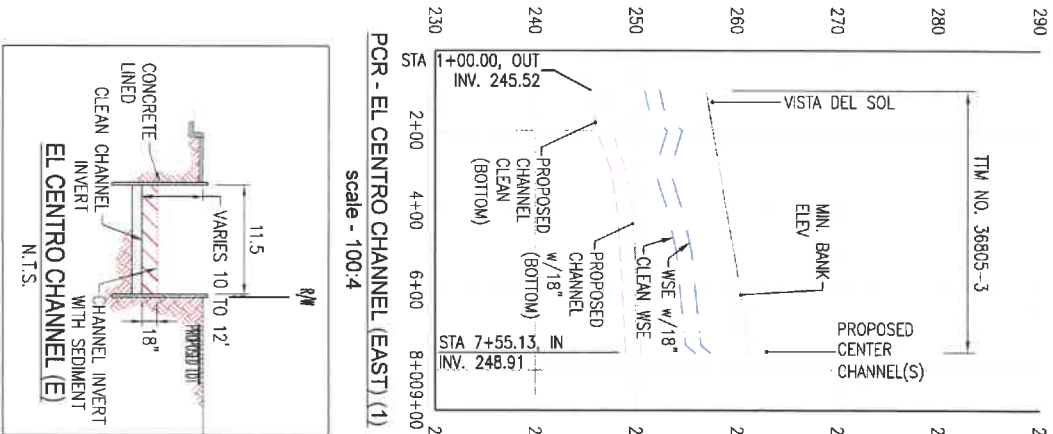


EXHIBIT I-2	 17520 Nonheize Street, Suite 700 Fountain Valley, CA 92708 P: (714) 951-7300 www.pacewater.com	SCALE AS SHOWN DESIGNED B.M.P. DRAWN A.E. CHECKED DATE 9/26/17 JOB NO. A591	JOB PALM CREEK RANCH FLOOD HAZARD IMPACTS	TITLE CHANNEL / CULVERT PROFILES
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Established in 1918 as a public agency
Coachella Valley Water District

Directors:

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

Officers:

Jim Barrett, General Manager
Julia Fernandez, Board Secretary

Best Best & Krieger LLP, Attorneys

April 30, 2015

File: 0163.1
0421.1
0721.1
1150.011
Geo. 040617-1
040617-4
PZ 15-6073

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

Dear Mr. Olivas:

Subject: TTM 36805 Amended Map No. 1 – EA42751, Palm Creek Ranch

This is in response to your request for comments dated April 14, 2015 for the above referenced project. The Coachella Valley Water District has no additional comments on this project. Please refer to the previously issued letter dated January 29, 2015, a copy of which is enclosed.

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

Sincerely,

Carrie Oliphant
Engineering Manager

Enclosure/1/as



Jay Olivas
Riverside County Planning Department 2

April 30, 2015

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

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

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

Palm Creek Ranch, LLC (with enclosure)
PO Box 3725
Rancho Santa Fe, CA 92067

RM: ms\Eng\Dev Svcs\2015\April\DRL Palm Creek.doc



Established in 1918 as a public agency
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John P. Powell, Jr., President - Div. 3
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Jim Barrett, General Manager
Julia Fernandez, Board Secretary

Best Best & Krieger LLP, Attorneys

January 29, 2015

File: 0163.1
0421.1
0721.1
1150-011
Geo. 040617-1
040617-4
PZ 15-6073

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

Dear Mr. Olivas:

Subject: TPM 36804/TTM 36805 – EA42751, Palm Creek Ranch

This project lies within the area of the Whitewater River Basin Thousand Palms Flood Control Project, which will provide regional flood protection to a portion of the Thousand Palms area. The Coachella Valley Water District (CVWD) is currently in the design phase of this project. Upon completion of the design phase, developers and property owners within the area may be required to dedicate right-of-way for regional flood control facilities and/or participate in the financing of a portion of these facilities. Until construction of this project is complete, the developer shall comply with Riverside County (County) Ordinance 458.

Prior to approval of TPM 36804/TTM 36805, the developer shall comply with County Ordinance No. 458 as amended in the preparation of on-site flood protection facilities for this project. The developer will be required to pay fees and submit plans to CVWD as part of the flood management review. Flood protection measures shall include detailed hydrologic and hydraulic analysis of off-site flows and plans for flood protection. Flood protection measures may include design and construction of flood conveyance facilities.

Construction of walls may be in violation of Ordinance 458. When CVWD reviews a project for compliance with Ordinance 458, walls are reviewed carefully and seldom found to be compatible with the goals of Ordinance 458. Walls can cause diversion and concentration of storm flows onto adjacent properties and thus be in violation of Ordinance 458 and California drainage law.

Walls must be constructed in a manner that will not increase the risk of off-site stormwater flows on the adjacent properties. This can be accomplished by constructing open sections in the wall to accommodate flow-through. To achieve this, CVWD requires that if walls are constructed in a special flood hazard area, at least 50 percent of the total lineal footage of the wall be constructed of wrought iron fencing or similar material that will provide for flow-through of off-site stormwater flows. Construction materials used within the open sections must extend the entire vertical wall height so not to obstruct flow at the finish grade/surface.

This area is shown to be subject to shallow flooding and is designated Zone AO, depths of one and two foot on Federal Flood Insurance rate maps, which are in effect at this time.

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

The developer shall provide written notice to all downstream property owners located within 600 feet of this area of the proposed construction of flood control facilities before commencing construction of any CVWD approved flood control facilities. Said notice shall include wording that indicates that the project includes construction of flood control facilities, which may affect downstream properties.

Prior to issuance of grading permits, CVWD will require the developer to:

- Obtain a Conditional Letter of Map Revision (CLOMR) through the Federal Emergency Management Agency.
- Execute an agreement with CVWD, which shall include provisions outlined in CVWD Ordinance No. 1234.1. A copy of the Ordinance No. 1234.1 is enclosed for your convenience.
- Submit to CVWD a Flood Control Facility Operations and Maintenance Manual for review and approval.
- Grant flooding easements over the flood control facilities in a form and content reasonably acceptable to CVWD.
- Submit final construction plans for the proposed flood control facilities and a detailed hydrological and hydraulic design report for review and approval.

Prior to occupancy, CVWD requires the developer to:

- Obtain a Letter of Map Revision (LOMR) through the Federal Emergency Management Agency, which removes the development from the special flood hazard area.
- At the completion of the construction of the flood control facilities, submit “as-built” topography, construction drawings and engineering analysis for CVWD review to verify that the design capacity is adequate.

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

Plans for regional stormwater facilities shall be submitted to CVWD for review.

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

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

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

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

January 29, 2015

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

The project lies within the 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
Engineering Manager

Enclosure/1/as



Jay Olivas
Riverside County Planning Department

5

January 29, 2015

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

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

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

Palm Creek Ranch, LLC (with enclosure)
P.O. Box 3725
Rancho Santa Fe, CA 92067

SL: k\Eng\Dev Svcs\2015\Jan\DRL Palm Creek Ranch

ORDINANCE NO. 1234.1

AN ORDINANCE OF THE
COACHELLA VALLEY WATER DISTRICT
ESTABLISHING REGIONAL STORMWATER FACILITY DESIGN
STANDARDS AND DEVELOPMENT REQUIREMENTS

WHEREAS, the Coachella Valley Water District (CVWD) provides regional flood protection with regional stormwater facilities that collect, detain, and convey stormwater flows from the hills and mountains surrounding the Coachella Valley. The majority of the CVWD regional stormwater facilities have been designed and built using the Standard Project Storm/Standard Project Flood (SPS/SPF) design standard. The local SPS is the rainfall recorded at Indio during the September 24, 1939, thunderstorm, and the SPF is the flood calculated from the SPS. The SPS/SPF design standard was originally adopted to provide a greater level of protection from flash flooding than was thought to be provided by the federal 100-Year Storm/100-Year Flood design standard.

WHEREAS, there are areas within the CVWD's stormwater jurisdiction that have been identified as special flood hazard areas by the Federal Insurance Administration (FIA) on maps prepared by the Federal Emergency Management Agency (FEMA) and such areas are subject to Riverside County Ordinance No. 458 (Ordinance No. 458).

WHEREAS, Ordinance No. 458 regulates development in special flood hazard areas and implements the National Flood Insurance Program and is based on the use of the 100-Year Storm/100-Year Flood stormwater design standard.

WHEREAS, CVWD serves as the County's agent in determining whether the requirements of Ordinance No. 458 have been met for development projects within its jurisdiction.

WHEREAS, on the 8th day of December 1992, CVWD certified Ordinance No. 1234, which adopted requirements relating to stormwater policies and public notification and allowed development projects to utilize the 100-Year Storm/100-Year Flood design standard for integrated regional stormwater facilities if such facilities were not owned, operated or maintained by CVWD; and

WHEREAS, subsequent to the adoption of Ordinance No. 1234, two regional stormwater facilities located within the CVWD regional stormwater system were designed and constructed utilizing the 100-Year Storm/100-Year Flood design standard; and

WHEREAS, future regional stormwater facilities will need to be designed and constructed that will connect to existing facilities designed using the SPS/SPF or 100-Year Storm/100-Year Flood design standard; and

WHEREAS, CVWD has reanalyzed its regional stormwater design standard and the provisions of Ordinance No. 1234; and

WHEREAS, Ordinance No. 1234 should be updated and revised; and

NOW, THEREFORE, in view of the premises herein recited, BE IT ORDAINED by the Board of Directors of the Coachella Valley Water District assembled in special meeting this 25th day of March, 2013, as follows:

SECTION 1. Recent rainfall/runoff studies utilizing the most recent precipitation information prepared by the National Oceanic and Atmospheric Administration (NOAA) indicate that within some areas of the Coachella Valley, the flood calculated from the 100-Year Storm/100Year Flood design standard can be as large, or larger, than the flood calculated utilizing the SPS/SPF design standard. These areas are principally smaller watersheds. Based on this new information, regional stormwater facilities shall be reclassified into four groups to reflect the level of protection appropriate to each group with the following design standards:

- (a) Whitewater River/Coachella Valley Stormwater Channel (SPS/SPF): Designed and constructed utilizing the SPS/SPF design standard. The SPS/SPF design standard will continue to be utilized for this facility, and for analyses addressing impacts associated with lands adjacent to this facility. The WWRSC/CVSC is owned, operated and maintained by CVWD.
- (b) Existing Tributary Regional Facilities (SPS/SPF): Designed and constructed utilizing the SPS/SPF design standard. The SPS/SPF design standard will continue to be utilized for these facilities and adjacent lands. These existing tributary regional facilities can be owned, operated and maintained by CVWD or by a private entity that has an existing regional stormwater facilities agreement with CVWD. Refer to Section 6 herein.
- (c) Existing Tributary Regional Facilities (100-Year Storm/100-Year Flood): Designed and constructed utilizing the 100-Year Storm/100-Year Flood design standard. The 100-Year Storm/100-Year Flood design standard shall continue to be utilized for these facilities and for analyses addressing impacts associated with lands adjacent to these facilities. These facilities will continue to be owned, operated and maintained by an entity or party other than CVWD. Refer to Section 6 herein.
- (d) Proposed Tributary Regional Stormwater Facilities: Design shall be based on the 100-Year Storm/100-Year Flood design standard. CVWD shall assume operation and maintenance of proposed 100-year tributary regional stormwater facilities unless the developer specifically requests to assume the operation and maintenance responsibility. Refer to Section 6 herein for private ownership, operation and maintenance of proposed regional stormwater facilities.

SECTION 2. The following regional stormwater facility design standards shall be utilized for calculating:

- (i) The 100-Year Storm/100-Year Flood
 - (a) Rainfall Depth: Rainfall depth is the depth of water in inches or millimeters that falls as rain, snow, hail or sleet at a given point over a specified period of time. NOAA Atlas 14, 100-Year rainfall depths shall be utilized for the 100-Year Storm.
 - (b) Depth Area Reduction Factors: Depth area reduction factors (DARFs) are ratios that are applied to convert point rainfall to an equivalent uniform depth of rainfall over the entire watershed. For watershed areas that exceed 10 square miles, the USACE (1980)/ Bechtel (1997) DARFs shall be utilized. For watershed areas less than 10 square miles, a DARF of 1.0 shall be used.
 - (c) Freeboard for Incised Channels: An incised channel is one where the adjacent ground elevation is higher than the 100-Year Flood water surface elevation within the channel. Incised stormwater channels shall be designed to convey the 100-Year Flood with a minimum of 3 feet of freeboard as measured from the lowest adjacent ground to the design water surface. CVWD may require additional freeboard based on the size and location of the watershed and the associated flood hazard potential.
 - (d) Freeboard for Proposed Levees: A leveed condition is one where the 100-Year Flood water surface elevation is higher than the adjacent ground elevation. Levees shall be designed with a minimum of 4 feet of freeboard from the levee crest elevation to the 100-Year Flood water surface elevation. CVWD may require additional freeboard based on the size and location of the watershed and the associated flood hazard potential.
- (ii) The SPS/SPF
 - (a) Rainfall Depth: The rainfall depths from the 6-hour Indio Standard Project Storm of September 24, 1939 shall be utilized for calculating the SPF.
 - (b) Depth Area Reduction Factors: DARFs developed by the USACE (1980)/ Bechtel (1997) studies shall be utilized for watershed areas that exceed 10 square miles. A DARF of 1.0 shall be used for watershed areas less than 10 square miles.
 - (c) Freeboard for Incised Channels: Incised stormwater channels shall be designed to provide a minimum of one foot of freeboard as measured from the lowest adjacent ground to the design water surface.
 - (d) Freeboard for Levees: Levees shall be designed to provide a minimum of one foot of freeboard as measured from the levee crest elevation to the SPF water surface elevation.

SECTION 3. Regional stormwater facilities constructed by a developer in compliance with the requirements of Ordinance No. 458 should also have to meet the design criteria of Sections 1 and 2 herein.

SECTION 4. There are areas within CVWD jurisdiction designated as Flood Zone D by the FIA with undetermined but possible risk of flood hazard. In these areas, project specific hydrologic and hydraulic studies are required to determine the flood hazards. The design standards and parameters used should follow those described in Sections 1 through 2 herein.

SECTION 5. The developer shall give written notice of the proposed flood control plan in connection with the development to all downstream property owners within a minimum distance of six hundred (600) feet from the development's lower boundary. The General Manager can extend this minimum distance as reasonably required by geographic circumstances. The notice shall include a statement that regional stormwater facilities are proposed that may affect downstream properties and will be designed and constructed in accordance with Ordinance No. 458 and the provisions herein.

SECTION 6. Private ownership of regional stormwater facilities will require a recorded regional stormwater facility agreement with CVWD defining operation and maintenance responsibilities. The agreement shall include the following:

- (a) A provision that upon the transfer of the ownership of the regional stormwater facilities to a property owner's association or other entity (successor), the operation and maintenance obligations of the developer shall be assumed by the transferee.
- (b) A provision that requires CVWD be granted a flooding easement for the discharge and conveyance of stormwater flows through the development.
- (c) A provision that the developer and successor agrees that it will seek neither damages nor indemnity from CVWD based on or related to the design of the regional stormwater facilities within the development.
- (d) A provision that provides that CVWD shall have the right to do each of the following: (i) the right of entry upon the real property on which the regional stormwater facilities are located to inspect such areas and facilities to determine whether compliance with CVWD design, construction, operation and maintenance standards; (ii) the right, in the event CVWD determines, in its sole discretion, that such areas are not in compliance, to give written notice of noncompliance to developer or successor, which notice may generally describe the nature of the noncompliance and specify a period of time (to be determined by CVWD in its sole discretion) within which developer or successor must correct the noncompliance; and (iii) the right, in the event CVWD determines, in its sole and absolute discretion, that

(e) the noncompliance has not been satisfactorily corrected, to enter upon the real property on which the regional stormwater facilities are located and make corrections CVWD determines are necessary, expedient or convenient to eliminate the noncompliance, at the cost of developer or successor.

SECTION 7. In the event an area within the County of Riverside that is subject to Ordinance No. 458 becomes part of a city by annexation or otherwise, and if that city requests CVWD to review and approve proposed regional stormwater facilities related to new development within that area, the regional stormwater design criteria described herein shall apply.

REPEALS:

Ordinance No. 1234 and all other ordinances or parts of ordinances in conflict with the provisions of this Ordinance, are hereby expressly repealed.

BE IT FURTHER ORDAINED that this Ordinance shall become effective upon its adoption.

ADOPTED this 25th day of March, 2013.

/s/ John P. Powell, Jr.
President

I, the undersigned Board Secretary, do hereby certify that the foregoing is a true and correct copy of Ordinance No. 1234.1 of said District introduced and passed at meeting of said Board held March 25, 2013, and that said Ordinance was passed by the following vote:

Ayes: Five

Directors: Nelson, Powell, Pack, De Klotz, Livesay

Noes: None

I further certify that said Ordinance was thereupon signed by the President of the Board of Directors of said District.

(SEAL)


Board Secretary



November 6, 2018

Jay T. Olivas, Urban Regional Planner IV
Riverside County Planning Department
77-588 El Duna Court, Suite H
Palm Desert, CA 92211

RE: TR36805 Palm Creek Thousand Palms

Dear Mr. Jay Olivas:

This letter responds to your request for comments regarding the proposed TR36805 Palm Creek project located along Ramon Road between Desert Moon Drive and Vista Del Sol within the unincorporated territory of Riverside County. The SunLine Transit Agency (SunLine) staff has reviewed the project and offers the following comments.

SunLine currently provides service within proximity to the project site, with the closest bus stop # 438 located approximately .8 miles from the project served by the Line 32 at Ramon at Sierra Del Sol. SunLine is not requesting inclusion of any transit amenities at this time. SunLine will continue to monitor on-going developments and may provide transit service to the proposed project in the future, if warranted.

Please note internal transit-friendly pedestrian access can be accomplished by following the guiding principles listed below:

- Pedestrian walkways to bus stops should be designed to meet the needs of all passengers, including the disabled, seniors and children. All pedestrian walkways should be designed to be direct from the street network to the main entrance of buildings.
- Pedestrian walkways should be designed to provide convenient connections between destinations, including residential areas, schools, shopping centers, public services and institutions, recreation, and transit.
- Provide a dedicated sidewalk and/or bicycle paths through new development that are direct to the nearest bus stop or transit facilities.

TR36805 Palm Creek Thousand Palm
Page Two

- Provide shorter distance between building and the bus stop by including transit friendly policies that address transit accessibility concerns to encourage transit-oriented development. These policies can be achieved through zoning policies, setback guidelines, building orientation guidelines, and parking requirements.
- Limit the use of elements that impede pedestrian movement such as meandering sidewalks, walled communities, and expansive parking lots.
- Eliminate barriers to pedestrian activities, including sound walls, berms, fences, and landscaping which obstructs pedestrian access or visibility. Gates should be provided at restricted areas to provided access to those using transit services.
- Pedestrian pathways should be paved to ensure that they are accessible to everyone. Accessible circulation and routes should include curb cuts, ramps, visual guides and railing where necessary. ADA compliant ramps should be placed at each corner of an intersection.
- A minimum horizontal clearance of 48 inches (preferable 60 inches) should be maintained along the entire pathway.
- A vertical clearance of 84 inches (preferable 96 inches) should also be maintained along the pathway.

Should you have questions or concerns regarding this letter, please contact me at 760-343-3456, ext. 1627.

Sincerely,



Victor A. Duran
Transit Planning Manager

cc: Lauren Skiver, CEO/General Manager
Stephanie Buriel, Chief Administrative Officer

February 19, 2015

Jay Olivas, Project Planner
Riverside County Planning Department
77588 El Duna Ct
Palm Desert, CA 92211

RE: Tentative Parcel Map (PM) No. 36804 and Tentative Tract Map (TR) No. 36805
Proposal: The PM proposes a subdivision of 108 gross acres into four parcels and the TR proposes a subdivision of 108 gross acres into 371 residential, and one commercial lot on 7.10 acres.
APNs: 650-230-002; 650-310-001, 002

Dear Mr. Olivas:

The Riverside County Waste Management Department (RCWMD) has reviewed the proposed project, located north of Ramon Road, west of Vista Del Sol, and east of Desert Moon Drive, in the Western Coachella Valley Area Plan. In order to mitigate the project's potential solid waste impacts and help the County comply with AB 939 (Integrated Waste Management Act), AB 1327 (California Solid Waste Reuse and Recycling Access Act), the California Green Building Standards, AB 341 (Mandatory Commercial Recycling), and AB 1826 (Organic Waste Recycling) through diverting solid waste from landfill disposal, the RCWMD recommends that the following conditions be made a part of any Conditions of Approval for the project:

1. **Prior to issuance of a building permit for each commercial building**, the applicant shall submit three (3) copies of a Recyclables Collection and Loading Area plot plan to the Riverside County Waste Management Department for review and approval. The plot plan shall conform to ***Design Guidelines for Recyclables Collection and Loading Areas***, provided by the Waste Management Department, and shall show the location of and access to the collection area for recyclable materials, along with its dimensions and construction detail, including elevation/façade, construction materials and signage. The plot plan shall clearly indicate how the trash and recycling enclosures shall be accessed by the hauler.
2. **Prior to final building inspection for each commercial building**, the applicant shall construct the recyclables collection and loading area in compliance with the Recyclables Collection and Loading Area plot plan, as approved and stamped by the Riverside County Waste Management Department
3. **Prior to issuance of building permit for EACH PHASE**, a Waste Recycling Plan (WRP) shall be submitted to the Riverside County Waste Management Department for approval. At a minimum, the WRP must identify the materials (i.e., cardboard, 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.

4. **Prior to issuance of an occupancy permit for EACH PHASE**, evidence (i.e., receipts or other type of verification) to demonstrate project compliance with the approved WRP shall be presented by the project proponent to the Planning Division of the Riverside County Waste Management Department in order to clear the project for occupancy permits. Receipts must clearly identify the amount of waste disposed and Construction and Demolition (C&D) materials recycled.
5. 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.
6. AB 341 focuses on increased commercial waste recycling as a method to reduce greenhouse gas (GHG) emissions. The regulation requires businesses and organizations that generate four or more cubic yards of waste per week and multifamily units of 5 or more, to recycle. A business shall take at least one of the following actions in order to reuse, recycle, compost, or otherwise divert commercial solid waste from disposal:
 - Source separate recyclable and/or compostable material from solid waste and donate or self-haul the material to recycling facilities.
 - Subscribe to a recycling service with their waste hauler.
 - Provide recycling service to their tenants (if commercial or multi-family complex).
 - Demonstrate compliance with the requirements of California Code of Regulations Title 14.

For more information, please visit:

www.rivcowm.org/opencms/recycling/recycling_and_compost_business.html#mandatory

7. AB 1826 (effective April 1, 2016) requires businesses that generate 8 cubic yards or more of organic waste per week to arrange for organic waste recycling services. The threshold amount of organic waste generated requiring compliance by businesses is reduced in subsequent years. Businesses subject to AB 1826 shall take at least one of the following actions in order to divert organic waste from disposal:
 - Source separate organic material from all other recyclables and donate or self-haul to a permitted organic waste processing facility.
 - Enter into a contract or work agreement with gardening or landscaping service provider or refuse hauler to ensure the waste generated from those services meet the requirements of AB 1826.

Jay Olivas, Project Planner
PM No. 36804 and TR No. 36805
February 19, 2015
Page 3

8. Consider xeriscaping and using drought tolerant/low maintenance vegetation in all landscaped areas of the project.

Thank you for the opportunity to review this proposal. If you have any questions, please call me at (951) 486-3200.

Sincerely,



Jose L. Merlan
Urban/Regional Planner II

PD# 170328



March 4, 2015

Via E-Mail and Regular Mail

jolivas@rctlma.org

Jay Olivas, Project Planner
County of Riverside Planning Department – Riverside Office
P.O. Box 1409
Riverside, CA 92502-1409

Re: Tentative Parcel Map No. 36804 & Tentative Tract Map No. 36805

Dear Mr. Olivas:

Thank you for providing the Desert Recreation District (the “District”) with a notice regarding this project for the proposed 371 Residential homes to be built in the Thousand Palms Zoning District.

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

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

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

Very truly yours,



Troy Strange, Project Manager
(tstrange@drd.us.com)

WHEN RECORDED MAIL TO:

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

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Recording Fee Exempt per Government Code §6103

Agreement No. _____

AGREEMENT BETWEEN

**DESERT RECREATION DISTRICT
OF RIVERSIDE COUNTY
AND**

FOR COLLECTION OF PARK DEVELOPMENT FEES

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

WITNESSETH:

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

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

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

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

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

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

I. RESPONSIBILITIES OF DEVELOPER

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

II. RESPONSIBILITIES OF DISTRICT

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

III. MISCELLANEOUS

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

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

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

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

DEVELOPER:

DISTRICT:

DESERT RECREATION DISTRICT
OF RIVERSIDE COUNTY, CALIFORNIA

By: _____

By: _____
KEVIN KALMAN, General Manager

Community Council Advisory Project Review Report—Fourth District Planning Projects

Council:	Thousand Palms Community Council	Address:	Desert Moon
Meeting date:	November 20, 2014	Cross streets:	Ramon Road, Via del Sol
Project name:	Palm Creek Ranch	Parcel number(s):	
Case number:	PM36804 / TR36805		

Advisory Action (number of votes):

<input checked="" type="checkbox"/> Support	<input type="checkbox"/> NOT Support	<input type="checkbox"/> Abstain	<input type="checkbox"/> Absent	<input type="text" value=""/>
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Advisory Motion

Project approved unanimously.

Advisory Discussion, Comments and Recommendations

Nokes asked if the creek that runs down through the project is also able to be used as walkway. No answer. Kleeman said they are working with the county to build an apartment complex on the commercial area attached to their plan to satisfy county need to bring in another affordable housing element into the area. Kleeman said that in virtually all new projects the county is trying to get affordable apartments into their project. Councilmember McKay said that she thinks it's a positive project. She also wanted him to tell about their plans to circumvent the 100-year-flood. Kleeman said that he has designed channels to run through the project. They could possibly sell the project to someone else but the design manual must be adhered to. Lorraine Day asked how much affordable housing the county requires the owner to put in.

Gialdini said that the state requires each county to do a general plan that outlines affordable housing and not just in one area of the County. Day asked how having affordable housing right next to their project will affect the sales of their project. Kleeman said it will be attractive and the council will approve the architecture. They're using existing zoning. 3.6 units per acre instead of 5 units per acre which is County standard. Starting price will be \$250,000 for interior lots and up to \$400,000 for larger ones. Smaller homes are projected to range from 1,850 sq ft to 2,400 sq ft. Biggest lots 3,300 square ft. All of their other projects have been south of Interstate 10. St. Augustine and Santo Tomas are two of their past projects. All of them are gated communities. There will be 3 separate HOAs because there are 3 separate subdivisions. Improvements will be done all the way across and an audience member suggested a bridal path since so many in the area have horses. Kleeman said he likes that idea and will research it.

An audience member said that the homes north of this project are \$1 million homes that will look right down on this project. He said that these homes will be in keeping with others already in the area. Since solid block walls are in the plan, Nokes said that he is under the impression that FEMA won't allow solid block walls anymore. Kleeman said that they will have to comply with CVWD requirements. Audience member and developer Tom Noble commented that this project is a real positive for the community, beautifully done. Affordable housing will be considered on another date and Mike Gialdini will bring more information on affordable housing to next meeting. It could be Tuscan style, Santa Barbara, Andalusian, etc.

Date: Signature:

Directions: The council

liaison immediately following advisory action. This document will be filed to officially record community input on the project.



RIVERSIDE COUNTY

PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

July 27, 2015

Joseph Ontiveros
Cultural Resource Director
Soboba Band of Luiseño Indians
P.O. BOX 487
San Jacinto, Ca 92581

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (TR36805A1)

Dear Mr. Ontiveros -

This serves to notify you of a proposed project located within the Western Coachella Valley area of Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request within thirty (30) days of receiving this letter to Heather Thomson via email at hthomson@rctlma.org or by contacting her at (951) 955-2873.

Project Description:

TENTATIVE TRACT MAP NO. 36805, AMENDED MAP NO. 1 – EA42751 – Applicant: Palm Creek Ranch LLC – Representative: Steve Kleeman – Fourth Supervisorial District – Thousand Palms Zoning District – Western Coachella Valley Area Plan: Medium Density Residential (MDR) (2-5 D.U./AC) and Commercial Retail (CR) (.20-.35 FAR) - Location: North of Ramon Road, west of Vista Del Sol, and east of Desert Moon Drive – 108 Acres – Zoning: One Family Dwellings (R-1), General Residential - 6,000 Square Feet Minimum (R-3-6000), and Scenic Highway Commercial (C-P-S) – **REQUEST: Tentative Tract Map No. 36805 is a unit phased Schedule A map proposing to subdivide 108 gross acres into 371 residential lots with lot sizes ranging from 6,000 square feet minimum to 14,000 square feet maximum, with private streets and separate retention areas, tot lots, dog park, walking and jogging trails, training track, BBQ areas, and water features, as well as vacant 7.10 acre commercial lot along Ramon Road frontage. Unit phasing consists of TR36805-1 with 128 residential lots, commercial lot, and common open space, TR36805-2 consists of 137 residential lots and common open space, and TR36805-3 (Final Phase) consists of 106 residential lots and common open space. APN's: 650-230-002, 650-310-001, and 650-310-002. Related Case: PM36804**

Sincerely,

PLANNING DEPARTMENT

Heather Thomson
Archaeologist

email cc: Jay Olivas, Project Planner; jolivas@rctlma.org
Attachment: Project Vicinity Map

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



RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

July 27, 2015

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

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (TR36805A1)

Dear Ms. Garcia-

This serves to notify you of a proposed project located within the Western Coachella Valley area of Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request within thirty (30) days of receiving this letter to Heather Thomson via email at hthomson@rctlma.org or by contacting her at (951) 955-2873.

Project Description:

TENTATIVE TRACT MAP NO. 36805, AMENDED MAP NO. 1 – EA42751 – Applicant: Palm Creek Ranch LLC – Representative: Steve Kleeman – Fourth Supervisorial District – Thousand Palms Zoning District – Western Coachella Valley Area Plan: Medium Density Residential (MDR) (2-5 D.U./AC) and Commercial Retail (CR) (.20-.35 FAR) - Location: North of Ramon Road, west of Vista Del Sol, and east of Desert Moon Drive – 108 Acres – Zoning: One Family Dwellings (R-1), General Residential - 6,000 Square Feet Minimum (R-3-6000), and Scenic Highway Commercial (C-P-S) – **REQUEST: Tentative Tract Map No. 36805 is a unit phased Schedule A map proposing to subdivide 108 gross acres into 371 residential lots with lot sizes ranging from 6,000 square feet minimum to 14,000 square feet maximum, with private streets and separate retention areas, tot lots, dog park, walking and jogging trails, training track, BBQ areas, and water features, as well as vacant 7.10 acre commercial lot along Ramon Road frontage. Unit phasing consists of TR36805-1 with 128 residential lots, commercial lot, and common open space, TR36805-2 consists of 137 residential lots and common open space, and TR36805-3 (Final Phase) consists of 106 residential lots and common open space. APN's: 650-230-002, 650-310-001, and 650-310-002. Related Case: PM36804**

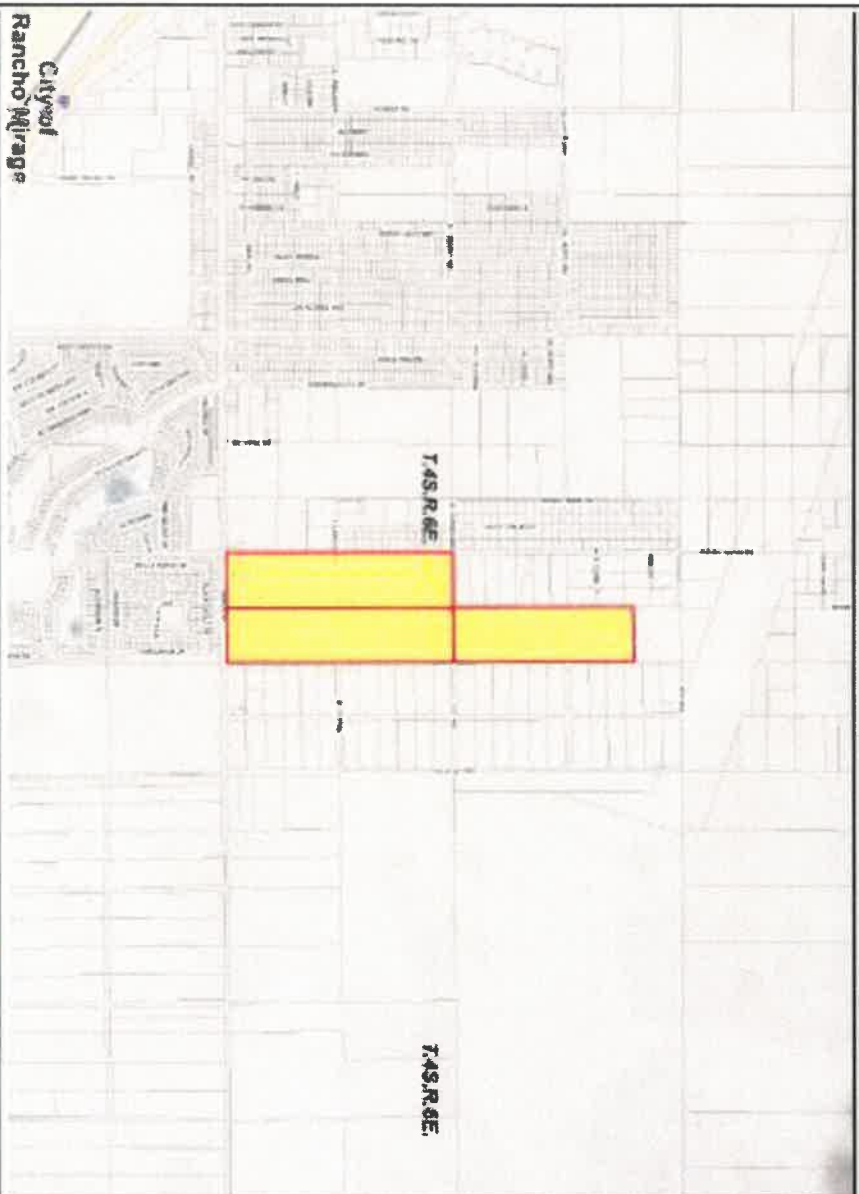
Sincerely,

PLANNING DEPARTMENT

Heather Thomson
Archaeologist

email cc: Jay Olivas, Project Planner; jolivas@rctlma.org
Attachment: Project Vicinity Map

TR36805



0 2000 4000 Feet



THIS MAP AND THE DATA ON WHICH IT IS BASED ARE PROVIDED FOR INFORMATIONAL PURPOSES ONLY. THE CITY OF RANCHO MIRAGE MAKES NO WARRANTY OR GUARANTEE AS TO THE ACCURACY OF THE DATA OR THE INFORMATION CONTAINED ON THIS MAP. ANY USE OF THE PRODUCT WITH RESPECT TO ANY OTHER PURPOSE IS AT THE USER'S SOLE RISK. THE CITY OF RANCHO MIRAGE IS NOT RESPONSIBLE FOR ANY DAMAGE, INCLUDING CONSEQUENTIAL DAMAGES, ARISING FROM THE USE OF THIS MAP. © Rancho Mirage City, 2016. All rights reserved.



Legend

- Display Permits
- Townships
- Survey
- City Boundaries
- Class
- roadway
- highway
- water
- MTDCOMM
- STATE
- CRIMINAL
- LAWS
- counties
- cities
- hydrographical
- water bodies
- lakes
- fields

Notes

500

AGUA CALIENTE BAND OF CAHUILLA INDIANS

TRIBAL HISTORIC PRESERVATION



03-006-2015-122

August 27, 2015

[VIA EMAIL TO:Hthomson@rctlma.org]
Riverside County
Ms. Heather Thomson
4080 Lemon Street, 12th Floor, P.O. Box 1409
Riverside, CA 92502-1409

Re: AB-52, TR36805A1

Dear Ms. Heather Thomson,

The Agua Caliente Band of Cahuilla Indians (ACBCI) appreciates your efforts to include the Tribal Historic Preservation Office (THPO) in the TR36805A1 project. The project area is not located within the boundaries of the ACBCI Reservation. However, it is within the Tribe's Traditional Use Area (TUA). For this reason, the ACBCI THPO requests the following:

- *A copy of the records search with associated survey reports and site records from the information center.
- *A cultural resources inventory of the project area by a qualified archaeologist prior to any development activities in this area.
- *Copies of any cultural resource documentation (report and site records) generated in connection with this project.
- *The presence of an approved Native American Cultural Resource Monitor(s) during any ground disturbing activities (including archaeological testing and surveys). Should buried cultural deposits be encountered, the Monitor may request that destructive construction halt and the Monitor shall notify a Qualified Archaeologist (Secretary of the Interior's Standards and Guidelines) to investigate and, if necessary, prepare a mitigation plan for submission to the State Historic Preservation Officer and the Agua Caliente Tribal Historic Preservation Office.

Again, the Agua Caliente appreciates your interest in our cultural heritage. If you have questions or require additional information, please call me at (760)699-6829. You may also email me at keskew@aguacaliente.net.

Cordially,



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach
Assistant TLMA Director

April 21, 2017

Agua Caliente Band of Cahuilla Indians
Jeff Grubbe, Chairperson
5401 Dinah Shore Drive
Palm Springs, CA 9226

RE: Native American SB18 Consultation request for **General Plan Amendment No. 1217**

Dear Chairperson Grubbe,

The County of Riverside requests your participation in the review of **General Plan Amendment No. 1217**. This project is subject to the California Environmental Quality Act (CEQA) and Section 65352.3 of the Government Code (Senate Bill 18 [2004]).

General Plan Amendment No. 1217– EA42751 – Applicant: Palm Creek Ranch LLC – Representative: Steve Kleeman – Fourth Supervisorial District – Thousand Palms Zoning District – Western Coachella Valley Area Plan.

Location: North of Ramon Road, west of Vista Del Sol, and east of Desert Moon Drive – 108 Acres – Zoning: One Family Dwellings (R-1), General Residential - 6,000 Square Feet Minimum (R-3-6000), and Scenic Highway Commercial (C-P-S)

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Sincerely,
Riverside County Planning Department

Heather Thomson M.A, RPA
County Archaeologist

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

Desert Office · 77588 El Duna Ct, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7555



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach
Assistant TLMA Director

April 21, 2017

Augustine Band of Cahuilla Mission Indians
Amanda Vance, Chairperson
P.O. Box 846
Coachella, CA 92236

RE: Native American SB18 Consultation request for **General Plan Amendment No. 1217**

Dear Chairperson Vance,

The County of Riverside requests your participation in the review of **General Plan Amendment No. 1217**. This project is subject to the California Environmental Quality Act (CEQA) and Section 65352.3 of the Government Code (Senate Bill 18 [2004]).

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RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach
Assistant TLMA Director

April 21, 2017

Cabazon Band of Mission Indians
Doug Welmas, Chairperson
84-245 Indio Springs Parkway
Indio, CA 92203

RE: Native American SB18 Consultation request for **General Plan Amendment No. 1217**

Dear Chairperson Welmas,

The County of Riverside requests your participation in the review of **General Plan Amendment No. 1217**. This project is subject to the California Environmental Quality Act (CEQA) and Section 65352.3 of the Government Code (Senate Bill 18 [2004]).

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RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach
Assistant TLMA Director

April 21, 2017

Cahuilla Band of Indians
Luther Salgado, Chairperson
52701 U.S Highway 371
Anza, CA 92539

RE: Native American SB18 Consultation request for **General Plan Amendment No. 1217**

Dear Chairperson Salgado,

The County of Riverside requests your participation in the review of **General Plan Amendment No. 1217**. This project is subject to the California Environmental Quality Act (CEQA) and Section 65352.3 of the Government Code (Senate Bill 18 [2004]).

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RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach
Assistant TLMA Director

April 21, 2017

Campo Band of Mission Indians
Ralph Goff, Chairperson
36190 Church Road, Suite 1
Campo, CA 91906

RE: Native American SB18 Consultation request for **General Plan Amendment No. 1217**

Dear Chairperson Goff,

The County of Riverside requests your participation in the review of **General Plan Amendment No. 1217**. This project is subject to the California Environmental Quality Act (CEQA) and Section 65352.3 of the Government Code (Senate Bill 18 [2004]).

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RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach
Assistant TLMA Director

April 21, 2017

Ewiiapaayp Tribal Office
Michael Garcia, Vice Chairperson
4054 Willows Road
Alpine, CA 91901

RE: Native American SB18 Consultation request for **General Plan Amendment No. 1217**

Dear Vice Chairperson Garcia,

The County of Riverside requests your participation in the review of **General Plan Amendment No. 1217**. This project is subject to the California Environmental Quality Act (CEQA) and Section 65352.3 of the Government Code (Senate Bill 18 [2004]).

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RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach
Assistant TLMA Director

April 21, 2017

Ewiiapaayp Tribal Office
Robert Pinto, Chairperson
4054 Willows Road
Alpine, CA 91901

RE: Native American SB18 Consultation request for **General Plan Amendment No. 1217**

Dear Chairperson Pinto,

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RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach
Assistant TLMA Director

April 21, 2017

Jamul Indian Village
Erica Pinto, Chairperson
P.O. Box 612
Jamul, CA 91935

RE: Native American SB18 Consultation request for **General Plan Amendment No. 1217**

Dear Chairperson Pinto,

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RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach
Assistant TLMA Director

April 21, 2017

La Posta Band of Mission Indians
Gwendolyn Parada, Chairperson
8 Crestwood Road
Boulevard, CA 91905

RE: Native American SB18 Consultation request for **General Plan Amendment No. 1217**

Dear Chairperson Parada,

The County of Riverside requests your participation in the review of **General Plan Amendment No. 1217**. This project is subject to the California Environmental Quality Act (CEQA) and Section 65352.3 of the Government Code (Senate Bill 18 [2004]).

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RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach
Assistant TLMA Director

April 21, 2017

La Posta Band of Mission Indians
Javaughn Miller, Tribal Administrator
8 Crestwood Road
Boulevard, CA 91905

RE: Native American SB18 Consultation request for **General Plan Amendment No. 1217**

Dear Tribal Administrator Miller,

The County of Riverside requests your participation in the review of **General Plan Amendment No. 1217**. This project is subject to the California Environmental Quality Act (CEQA) and Section 65352.3 of the Government Code (Senate Bill 18 [2004]).

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RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach
Assistant TLMA Director

April 21, 2017

Los Coyotes Band of Mission Indians
Shane Chapparosa, Chairperson
P.O. Box 189
Warner Springs, CA 92086

RE: Native American SB18 Consultation request for **General Plan Amendment No. 1217**

Dear Chairperson Chapparosa,

The County of Riverside requests your participation in the review of **General Plan Amendment No. 1217**. This project is subject to the California Environmental Quality Act (CEQA) and Section 65352.3 of the Government Code (Senate Bill 18 [2004]).

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RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach
Assistant TLMA Director

April 21, 2017

Manzanita Band of Kumeyaay Nation
Angela Elliott Santos, Chairperson
P.O. Box 1302
Boulevard, CA 91905

RE: Native American SB18 Consultation request for **General Plan Amendment No. 1217**

Dear Chairperson Santos,

The County of Riverside requests your participation in the review of **General Plan Amendment No. 1217**. This project is subject to the California Environmental Quality Act (CEQA) and Section 65352.3 of the Government Code (Senate Bill 18 [2004]).

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RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach
Assistant TLMA Director

April 21, 2017

Mesa Grande Band of Mission Indians
Virgil Oyos, Chairperson
P.O. Box 270
Santa Ysabel, CA 92070

RE: Native American SB18 Consultation request for **General Plan Amendment No. 1217**

Dear Chairperson Oyos,

The County of Riverside requests your participation in the review of **General Plan Amendment No. 1217**. This project is subject to the California Environmental Quality Act (CEQA) and Section 65352.3 of the Government Code (Senate Bill 18 [2004]).

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RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach
Assistant TLMA Director

April 21, 2017

Morongo Band of Mission Indians
Robert Martin, Chairperson
12700 Pumarra Road
Banning, CA 92220

RE: Native American SB18 Consultation request for **General Plan Amendment No. 1217**

Dear Chairperson Martin,

The County of Riverside requests your participation in the review of **General Plan Amendment No. 1217**. This project is subject to the California Environmental Quality Act (CEQA) and Section 65352.3 of the Government Code (Senate Bill 18 [2004]).

General Plan Amendment No. 1217– EA42751 – Applicant: Palm Creek Ranch LLC – Representative: Steve Kleeman – Fourth Supervisorial District – Thousand Palms Zoning District – Western Coachella Valley Area Plan.

Location: North of Ramon Road, west of Vista Del Sol, and east of Desert Moon Drive – 108 Acres – Zoning: One Family Dwellings (R-1), General Residential - 6,000 Square Feet Minimum (R-3-6000), and Scenic Highway Commercial (C-P-S)

Request: General Plan Amendment No. 1217 proposes to modify 108 acres from Very Low Density Residential (VLDR) (1 Acre Minimum) to Medium Density Residential (2-5 DU/AC) on approximately 100 acres and to Highest Density Residential (HHDR) (20 DU/AC+) on approximately 8 acres adjacent to Ramon Road. APN's: 650-230-002, 650-310-001, and 650-310-002.

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Sincerely,
Riverside County Planning Department

Heather Thomson M.A, RPA
County Archaeologist

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

Desert Office · 77588 El Duna Ct, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7555



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach
Assistant TLMA Director

April 21, 2017

Pala Band of Mission Indians
Robert Smith, Chairperson
12196 Pala Mission Road
Pala, CA 92059

RE: Native American SB18 Consultation request for **General Plan Amendment No. 1217**

Dear Chairperson Smith,

The County of Riverside requests your participation in the review of **General Plan Amendment No. 1217**. This project is subject to the California Environmental Quality Act (CEQA) and Section 65352.3 of the Government Code (Senate Bill 18 [2004]).

General Plan Amendment No. 1217– EA42751 – Applicant: Palm Creek Ranch LLC – Representative: Steve Kleeman – Fourth Supervisorial District – Thousand Palms Zoning District – Western Coachella Valley Area Plan.

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Request: General Plan Amendment No. 1217 proposes to modify 108 acres from Very Low Density Residential (VLDR) (1 Acre Minimum) to Medium Density Residential (2-5 DU/AC) on approximately 100 acres and to Highest Density Residential (HHDR) (20 DU/AC+) on approximately 8 acres adjacent to Ramon Road. APN's: 650-230-002, 650-310-001, and 650-310-002.

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Riverside County Planning Department

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RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach
Assistant TLMA Director

April 21, 2017

Ramona Band of Mission Indians
Joseph Hamilton, Chairperson
P.O. Box 391670
Anza, CA 92539

RE: Native American SB18 Consultation request for **General Plan Amendment No. 1217**

Dear Chairperson Hamilton,

The County of Riverside requests your participation in the review of **General Plan Amendment No. 1217**. This project is subject to the California Environmental Quality Act (CEQA) and Section 65352.3 of the Government Code (Senate Bill 18 [2004]).

General Plan Amendment No. 1217– EA42751 – Applicant: Palm Creek Ranch LLC – Representative: Steve Kleeman – Fourth Supervisorial District – Thousand Palms Zoning District – Western Coachella Valley Area Plan.

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Sincerely,
Riverside County Planning Department

Heather Thomson M.A, RPA
County Archaeologist

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"Planning Our Future... Preserving Our Past"



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach
Assistant TLMA Director

April 21, 2017

San Pasqual Band of Mission Indians
Allen E. Lawson, Chairperson
P.O. Box 365
Valley Center, CA 92082

RE: Native American SB18 Consultation request for **General Plan Amendment No. 1217**

Dear Chairperson Lawson,

The County of Riverside requests your participation in the review of **General Plan Amendment No. 1217**. This project is subject to the California Environmental Quality Act (CEQA) and Section 65352.3 of the Government Code (Senate Bill 18 [2004]).

General Plan Amendment No. 1217– EA42751 – Applicant: Palm Creek Ranch LLC – Representative: Steve Kleeman – Fourth Supervisorial District – Thousand Palms Zoning District – Western Coachella Valley Area Plan.

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Sincerely,
Riverside County Planning Department

Heather Thomson M.A, RPA
County Archaeologist

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RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach
Assistant TLMA Director

April 21, 2017

Santa Rosa Band of Mission Indians
Steven Estrada, Chairperson
P.O. Box 391820
Anza, CA 92539

RE: Native American SB18 Consultation request for **General Plan Amendment No. 1217**

Dear Chairperson Estrada,

The County of Riverside requests your participation in the review of **General Plan Amendment No. 1217**. This project is subject to the California Environmental Quality Act (CEQA) and Section 65352.3 of the Government Code (Senate Bill 18 [2004]).

General Plan Amendment No. 1217– EA42751 – Applicant: Palm Creek Ranch LLC – Representative: Steve Kleeman – Fourth Supervisorial District – Thousand Palms Zoning District – Western Coachella Valley Area Plan.

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Riverside County Planning Department

Heather Thomson M.A, RPA
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RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach
Assistant TLMA Director

April 21, 2017

Soboba Band of Luiseno Indians
Rosemary Morillo, Chairperson
P.O. Box 487
San Jacinto, CA 92583

RE: Native American SB18 Consultation request for **General Plan Amendment No. 1217**

Dear Chairperson Morillo,

The County of Riverside requests your participation in the review of **General Plan Amendment No. 1217**. This project is subject to the California Environmental Quality Act (CEQA) and Section 65352.3 of the Government Code (Senate Bill 18 [2004]).

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Sincerely,
Riverside County Planning Department

Heather Thomson M.A, RPA
County Archaeologist

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RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach
Assistant TLMA Director

April 21, 2017

Sycuan Band of Kumeyaay Nation
Cody J. Martinez, Chairperson
1 Kwaaypaay Court
El Cajon, CA 92019

RE: Native American SB18 Consultation request for **General Plan Amendment No. 1217**

Dear Chairperson Martinez,

The County of Riverside requests your participation in the review of **General Plan Amendment No. 1217**. This project is subject to the California Environmental Quality Act (CEQA) and Section 65352.3 of the Government Code (Senate Bill 18 [2004]).

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County Archaeologist

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RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach
Assistant TLMA Director

April 21, 2017

Torres- Martinez Desert Cahuilla Indians
Mary Resvaloso, Chairperson
P.O Box 1160
Thermal, CA 92274

RE: Native American SB18 Consultation request for **General Plan Amendment No. 1217**

Dear Chairperson Resvaloso,

The County of Riverside requests your participation in the review of **General Plan Amendment No. 1217**. This project is subject to the California Environmental Quality Act (CEQA) and Section 65352.3 of the Government Code (Senate Bill 18 [2004]).

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Sincerely,
Riverside County Planning Department

Heather Thomson M.A, RPA
County Archaeologist

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

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Palm Desert, California 92211
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RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach
Assistant TLMA Director

April 21, 2017

Viejas Band of Kumeyaay Indians
Robert J. Welch, Chairperson
1 Viejas Grande Road
Alpine, CA 91901

RE: Native American SB18 Consultation request for **General Plan Amendment No. 1217**

Dear Chairperson Welch,

The County of Riverside requests your participation in the review of **General Plan Amendment No. 1217**. This project is subject to the California Environmental Quality Act (CEQA) and Section 65352.3 of the Government Code (Senate Bill 18 [2004]).

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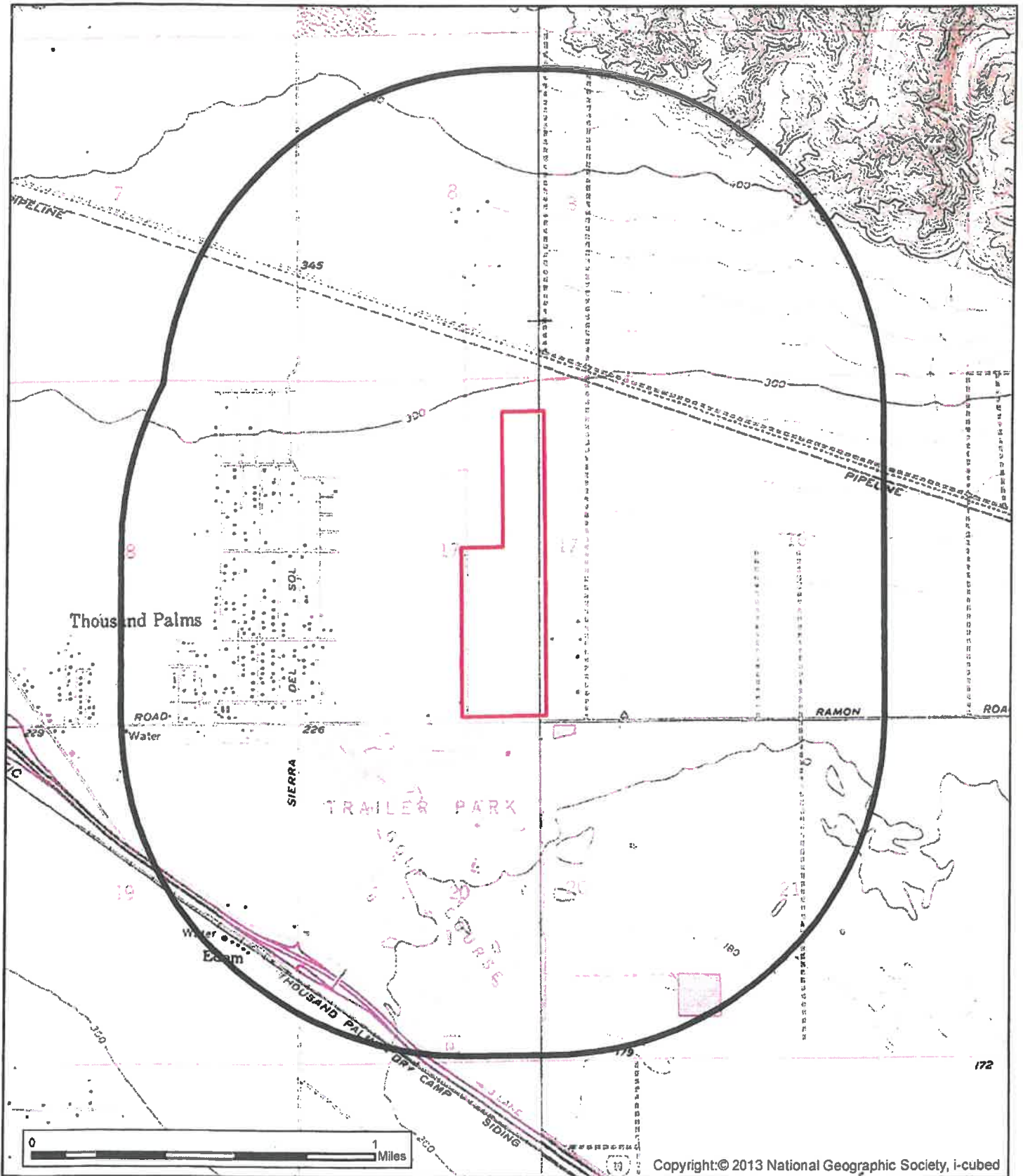
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The Palm Creek Ranch Project
 Palm Springs, CA
 USGS Cathedral City 7.5-minute Quadrangle





AUGUSTINE BAND OF CAHUILLA INDIANS

PO Box 846 84-481 Avenue 54 Coachella CA 92236

Telephone: (760) 398-4722

Fax (760) 369-7161

Tribal Chairperson: Amanda Vance

Tribal Vice-Chairperson: William Vance

May 31, 2017

Heather Thomson
Riverside County Planning Department
4080 Lemon Street, 12th Floor
P.O. Box 1409
Riverside, CA 92502-1409

RE: General Plan Amendment No. 1217

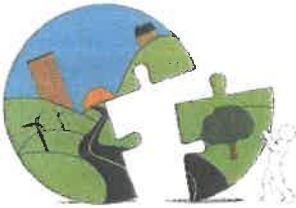
Dear Ms. Thomson-

Thank you for the opportunity to offer input concerning the development of the above-identified project. We appreciate your sensitivity to the cultural resources that may be impacted by your project, and the importance of these cultural resources to the Native American peoples that have occupied the land surrounding the area of your project for thousands of years. Unfortunately, increased development and lack of sensitivity to cultural resources has resulted in many significant cultural resources being destroyed or substantially altered and impacted. Your invitation to consult on this project is greatly appreciated.

At this time we are unaware of specific cultural resources that may be affected by the proposed project. We encourage you to contact other Native American Tribes and individuals within the immediate vicinity of the project site that may have specific information concerning cultural resources that may be located in the area. We also encourage you to contract with a monitor who is qualified in Native American cultural resources identification and who is able to be present on-site full-time during the pre-construction and construction phase of the project. Please notify us immediately should you discover any cultural resources during the development of this project.

Very truly yours,

William Vance
Tribal Vice Chairperson



RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

SECTIONS I, II, AND VI BELOW MUST BE COMPLETED FOR ANY AMENDMENT TO THE AREA PLAN MAPS OF THE GENERAL PLAN.

FOR OTHER TYPES OF AMENDMENTS, PLEASE CONSULT PLANNING DEPARTMENT STAFF FOR ASSISTANCE PRIOR TO COMPLETING THE APPLICATION.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CHECK ONE AS APPROPRIATE:

- GENERAL (WITHOUT SPECIFIC PLAN)
 GENERAL (WITH SPECIFIC PLAN)

CIRCULATION SECTION

GPAD1217

I. GENERAL INFORMATION

APPLICATION INFORMATION

Applicant Name: PALM CREEK RANCH LLC

Contact Person: JOE CARACCILO E-Mail: caracciolo@cox.net

Mailing Address: P.O. BOX 3725
RANCHO SANTA FE CA. 92067
City State ZIP

Daytime Phone No: (619) 507-3737 Fax No: ()

Engineer/Representative Name: SK CONSULTANTS

Contact Person: STEVE KLEEMAN E-Mail: skconsult@yahoo.com

Mailing Address: 54420 AVENIDA VALLEJO
LA QUINTA CA. 92253
City State ZIP

Daytime Phone No: (760) 420-1116 Fax No: ()

Property Owner Name: PALM CREEK RANCH LLC

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 AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

Contact Person: JOE CARACCIOLLO E-Mail: caracciolo@cox.net

Mailing Address: P.O. Box 3725
RANCHO SANTA FE CA. 92067
Street City State ZIP

Daytime Phone No: (619) 507-3737 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 General Plan Amendment 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 General Plan Amendment is ready for public hearing.)

PALM CREEK RANCH LLC by Joseph V. Caracciolo
PRINTED NAME OF PROPERTY OWNER(S) SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S) 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.

APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 650-230-002-4, 650-310-001-0 and 650-310-002-1

Approximate Gross Acreage: 109.08 acres

General location (nearby or cross streets): North of RAMON ROAD, South of 30th AVE., East of DESERT MOON DRIVE, West of VISTA DEL SOL.

Existing Zoning Classification(s): CPS, R-3-6000 and R-1

Existing Land Use Designation(s): VLDR

Check the box(es) as applicable:

- Technical Amendment
- Entitlement/Policy Amendment
- Foundation Component Amendment-Regular
- Foundation Component Amendment-Extraordinary
- Agricultural Foundation Component Amendment

Proposal (describe the details of the proposed General Plan Amendment):

CORRECT THE LAND USE DESIGNATION TO CONFORM WITH THE EXISTING ZONING ON THE RESIDENTIAL PORTION OF OUR PROPERTY. CHANGE BOTH THE LAND USE DESIGNATION + ZONING ON THE COMMERCIAL PORTION OF OUR PROPERTY FROM CPS to R-3 to ACCOMMODATE APARTMENTS (1724 UNITS)

Related cases filed in conjunction with this request:

Proposes VLDR → HHDR and MDR

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

If yes, provide Application No(s). TTM 36805 + TPM 36804
(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): COUNTY HAS ALL REPORTS PREVIOUSLY FILED.

APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

Name of Company or District serving the area the project site is located (if none, write "none.")	Are facilities/services available at the project site?	Yes	No
		Electric Company	
Gas Company		✓	
Telephone Company		✓	
Water Company/District	CVWD will serve on file	✓	
Sewer District	CVWD within 1 mile	✓	

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.

HAZARDOUS WASTE SITE DISCLOSURE STATEMENT

Government Code Section 65962.5 requires the applicant for any development project to consult specified state-prepared lists of hazardous waste sites and submit a signed statement to the local agency indicating whether the project is located on or near an identified site. Under the statute, no application shall be accepted as complete without this signed statement.

I (we) certify that I (we) have investigated our project with respect to its location on or near an identified hazardous waste site and that my (our) answers are true and correct to the best of my (our) knowledge. My (Our) investigation has shown that:

The project is not located on or near an identified hazardous waste site.

The project is located on or near an identified hazardous waste site. Please list the location of the hazardous waste site(s) on an attached sheet.

Owner/Representative (1) JOE CARACCIOLD Date 3/20/17

Owner/Representative (2) Joseph V. Caracciolo Date 3/20/17

APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

II. AMENDMENTS TO THE AREA PLAN MAPS OF THE GENERAL PLAN:

AREA PLAN MAP PROPOSED FOR AMENDMENT (Please name):

EXISTING DESIGNATION(S): VLDR

PROPOSED DESIGNATION(S): MDR HHDR

JUSTIFICATION FOR AMENDMENT (Please be specific. Attach more pages if needed.)

THE LAND USE DESIGNATIONS WERE CHANGED ON
OUR PROPERTY AND DO NOT CONFORM WITH THE ZONING
ON OUR PROPERTY. WE NEED THE LAND USE DESIGNATIONS
TO BE CHANGED TO CONFORM WITH OUR ZONING AGAIN.
THE COUNTY HAS AGREED TO HELP US ACCOMPLISH THIS AT
NO CHARGE TO US. FOR MDR PORTION

WE ALSO NEED TO CHANGE BOTH THE LAND USE DESIGNATION
AND THE ZONING ON THE COMMERCIAL PORTION OF OUR
PROPERTY (APPROX. 8 ACRES) FROM CP5 TO R3 TO
ACCOMMODATE APARTMENTS (172 UNITS). THIS IS BEING DONE
AT THE SUGGESTION OF THE COUNTY TO HELP WITH ITS
HOUSING ELEMENT PROBLEM

(CCR-HHD)
(SEPARATE APPLICA)

III. AMENDMENTS TO POLICIES:

(Note: A conference with Planning Department staff is required before application can be filed. Additional information may be required.)

A. LOCATION IN TEXT OF THE GENERAL PLAN WHERE AMENDMENT WOULD OCCUR:

Element: _____ Area Plan: _____



RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

SECTIONS I, II, AND VI BELOW MUST BE COMPLETED FOR ANY AMENDMENT TO THE AREA PLAN MAPS OF THE GENERAL PLAN.

FOR OTHER TYPES OF AMENDMENTS, PLEASE CONSULT PLANNING DEPARTMENT STAFF FOR ASSISTANCE PRIOR TO COMPLETING THE APPLICATION.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CHECK ONE AS APPROPRIATE:

- GENERAL (WITHOUT SPECIFIC PLAN)
 GENERAL (WITH SPECIFIC PLAN)

CIRCULATION SECTION

GPAD1217

I. GENERAL INFORMATION

APPLICATION INFORMATION

Applicant Name: PALM CREEK RANCH LLC

Contact Person: JOE CARACCILO E-Mail: caracciolo@cox.net

Mailing Address: P.O. BOX 3725
RANCHO SANTA FE CA. 92067
City State ZIP

Daytime Phone No: (619) 507-3737 Fax No: ()

Engineer/Representative Name: SK CONSULTANTS

Contact Person: STEVE KLEEMAN E-Mail: skconsult@yahoo.com

Mailing Address: 54420 AVENIDA VALLEJO
LA QUINTA CA. 92253
City State ZIP

Daytime Phone No: (760) 420-1116 Fax No: ()

Property Owner Name: PALM CREEK RANCH LLC

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 AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

Contact Person: JOE CARACCIOLO E-Mail: caracciolo@cox.net

Mailing Address: P.O. Box 3725
RANCHO SANTA FE CA. 92067
City State ZIP

Daytime Phone No: (619) 507-3737 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 General Plan Amendment 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 General Plan Amendment is ready for public hearing.)

PALM CREEK RANCH LLC by Joseph V. Caracciolo
PRINTED NAME OF PROPERTY OWNER(S) SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S) 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.

APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 650-230-002-4, 650-310-001-0 and 650-310-002-1

Approximate Gross Acreage: 109.08 acres

General location (nearby or cross streets): North of RAMON ROAD, South of 30th AVE., East of DESERT MOON DRIVE, West of VISTA DEL SOL

Existing Zoning Classification(s): CPS, R-3-6000 and R-1

Existing Land Use Designation(s): VLDR

Check the box(es) as applicable:

- Technical Amendment
- Entitlement/Policy Amendment
- Foundation Component Amendment-Regular
- Foundation Component Amendment-Extraordinary
- Agricultural Foundation Component Amendment

Proposal (describe the details of the proposed General Plan Amendment):

CORRECT THE LAND USE DESIGNATION TO CONFORM WITH THE EXISTING ZONING ON THE RESIDENTIAL PORTION OF OUR PROPERTY. CHANGE BOTH THE LAND USE DESIGNATION + ZONING ON THE COMMERCIAL PORTION OF OUR PROPERTY FROM CPS to R-3 to ACCOMMODATE APARTMENTS (172 UNITS)

Related cases filed in conjunction with this request:

Proposes: VLDR -> HHDR and MDR

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

If yes, provide Application No(s). TPM 36805 + TPM 36804
(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): COUNTY HAS ALL REPORTS PREVIOUSLY FILED.

APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

Name of Company or District serving the area the project site is located (if none, write "none.")	Are facilities/services available at the project site?	Yes	No
		Electric Company	
Gas Company		✓	
Telephone Company		✓	
Water Company/District	CVWD will give on file	✓	
Sewer District	CVWD within 1 mile	✓	

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.

HAZARDOUS WASTE SITE DISCLOSURE STATEMENT

Government Code Section 65962.5 requires the applicant for any development project to consult specified state-prepared lists of hazardous waste sites and submit a signed statement to the local agency indicating whether the project is located on or near an identified site. Under the statute, no application shall be accepted as complete without this signed statement.

I (we) certify that I (we) have investigated our project with respect to its location on or near an identified hazardous waste site and that my (our) answers are true and correct to the best of my (our) knowledge. My (Our) investigation has shown that:

The project is not located on or near an identified hazardous waste site.

The project is located on or near an identified hazardous waste site. Please list the location of the hazardous waste site(s) on an attached sheet.

Owner/Representative (1) JOE CARACCILO Date 3/20/17
 Owner/Representative (2) Joseph V. Caracciolo Date 3/20/17

APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

II. AMENDMENTS TO THE AREA PLAN MAPS OF THE GENERAL PLAN:

AREA PLAN MAP PROPOSED FOR AMENDMENT (Please name):

EXISTING DESIGNATION(S): VLDR

PROPOSED DESIGNATION(S): MDR HHDR

JUSTIFICATION FOR AMENDMENT (Please be specific. Attach more pages if needed.)

THE LAND USE DESIGNATIONS WERE CHANGED ON OUR PROPERTY AND DO NOT CONFORM WITH THE ZONING ON OUR PROPERTY. WE NEED THE LAND USE DESIGNATIONS TO BE CHANGED TO CONFORM WITH OUR ZONING AGAIN. THE COUNTY HAS AGREED TO HELP US ACCOMPLISH THIS AT NO CHARGE TO US FOR MDR PORTION.

WE ALSO NEED TO CHANGE BOTH THE LAND USE DESIGNATION AND THE ZONING ON THE COMMERCIAL PORTION OF OUR PROPERTY (APPROX. 8 ACRES) FROM CPS TO R3 TO ACCOMMODATE APARTMENTS (172 UNITS). THIS IS BEING DONE AT THE SUGGESTION OF THE COUNTY TO HELP WITH ITS HOUSING ELEMENT PROBLEM.

*(CR-HHDR)
(SEPARATE APPLICATION)*

III. AMENDMENTS TO POLICIES:

(Note: A conference with Planning Department staff is required before application can be filed. Additional information may be required.)

A. LOCATION IN TEXT OF THE GENERAL PLAN WHERE AMENDMENT WOULD OCCUR:

Element: _____ Area Plan: _____



RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP
Planning 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.

C207936

APPLICATION INFORMATION

Applicant Name: PALM CREEK RANCH LLC

Contact Person: JOE CARACCILO E-Mail: caracciolo@cox.net

Mailing Address: P.O. Box 3725
RANCHO SANTA FE CA. 92067
City State ZIP

Daytime Phone No: (619) 507-3737 Fax No: ()

Engineer/Representative Name: SK CONSULTANTS

Contact Person: STEVE KLEEMAN E-Mail: skconsult@yahoo.com

Mailing Address: 54420 AVENIDA VALLEJO
LA QUINTA CA. 92253
City State ZIP

Daytime Phone No: (760) 420-1116 Fax No: ()

Property Owner Name: PALM CREEK RANCH LLC

Contact Person: JOE CARACCILO E-Mail: caracciolo@cox.net

Mailing Address: P.O. BOX 3725
Street

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P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 • Fax (951) 955-1811

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

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APPLICATION FOR CHANGE OF ZONE

RANCHO SANTA FE

City

CA.

State

92067

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.)

PALM CREEK RANCH LLC by

PRINTED NAME OF PROPERTY OWNER(S)

Joseph V. Caracciolo

SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 650-230-002-4, 650-310-001-0 and 650-310-002-1

Approximate Gross Acreage: 109.08

General location (nearby or cross streets): North of RAMON ROAD, South of

APPLICATION FOR CHANGE OF ZONE

30th AVE, East of DESERT MOON DR., West of VISTA DEL SOL

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

CHANGE THE ZONING ON THE COMMERCIAL PORTION OF OUR PROPERTY
(APPROX. 8 ACRES GROSS) FRONTING ON RAMON ROAD FROM CPS TO R-300RA
TO ACCOMODATE APARTMENTS ~ 172 UNITS TO HELP WITH THE COUNTY'S ^{as} HOUSING ELEMENT. _{appropriate}

Related cases filed in conjunction with this request:

SEE GENERAL PLAN AMENDMENT

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: 05/17/2016



RIVERSIDE COUNTY PLANNING DEPARTMENT

Juan C. Perez
Interim Planning Director

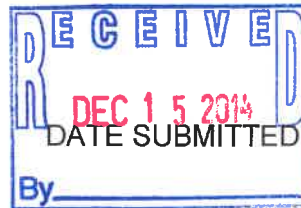
APPLICATION FOR SUBDIVISION AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

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

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: PM 36804



12/15/14

APPLICATION INFORMATION

Applicant's Name: Steve Kleeman E-Mail: Sk.Consult@yahoo.com

Mailing Address: PO Box 3725

	<i>Street</i>	
<u>Rancho Santa Fe</u>	<u>CA</u>	<u>92067</u>
<i>City</i>	<i>State</i>	<i>ZIP</i>

Daytime Phone No: (760) 420-1116 Fax No: ()

Engineer/Representative's Name: Coachella Valley Engineers E-Mail: JSchmitt@cve.net

Mailing Address: 77-933 Las Montanas Road Suite 101

	<i>Street</i>	
<u>Palm Desert</u>	<u>CA</u>	<u>92211</u>
<i>City</i>	<i>State</i>	<i>ZIP</i>

Daytime Phone No: (760) 360-4200 Fax No: (760) 360-4204

Property Owner's Name: Joe Caracciolo E-Mail: caracciolo@cox.net

Mailing Address: PO Box 3725

	<i>Street</i>	
<u>Rancho Santa Fe</u>	<u>CA</u>	<u>92067</u>
<i>City</i>	<i>State</i>	<i>ZIP</i>

Daytime Phone No: (760) 420-1116 Fax No: ()

If additional persons have an ownership interest in the subject property in addition to that indicated above, attach a separate sheet that references the application case number and lists the names, mailing

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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

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APPLICATION FOR SUBDIVISION AND DEVELOPMENT

addresses, and phone numbers of those persons having an interest in the real property or properties 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 signature below 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 your application, you 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.

All signatures must be originals ("wet-signed"). Photocopies of signatures are not acceptable.

STEVE KLEEMAN

PRINTED NAME OF APPLICANT



SIGNATURE OF APPLICANT

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. An authorized agent must submit a letter from the owner(s) indicating authority to sign the application on the owner's behalf.

All signatures must be originals ("wet-signed"). Photocopies of signatures are not acceptable.

PALM CREEK RANCH LLC

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

by JOSEPH V. CARACCILO

PRINTED NAME OF PROPERTY OWNER(S)



SIGNATURE OF PROPERTY OWNER(S)

If the subject property is owned by persons who have not signed as owners above, attach a separate sheet that references the application case number and lists the printed names and signatures of all persons having an interest in the property.

See attached sheet(s) for other property owner's signatures.

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 650-230-002, 650-310-001 & 002

Section: 17 Township: 4S Range: 6E

Approximate Gross Acreage: 108.20

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

General location (cross streets, etc.): North of Ramon Road, South of 30th Avenue, East of Desert Moon Dr, West of Vista Del Sol.

Thomas Brothers map, edition year, page number, and coordinates: PG 758, Grid F-7; PG 788, Grid F-1, F-2

Proposal (describe project, indicate the number of proposed lots/parcels, units, and the schedule of the subdivision, whether the project is a Vesting Map or Planned Residential Development (PRD):

Subdivide 108 Acres into 4 Parcels (~~3 Residential, 1 Commercial~~) SCH.J

Related cases filed in conjunction with this request:

PAR 1380

Is there a previous development application filed on the same site: Yes No

If yes, provide Case No(s). _____ (Parcel Map, Zone Change, etc.)

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 a copy: Traffic, Bio, Archeo, Geo, Paleo

Is water service available at the project site: Yes No

If "No," how far must the water line(s) be extended to provide service? (distance in feet/miles) N/A

Is sewer service available at the site? Yes No

If "No," how far must the sewer line(s) be extended to provide service? (distance in feet/miles) .75 Miles

Will the proposal eventually require landscaping either on-site or as part of a road improvement or other common area improvements? Yes No

Will the proposal result in cut or fill slopes steeper than 2.1 or higher than 10 feet? Yes No

How much grading is proposed for the project site?

Estimated amount of cut = cubic yards: 164,460

Estimated amount of fill = cubic yards 172,488

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

Does the project need to import or export dirt? Yes No

Import 8,028 Export _____ Neither _____

What is the anticipated source/destination of the import/export?

What is the anticipated route of travel for transport of the soil material?

Ramon Road from the west (I-10 freeway)

How many anticipated truckloads? 1 truck loads.

What is the square footage of usable pad area? (area excluding all slopes) _____ sq. ft.

If this is a residential subdivision, is it located in a Recreation and Park District or County Service Area authorized to collect fees for park and recreational services? Yes No

If yes, does the subdivision intend to dedicate land or pay Quimby fees, or a combination of both?

Dedicate land Pay Quimby fees Combination of both

Is the subdivision located within 8½ miles of March Air Reserve Base? Yes No

If yes, will any structure exceed fifty-feet (50') in height (above ground level)? Yes No

Does the subdivision exceed more than one acre in area? Yes No

Is the development project located within any of the following watersheds (refer to Riverside County Land Information System (RCLIS) (<http://www3.tlma.co.riverside.ca.us/pa/rclis/index.html>) for watershed location)?

- Santa Ana River Santa Margarita River Whitewater River

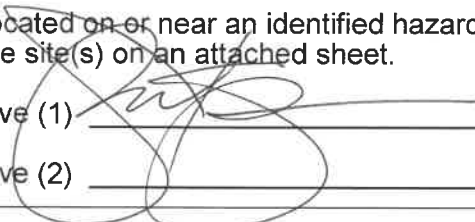
APPLICATION FOR SUBDIVISION AND DEVELOPMENT

HAZARDOUS WASTE SITE DISCLOSURE STATEMENT

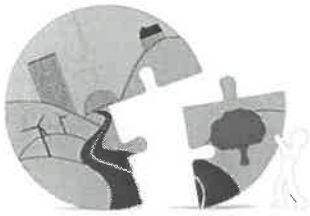
Government Code Section 65962.5 requires the applicant for any development project to consult specified state-prepared lists of hazardous waste sites and submit a signed statement to the local agency indicating whether the project is located on or near an identified site. Under the statute, no application shall be accepted as complete without this signed statement.

I (we) certify that I (we) have investigated our project with respect to its location on or near an identified hazardous waste site and that my (our) answers are true and correct to the best of my (our) knowledge. My (Our) investigation has shown that:

- The project is not located on or near an identified hazardous waste site.
- The project is located on or near an identified hazardous waste site. Please list the location of the hazardous waste site(s) on an attached sheet.

Owner/Representative (1)  Date 12/15/14

Owner/Representative (2) _____ Date _____



RIVERSIDE COUNTY PLANNING DEPARTMENT

Juan C. Perez
Interim Planning Director

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

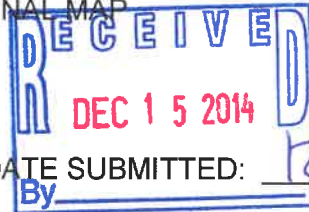
CHECK ONE AS APPROPRIATE:

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

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: TR36805

DATE SUBMITTED: 12/15/14
By: _____



APPLICATION INFORMATION

Applicant's Name: Steve Kleeman E-Mail: Sk.Consult@yahoo.com

Mailing Address: PO Box 3725

_____	<i>Street</i>	_____
<u>Rancho Santa Fe</u>	CA	<u>92067</u>
_____	<i>State</i>	_____
<u>City</u>		<u>ZIP</u>

Daytime Phone No: (760) 420-1116 Fax No: (_____) _____

Engineer/Representative's Name: Coachella Valley Engineers E-Mail: JSchmitt@cve.net

Mailing Address: 77-933 Las Montanas Road Suite 101

_____	<i>Street</i>	_____
<u>Palm Desert</u>	CA	<u>92211</u>
_____	<i>State</i>	_____
<u>City</u>		<u>ZIP</u>

Daytime Phone No: (760) 360-4200 Fax No: (760) 360-4204

Property Owner's Name: Joe Caracciolo E-Mail: caracciolo@cox.net

Mailing Address: PO Box 3725

_____	<i>Street</i>	_____
<u>Rancho Santa Fe</u>	CA	<u>92067</u>
_____	<i>State</i>	_____
<u>City</u>		<u>ZIP</u>

Daytime Phone No: (760) 420-1116 Fax No: (_____) _____

If additional persons have an ownership interest in the subject property in addition to that indicated above, attach a separate sheet that references the application case number and lists the names, mailing

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APPLICATION FOR SUBDIVISION AND DEVELOPMENT

addresses, and phone numbers of those persons having an interest in the real property or properties 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 signature below 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 your application, you 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.

All signatures must be originals ("wet-signed"). Photocopies of signatures are **not** acceptable.

STEVE KLEEMAN
PRINTED NAME OF APPLICANT
[Signature]
SIGNATURE OF APPLICANT

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. An authorized agent must submit a letter from the owner(s) indicating authority to sign the application on the owner's behalf.

All signatures must be originals ("wet-signed"). Photocopies of signatures are **not** acceptable.

PALM CREEK RANCH LLC
PRINTED NAME OF PROPERTY OWNER(S)
by JOSEPH V. CARACCILO
PRINTED NAME OF PROPERTY OWNER(S)
[Signature]
SIGNATURE OF PROPERTY OWNER(S)

If the subject property is owned by persons who have not signed as owners above, attach a separate sheet that references the application case number and lists the printed names and signatures of all persons having an interest in the property.

See attached sheet(s) for other property owner's signatures.

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 650-230-002, 650-310-001 & 002
Section: 17 Township: 4S Range: 6E
Approximate Gross Acreage: 108.20

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

General location (cross streets, etc.): North of Ramon Road, South of 30th Avenue, East of Desert Moon Dr, West of Vista Del Sol.

Thomas Brothers map, edition year, page number, and coordinates: PG 758, Grid F-7; PG 788, Grid F-1, F-2

Proposal (describe project, indicate the number of proposed lots/parcels, units, and the schedule of the subdivision, whether the project is a Vesting Map or Planned Residential Development (PRD):

Subdivision of 108.20 Acres into 371 Residential Lots and 7 Acres of Commercial

Property. Site Contains Retention areas with tot lots, Dog parks, Walking and Jogging trails, framing track, BBQ Areas and water features.

Related cases filed in conjunction with this request:

PAR1380

Is there a previous development application filed on the same site: Yes No

If yes, provide Case No(s). _____ (Parcel Map, Zone Change, etc.)

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 a copy: Traffic, Bio, Archeo, Geo, Paleo

Is water service available at the project site: Yes No

If "No," how far must the water line(s) be extended to provide service? (distance in feet/miles) N/A

Is sewer service available at the site? Yes No

If "No," how far must the sewer line(s) be extended to provide service? (distance in feet/miles) .75 Miles

Will the proposal eventually require landscaping either on-site or as part of a road improvement or other common area improvements? Yes No

Will the proposal result in cut or fill slopes steeper than 2:1 or higher than 10 feet? Yes No

How much grading is proposed for the project site?

Estimated amount of cut = cubic yards: 164,460

Estimated amount of fill = cubic yards 172,488

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

Does the project need to import or export dirt? Yes No

Import 8,028 Export _____ Neither _____

What is the anticipated source/destination of the import/export?

What is the anticipated route of travel for transport of the soil material?

Ramon Road from the west (I-10 freeway)

How many anticipated truckloads? 1 truck loads.

What is the square footage of usable pad area? (area excluding all slopes) _____ sq. ft.

If this is a residential subdivision, is it located in a Recreation and Park District or County Service Area authorized to collect fees for park and recreational services? Yes No

If yes, does the subdivision intend to dedicate land or pay Quimby fees, or a combination of both?

Dedicate land Pay Quimby fees Combination of both

Is the subdivision located within 8½ miles of March Air Reserve Base? Yes No

If yes, will any structure exceed fifty-feet (50') in height (above ground level)? Yes No

Does the subdivision exceed more than one acre in area? Yes No

Is the development project located within any of the following watersheds (refer to Riverside County Land Information System (RCLIS) (<http://www3.tlma.co.riverside.ca.us/pa/rclis/index.html>) for watershed location)?

Santa Ana River Santa Margarita River Whitewater River

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

HAZARDOUS WASTE SITE DISCLOSURE STATEMENT

Government Code Section 65962.5 requires the applicant for any development project to consult specified state-prepared lists of hazardous waste sites and submit a signed statement to the local agency indicating whether the project is located on or near an identified site. Under the statute, no application shall be accepted as complete without this signed statement.

I (we) certify that I (we) have investigated our project with respect to its location on or near an identified hazardous waste site and that my (our) answers are true and correct to the best of my (our) knowledge. My (Our) investigation has shown that:

- The project is not located on or near an identified hazardous waste site.
- The project is located on or near an identified hazardous waste site. Please list the location of the hazardous waste site(s) on an attached sheet.

Owner/Representative (1)  _____ Date 12/15/14

Owner/Representative (2) _____ Date _____



RIVERSIDE COUNTY COMMUNITY HEALTH AGENCY
DEPARTMENT OF ENVIRONMENTAL HEALTH

ENVIRONMENTAL PROTECTION & OVERSIGHT DIVISION

TENTATIVE MAP PRELIMINARY CLEARANCE
(SAN-53)

DATE: FEBRUARY 5, 2015 PARCELS / LOTS: See notes section below for details
TRACT / PARCEL MAP NO.: TR36805/PM36804 ZONING: R-1 PROPOSED
APN: 650-230-002, 650-310-001, 650-310-002 MAP SCHEDULE: See notes section below for details

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 COACHELLA VALLEY WATER DISTRICT HAS AGREED IN WRITING TO FURNISH DOMESTIC WATER TO EACH AND EVERY LOT WITHIN THIS SUBDIVISION AS PER LETTER DATED JANUARY 29, 2015.
- 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 JANUARY 29, 2015.
- 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 SOILS TESTING REQUIRED AT TIME OF BUILDING.**

ADDITIONAL REQUIREMENTS/ NOTES

PM36804 Schedule H & E Map proposing subdivision of 108 gross acres into 4 parcels

TR36805 Schedule A & E Map proposing subdivision of 108 gross acres into 371 residential lots

ENVIRONMENTAL HEALTH SPECIALIST

Received by: E-mailed to Jim Schmitt
jschmitt@cve.net



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



Juan C. Perez
Director of Transportation and Land Management Agency

Patricia Romo
Assistant Director,
Transportation Department

Steven A. Weiss
Planning Director,
Planning Department

Mike Lara
Building Official,
Building & Safety Department

Greg Flannery
Code Enforcement Official,
Code Enforcement Department

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 Palm Creek Ranch, LLC hereafter "Applicant" and Palm Creek Ranch, LLC "Property Owner".

Description of application/permit use:

Application for Change of Zone from CPS to R-3 on a portion of APN 650-310-001 facing Ramon Road,

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): 650-310-002, 650-310-001 and 650-230-002

Property Location or Address:

North of Ramon Road and South of 30th Avenue, East of Desert Moon Drive and West of Vista del Sol,

2. PROPERTY OWNER INFORMATION:

Property Owner Name: Palm Creek Ranch, LLC Phone No.: 619-507-3737

Firm Name: _____ Email: _____

Address: P.O. Box 3725
Rancho Santa Fe, CA 92067

3. APPLICANT INFORMATION:

Applicant Name: David Turner Phone No.: (760) 360-4200

Firm Name: Coachella Valley Engineers Email: dturner@cve.net

Address (if different from property owner)
77-933 Las Montanas Road - Suite 101
Palm Desert, CA 92211

4. SIGNATURES:

Signature of Applicant: Joseph V. Caracciolo Date: 3/6/18
Print Name and Title: JOSEPH V. CARACCILO MANAGING MEMBER

Signature of Property Owner: Palm Creek Ranch LLC Date: 3/6/18
Print Name and Title: PALM CREEK RANCH LLC by JOSEPH V. CARACCILO

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

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

INDEMNIFICATION AGREEMENT

This INDEMNIFICATION AGREEMENT ("Agreement"), made by and between the COUNTY OF RIVERSIDE, a political subdivision of the State of California ("COUNTY"), and Palm Creek Ranch, LLC, a California Limited Liability Company ("PROPERTY OWNER"), relating to the PROPERTY OWNER'S indemnification of the COUNTY under the terms set forth herein:

WITNESSETH:

WHEREAS, the PROPERTY OWNER has a legal interest in the certain real property described as APN 650-230-002, 650-310-001 and 650-310-002 ("PROPERTY"); and,

WHEREAS, on December 15, 2014, PROPERTY OWNER filed an application for Tract Map No. 36805 and Parcel Map No. 36804 and on January 19, 2017, PROPERTY OWNER filed an application for General Plan Amendment No. 1217 ("PROJECT"), and on April 13, 2017 PROPERTY OWNER filed an application for Change of Zone 7936; and,

WHEREAS, judicial challenges of projects requiring discretionary approvals, including, but not limited to, California Environmental Quality Act determinations, are costly and time consuming. Additionally, project opponents often seek an award of attorneys' fees in such challenges; and,

WHEREAS, since property owners are the primary beneficiaries of such approvals, it is appropriate that such owners bear the expense of defending against any such judicial challenge, and bear the responsibility of any costs, attorneys' fees and damages which may be awarded to a successful challenger; and,

WHEREAS, in the event a judicial challenge is commenced against the PROJECT, the COUNTY has requested and the PROPERTY OWNER has agreed to defend, indemnify and hold harmless the COUNTY, its agents, officers, or employees from any claim, action or proceeding against the COUNTY, its agents, officers, or employees to attack, set aside, void or annul any approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the PROJECT or its associated environmental documentation ("LITIGATION"); and,

WHEREAS, this Agreement is entered into by the COUNTY and PROPERTY OWNER to establish specific terms concerning PROPERTY OWNER'S indemnification obligation for the PROJECT.

NOW, THEREFORE, it is mutually agreed between COUNTY and PROPERTY OWNER as follows:

1. **Indemnification.** PROPERTY OWNER, at its own expense, shall defend, indemnify and hold harmless the COUNTY, its agents, officers, and employees from and against any claim, action or proceeding brought against the COUNTY, its agents, officers, and employees to attack, set aside, void or annul any approval of the PROJECT including any associated costs, damages, and expenses including, but not limited to, costs associated with Public Records Act requests submitted to the COUNTY related to the PROJECT and an award of attorneys' fees and costs incurred or arising out of the above-referenced claim, action or proceeding brought against the COUNTY ("Indemnification Obligation.")

2. **Defense Cooperation.** PROPERTY OWNER and the COUNTY shall reasonably cooperate in all aspects of the LITIGATION. Nothing contained in this Agreement, however, shall be construed to limit the discretion of COUNTY, in the interest of the public welfare, to settle, defend, appeal or to decline to settle or to terminate or forego defense or appeal of the LITIGATION. It is also understood and agreed that all litigation pleadings are subject to review, revision and approval by COUNTY's Office of County Counsel.

3. **Representation and Payment for Legal Services Rendered.** COUNTY shall have the absolute right to approve any and all counsel retained to defend COUNTY in the LITIGATION. PROPERTY OWNER shall pay the attorneys' fees and costs of the legal firm retained by PROPERTY OWNER to represent the COUNTY in the LITIGATION. Failure by PROPERTY OWNER to pay such attorneys' fees and costs may be treated as an abandonment of the PROJECT and as a default of PROPERTY OWNER's obligations under this Agreement.

4. **Payment for COUNTY's LITIGATION Costs.** Payment for COUNTY's costs related to the LITIGATION shall be made on a deposit basis. LITIGATION costs include any associated costs, fees, damages, and expenses as further described in Section 1. herein as Indemnification Obligation. Within thirty (30) days of receipt of notice from COUNTY that LITIGATION has been initiated against the PROJECT, PROPERTY OWNER shall initially deposit with the COUNTY's Planning Department the total amount of Twenty Thousand Dollars (\$20,000). PROPERTY OWNER 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. Within ten (10) days of written notice from COUNTY, PROPERTY OWNER shall make such additional deposits. Collectively, the initial deposit and additional deposits shall be referred to herein as the "Deposit."

5. **Return of Deposit.** COUNTY shall return to PROPERTY OWNER any funds remaining on deposit after ninety (90) days have passed since final adjudication of the LITIGATION.

6. **Notices.** For all purposes herein, notices shall be effective when personally delivered, delivered by commercial overnight delivery service, or sent by certified or registered mail, return receipt requested, to the appropriate address set forth below:

COUNTY:
Office of County Counsel
Attn: Melissa Cushman
3960 Orange Street, Suite 500
Riverside, CA 92501

PROPERTY OWNER:
Palm Creek Ranch, LLC
Attn: Steve Kleeman
54420 Avenida Vallejo
La Quinta, CA 92253

With a copy to:
Joe Caracciolo
PO Box 3725
Rancho Santa Fe, CA 92067

7. **Default and Termination.** This Agreement is not subject to termination, except by mutual agreement or as otherwise provided herein. In the event of a default of PROPERTY OWNER's obligations under this Agreement, COUNTY shall provide written notification to PROPERTY OWNER of such alleged default and PROPERTY OWNER shall have ten (10) days after receipt of written notification to cure any such alleged default. If PROPERTY OWNER fails to cure such alleged default within the specified time period or otherwise reach agreement with the COUNTY on a resolution of the alleged default, COUNTY may, in its sole discretion, do any of the following or combination thereof:

- a. Deem PROPERTY OWNER's default of PROPERTY OWNER's obligations as abandonment of the PROJECT and as a breach of this Agreement;
- b. Rescind any PROJECT approvals previously granted;
- c. Settle the LITIGATION.

In the event of a default, PROPERTY OWNER shall remain responsible for any costs and attorney's fees awarded by the Court or as a result of settlement and other expenses incurred by the COUNTY related to the LITIGATION or settlement.

8. **COUNTY Review of the PROJECT.** Nothing in this Agreement shall be construed to limit, direct, impede or influence the COUNTY's review and consideration of the PROJECT.

9. **Complete Agreement/Governing Law.** This Agreement represents the complete understanding between the parties with respect to matters set forth herein. This Agreement shall be construed in accordance with the laws of the State of California.

10. **Successors and Assigns.** The obligations specific herein shall be made, and are binding on the successors in interest of the PROPERTY OWNER, whether the succession is by agreement, by operation of law or by any other means.

11. **Amendment and Waiver.** No modification, waiver, amendment or discharge of this Agreement shall be valid unless the same is in writing and signed by all parties.

12. **Severability.** If any term, provision, covenant or condition of this Agreement is held to be invalid, void or otherwise unenforceable, to any extent, by any court of competent jurisdiction, the remainder of this Agreement shall not be affected thereby, and each term, provision, covenant or condition of this Agreement shall be valid and enforceable to the fullest extent permitted by law.

13. **Survival of Indemnification.** The parties agree that this Agreement shall constitute a separate agreement from any PROJECT approval, and if the PROJECT, in part or in whole, is invalidated, rendered null or set aside by a court of competent jurisdiction, the parties agree to be bound by the terms of this Agreement, which shall survive such invalidation, nullification or setting aside.

14. **Interpretation.** The parties have been advised by their respective attorneys, or if not represented by an attorney, represent that they had an opportunity to be so represented in the review of this Agreement. Any rule of construction to the effect that ambiguities are to be resolved against the drafting party shall not be applied in interpreting this Agreement.

15. **Captions and Headings.** The captions and section headings used in this Agreement are inserted for convenience of reference only and are not intended to define, limit or affect the construction or interpretation of any term or provision hereof.

16. **Jurisdiction and Venue.** Any action at law or in equity arising under this Agreement or brought by a party hereto for the purpose of enforcing, construing or determining the validity of any provision of this Agreement shall be filed in the Courts of Riverside County, State of California, and the parties hereto waive all provisions of law providing for the filing, removal or change of venue to any other court or jurisdiction.

17. **Counterparts; Facsimile & Electronic Execution.** This Agreement may be executed in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same document. To facilitate execution of this Agreement, the parties may execute and exchange facsimile or electronic counterparts, and facsimile or electronic counterparts shall serve as originals.

18. **Joint and Several Liability.** In the event there is more than one PROPERTY OWNER, the liability of PROPERTY OWNER shall be joint and several, and PROPERTY OWNER each of them shall be jointly and severally liable for performance of all of the obligations of PROPERTY OWNER under this Agreement.

19. **Effective Date.** The effective date of this Agreement is the date the parties sign the Agreement. If the parties sign the Agreement on more than one date, then the last date the Agreement is signed by a party shall be the effective date.

IN WITNESS WHEREOF, the parties hereto have duly caused this Agreement to be executed by their authorized representatives as of the date written.

COUNTY:
COUNTY OF RIVERSIDE,
a political subdivision of the State of California

By: 
Charissa Leach
Assistant TLMA Director – Community Development

Dated: 11/28/18

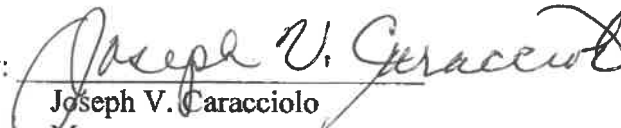
FORM APPROVED COUNTY COUNSEL
BY:  9/14/17
MELISSA R. CUSHMAN DATE

PROPERTY OWNER:
Palm Creek Ranch, LLC, a California Limited Liability Company

By: GCL Family, LLC, a Wyoming Limited Liability Company
Its Manager

By: 
Nicole Goncalves
Manager

Dated: 7/26/17

By: 
Joseph V. Caracciolo
Manager

Dated: 7/26/17

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

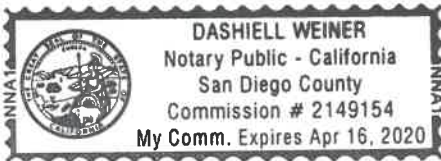
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of San Diego)
On July 26, 2017 before me, Dashiell Weiner Notary Public
Date Here Insert Name and Title of the Officer
personally appeared Nicole Goncalves and Joseph
Name(s) of Signer(s)
Caracciolo

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature [Signature]
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Indemnification Agreement
Document Date: N/A Number of Pages: 5
Signer(s) Other Than Named Above: N/A

Capacity(ies) Claimed by Signer(s)

Signer's Name: Nicole Goncalves
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: _____

Signer's Name: Joseph Caracciolo
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: _____

NOTICE OF PUBLIC HEARING
and
INTENT TO ADOPT A MITIGATED 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:

GENERAL PLAN AMENDMENT NO. 1217, CHANGE OF ZONE NO. 7936, TENTATIVE PARCEL MAP NO. 36804, and TENTATIVE TRACT MAP NO. 36805 – Intent to Adopt a Mitigated Negative Declaration – EA42751 – Applicant: Palm Creek Ranch LLC – Representative: Joe Caracciolo – Fourth Supervisorial District – Thousand Palms Zoning District – Western Coachella Valley Area Plan: Medium Density Residential (MDR) (2-5 D.U./AC) – Commercial Retail (CR) (.20-.35 FAR) – Location: Northerly of Ramon Road, westerly of Vista Del Sol, and easterly of Desert Moon Drive – 108 Acres – Zoning: One Family Dwellings (R-1) – General Residential – 6,000 sq. ft. minimum (R-3-6000) – Scenic Highway Commercial (C-P-S) – **REQUEST: General Plan Amendment No. 1217 (Entitlement/Policy Amendment) proposes to change the General Plan Land Use Designation on properties totaling 108 gross acres from Community Development: Very Low Density Residential (CD-VLDR) (1 Acre Minimum) to Community Development: Medium Density Residential (CD-MDR) (2-5 D.U./Ac.) on an approximate 101 acre portion of 108 gross acres and to Community Development: Highest Density Residential (CD-HHDR) (20+ D.U./Ac.) on an approximate 7.10 acre portion of the 108 gross acres along the Ramon Road frontage. **Change of Zone No. 7936** proposes to amend the zoning classification for a 7.10 acre portion of 108 gross acre site along the Ramon Road frontage portion of the subject property from Scenic Highway Commercial (C-P-S) to General Residential (R-3). **Tentative Parcel Map No. 36804** proposes a Schedule “J” subdivision to divide 108 gross acres into four (4) parcels with Parcel 1 at 30.75 acres, Parcel 2 at 39.20 acres, Parcel 3 at 31.15 acres, and Parcel 4 at 7.10 acres. **Tentative Tract Map No. 36805** proposes a unit phased Schedule “A” subdivision to divide 108 gross acres into 371 single-family residential lots with lot sizes ranging from 6,000 square feet minimum to 14,000 sq. ft. maximum, with private streets, retention areas, tot lots, dog park, walking and jogging trails, training track, BBQ areas, and water features, as well as vacant a 7.10 acre multiple family residential lot along Ramon Road frontage. Unit phasing consists of TR36805-1 with 130 residential lots and common open space with vacant multiple-family residential lot, TR36805-2 consists of 137 residential lots and common open space, and TR36805-3 (Final Phase) consists of 104 residential lots and common open space.**

TIME OF HEARING: 9:30 a.m. or as soon as possible thereafter.
DATE OF HEARING: **DECEMBER 5, 2018**
PLACE OF HEARING: STEVE ROBBINS ADMINISTRATION BUILDING
COACHELLA VALLEY WATER DISTRICT – ADMINISTRATION BOARD ROOM
75515 HOVLEY LANE EAST, PALM DESERT, CA 92211

For further information regarding this project please contact Project Planner, Jay Olivas at (760) 863-7050 or email at jolivas@rivco.org, or go to the County Planning Department’s Planning Commission agenda web page at <http://planning.rctima.org/PublicHearings.aspx>.

The Riverside County Planning Department has determined that the above project will not have a significant effect on the environment and has recommended adoption of a mitigated negative declaration. The Planning Commission will consider the proposed project and the proposed mitigated negative declaration, at the public hearing. The case file for the proposed project and the proposed mitigated negative declaration may be viewed Monday through Friday, 8:30 a.m. to 5:00 p.m., at the County of Riverside Planning Department, 4080 Lemon Street 12th Floor, Riverside, CA 92501 or the Desert Office, 77588 El Duna Court Suite H, Palm Desert, CA 92211. For an appointment, contact the project planner.

Any person wishing to comment on a proposed project may do so, in writing, between the date of this notice and the public hearing or appear and be heard at the time and place noted above. All comments received prior to the public hearing will be submitted to the Planning Commission, and the Planning Commission will consider such comments, in addition to any oral testimony, before making a decision on the proposed project.

If you challenge this project 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 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 project. Accordingly, the designations, development standards, design or improvements, or any properties or lands, within the boundaries of the proposed project, may be changed in a way other than specifically proposed.

Please send all written correspondence to:
RIVERSIDE COUNTY PLANNING DEPARTMENT/Attn: Jay Olivas
77588 El Duna Court Suite H, Palm Desert, CA 92211

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN certify that on August 06, 2018,

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

APN (s) or case numbers CZ07936 GPA1217 TR36805 PM36805 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

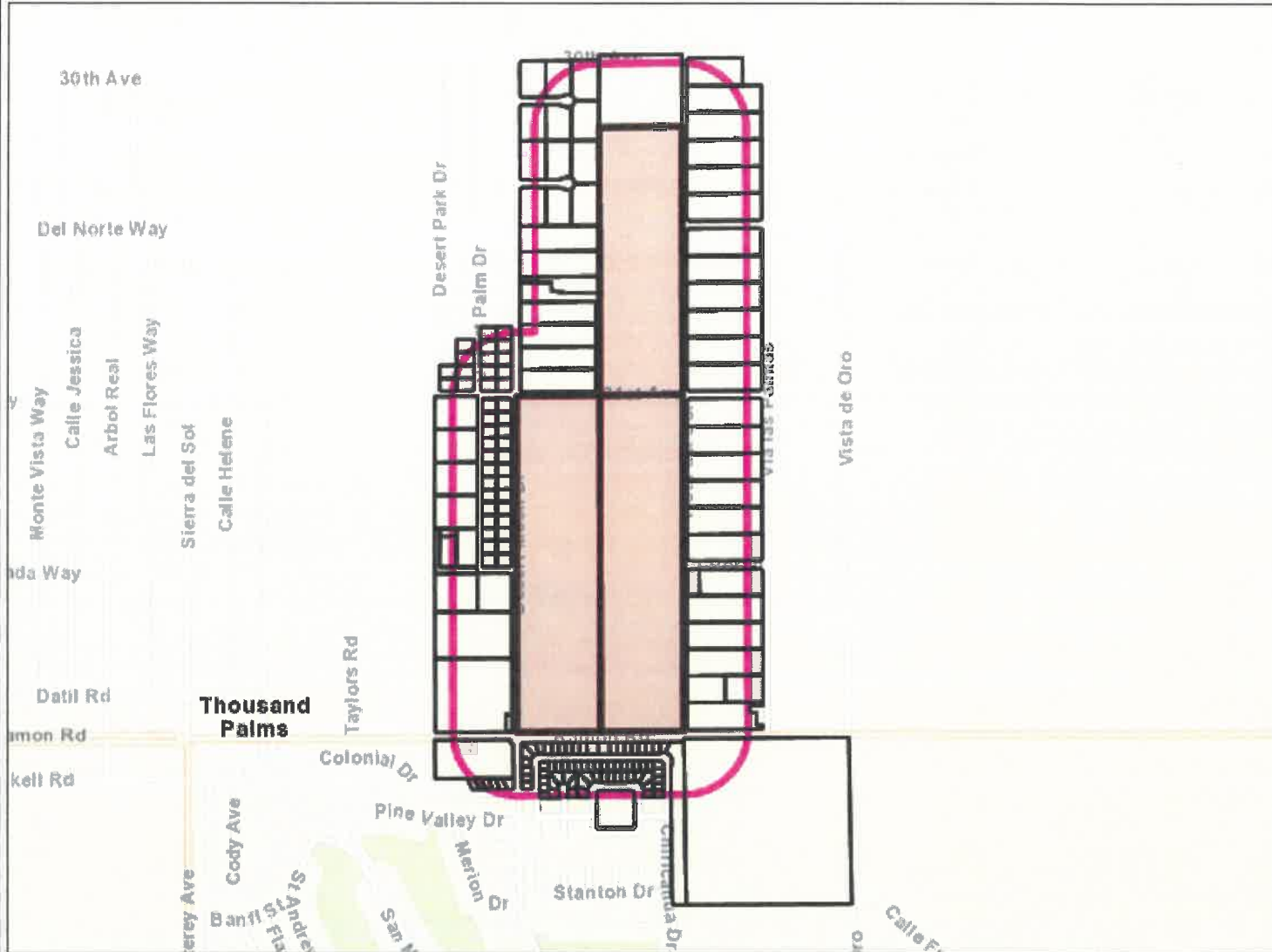
ADDRESS: 4080 Lemon Street 9TH Floor

Riverside, Ca. 92502

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

Riverside County GIS Mailing Labels

CZ07936 GPA1217TR36805PM36804 (600 feet buffer)



- Legend**
-  County Boundary
 -  Cities
 -  World Street Map

Notes



0 1,505 3,009 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.

693180001
THOUSAND PALMS 278
C/O C/O THOMAS S NOBLE
P O BOX 12950
PALM DESERT CA 92255

693061012
SHENANDOAH VENTURES
320 N PARK VISTA ST
ANAHEIM CA 92806

693131018
FLOR DEMARIA INZUNZA ESPARZA
MARIA AMADA ESPARZA RODRIGUEZ
72490 EL CENTRO WAY NO 101
THOUSAND PLMS CA 92276

693131023
JUAN PABLO REYNOSO
PATRICIA SALAZAR
73744 BLACK EAGLE DR
THOUSAND PLMS CA. 92276

693131022
APOLONIO REYNOSO
ANGELINA NAVARRO
73736 BLACK EAGLE DR
THOUSAND PLMS CA. 92276

693131006
BARBARA O CIOCH
73-221 SAN CARLOS DR
THOUSAND PALMS CA 92276

693131020
GUYRUN AMIRGHAN
MARBEE AMIRGHAN
33401 ACAPULCO TR
THOUSAND PLMS CA 92276

693131021
PEDRO SIORDIA
GUADALUPE DELGADO
P O BOX 3994
PALM DESERT CA 92261

693131005
JUAN DELGADO
TIBURSA DELGADO
P O BOX 276
THOUSAND PLMS CA 92276

693131012
LUCIA BALBINI
PO BOX 532
THOUSAND PLMS CA 92276

693131015
MARK COHEN
MALEEA COHEN
C/O C/O MALEEA COHEN
73676 BLACK EAGLE DR
THOUSAND PLMS CA. 92276

693061021
MANUFACTURED HOME FINANCIAL
PO BOX 20557
RIVERSIDE CA 92516

693132022
BETTY BERLO
32297 PAINTED ROCK CIR
THOUSAND PALMS CA 92276

693131014
PATRICIA K SIMMONS
73654 BLACK EAGLE DR
THOUSAND PLMS CA. 92276

693131013
LORAIN K HARPER
73632 BLACK EAGLE DR
THOUSAND PLMS CA. 92276

693135001
SHENANDOAH VENTURES
320 N PARK VISTA ST
ANAHEIM CA 92806

693132028
JAMES A WOODEN
KIM L WOODEN
1041 18TH ST NO 2
SANTA MONICA CA 90403

693061020
ALLENE BOISVERT
P O BOX 244
THOUSAND PALMS CA 92276

693132049
JAMES A LEONOVICH
ANN M LEONOVICH
32179 PAINTED ROCK CIR
THOUSAND PLMS CA. 92276

693061022
CAROLYN P SITTERLY
31220 VIA LAS PALMAS
THOUSAND PLMS CA 92276

693131016
DAVID E RYAN
KELLY M RYAN
73688 BLACK EAGLE DR
THOUSAND PLMS CA. 92276

693132055
MARYANN M PASCOE
31112 VIA PARED
THOUSAND PLMS CA 92276

693132039
MARY DEE ROBINSON
SCOT LYNCH
KIMBERLY MONZINGO LYNCH

73630 N PACHETA SQ
THOUSAND PLMS CA. 92276

693061019
ALEXANDER MALOWSKI
MICHELINE MALOWSKI
73410 COLONIAL DR
THOUSAND PLMS CA. 92276

693132054
DENISE ANN MOTTO
32186 WELLS FARGO RD
THOUSAND PLMS CA. 92276

693132021
ALICIA BARKER
73221 SAN CARLOS DR
THOUSAND PLMS CA 92276

693132044
PINKPIGGY INV
30 N GOULD ST NO 7001
SHERIDAN WY 82801

693132027
BOUTSABONG BRUMMOND
THEPLASY SIHALATH
PHETLASY SIHALATH
C/O THEPLASY SIHALATH
73981 WHITE SANDS DR
THOUSAND PALMS CA 92276

693131011
MONIQUE DUSHAUNE
FLEDA DUSHAUNE
73600 BLACK EAGLE DR
THOUSAND PLMS CA. 92276

693131009
NORMA DENE RUTLEDGE
73564 BLACK EAGLE DR
THOUSAND PLMS CA. 92276

693131007
KARLA JAN POLING
525 PARK BLVD APT 59
OGDEN UT 84401

693131001
BARBARA D CARTER
32153 WELLS FARGO
THOUSAND PLMS CA. 92276

693061018
DANIEL V MORRIS
GAIL C MORRIS
C/O 1205 CHERRY POINT RD
73400 COLONIAL DR
THOUSAND PLMS CA. 92276

693180002
SHENANDOAH VENTURES
320 N PARK VISTA ST
ANAHEIM CA 92806

693131010
CAL 1ST HOLDING CORP
C/O C/O KEN LETOURNEAU
PO BOX 5022
BELLFLOWER CA 90707

693131008
JUAN DELGADO
TIBURSA DELGADO
P O BOX 276
THOUSAND PLMS CA 92276

693131017
AMBROCIO RIVAS
ANGELINA BAUTISTA
73694 BLACK EAGLE DR
THOUSAND PLMS CA. 92276

693061023
JAMES A BERNT
MARGARET M BERNT
C/O 11-7330 ELM RD
73450 COLONIAL DR
THOUSAND PLMS CA. 92276

693131019
WILLIAM L STREAM
73710 BLACK EAGLE DR
THOUSAND PLMS CA. 92276

693132013
TIMOTHY S GRAHAM
CHRISTINE GRAHAM
C/O C/O TIM GRAHAM
74053 COLLEGE VIEW CIR
PALM DESERT CA 92211

693132002
JAMES A MORGAN
CHERIE R MORGAN
73541 BLACK EAGLE DR
THOUSAND PLMS CA. 92276

693132011
KRM VICTORIA
P O BOX 215
THOUSAND PLMS CA 92276

693132015
WILFRIDO OROZCO
73709 BLACK EAGLE DR
THOUSAND PLMS CA. 92276

693132008
GEORGIA SANDERSON
P O BOX 342
THOUSAND PALM CA 92276

693132012
ROBERT DEL GAGNON
LORI ANN GAGNON
73612 HIGHWAY 111
PALM DESERT CA 92260

693132017
MILO H BICKMORE
DORIS H BICKMORE
33240 WESTCHESTER DR
THOUSAND PALMS CA 92276

693132010
ROBERT J MUSSER
MADELINE MUSSER
12165 E VIA TOMA VISTA
YUMA AZ 85367

693132001
KARLA POLING MARRIOTT
525 PARK BLV APT 59
OGDEN UT 84401

693132032
MICKEY MCCONNELL
73700 PACHETA SQ
THOUSAND PLMS CA. 92276

693132031
GARY W BRUMMOND
BOUTSABONG BRUMMOND
73981 WHITE SANDS DR
THOUSAND PLMS CA 92276

693132045
CINDY ANN ROSE
32150 PAINTED ROCK CIR
THOUSAND PLMS CA. 92276

693131003
JORGE BORQUEZ FUENTES
DELFINA LOMELI TERRAZA
30145 ARBOL REAL
THOUSAND PALMS CA 92276

693132038
OSCAR V HERNANDEZ
73640 N PACHETA SQ
THOUSAND PLMS CA. 92276

693132029
ELBA GUILLEN
JUANITA GUILLEN
C/O C/O JUANITA GUILLEN
73724 N PACHETA SQ
THOUSAND PLMS CA. 92276

693132030
THOMA FRANCES L ESTATE OF
MELINDA G GREENLEE
C/O C/O MELINDA G GREENLEE
6372 W 82ND ST
LOS ANGELES CA 90045

693132019
ELY REYES CARDENAS
FELICANA ESCOBAR LOPEZ
32115 CHIRICAHUA DR
THOUSAND PLMS CA. 92276

693132036
KENNETH L WARD
73660 N PACHETA SQ
THOUSAND PLMS CA. 92276

693131002
LARRY KING
32110 OAKLAND HILLS
THOUSAND PLMS CA 92276

693132046
E SMITH
32130 PAINTED ROCK CIR
THOUSAND PLMS CA. 92276

693132034
GARY W BRUMMOND
BOUTSABONG BRUMMOND
73981 WHITE SANDS DR
THOUSAND PALMS CA 92276

693132037
ALEXIS RAE LOPEZ
73650 PACHETA SQ
THOUSAND PLMS CA. 92276

693132006
JUSTITO G ELGUIRA
LOLITA A ELGUIRA
73619 BLACK EAGLE DR
THOUSAND PLMS CA. 92276

693132048
EDWARD F HUMMER
ELIZABETH HUMMER
32149 PAINTED ROCK CIR
THOUSAND PLMS CA. 92276

693132020
SANCHEZ CARLOS MANUEL INZUNZA
83-480 ELLA AVE
THERMAL CA 92274

693132005
MICHELE HURST
73607 BLACK EAGLE DR
THOUSAND PLMS CA. 92276

693132004
SAMUEL HERNANDEZ
ANA ROSA HERNANDEZ
73585 BLACK EAGLE DR
THOUSAND PLMS CA. 92276

693131004
CAL 1ST HOLDING CORP
C/O C/O KEN LETOURNEAU
PO BOX 5022
BELLFLOWER CA 90707

693132003
MARIA DEL CARMEN BLANCO
73221 WYCONDA ST
THOUSAND PALMS CA 92276

693132016
MILO H BICKMORE
DORIS A BICKMORE
33240 WESTCHESTER DR
THOUSAND PALMS CA 92276

693132018
PEARLINE M ZALEWA
32091 CHIRICAHUA DR
THOUSAND PLMS CA. 92276

693132014
ALEJANDRO AGUILAR
MARIA G AGUILAR
68830 LOS GATOS RD
CATHEDRAL CY CA 92234

693132007
JOSE AMAYA
73631 BLACK EAGLE DR
THOUSAND PLMS CA. 92276

693132057
LEONARDO LOERA
MARIA CONCEPCION LOERA
31305 DESERT MOON RD
THOUSAND PALMS CA 92276

693132047
MICHAEL BEALL
MELINDA BEALL
32129 PAINTED ROCK CIR
THOUSAND PLMS CA. 92276

693132033
KEITH A COOPER
73690 N PACHETA SQ
THOUSAND PLMS CA. 92276

693132035
MARY JO TRAVIS
JACKSON GEORGE TRAVIS
73670 N PACHETA SQ
THOUSAND PLMS CA. 92276

693132009
ALICJA U OSTROWSKA
73221 SAN CARLOS DR
THOUSAND PLMS CA 92276

693132056
ABBAS SHARGHI
P O BOX 3922
APPLE VALLEY CA 92307

650310002
PALM CREEK RANCH
P O BOX 3725
RANCHO SANTA FE CA 92067

650300015
SHI KUNG TSAI
1107 ORANGE GROVE AVE
SOUTH PASADENA CA 91006

650282005
JOSE DELAROSA
31125 DESERT PALM
THOUSAND PLMS CA. 92276

650230002
PALM CREEK RANCH
P O BOX 3725
RANCHO SANTA FE CA 92067

650300013
DOLLY HWANG
WEN PIN LIAN
1107 ORANGE GROVE AVE
SOUTH PASADENA CA 91106

650282013
OTTO S SAMANIEGO
GERALDINE SAMANIEGO
31455 DESERT PALM DR
THOUSAND PALMS CA 92276

650281003
THOMAS V MARGRAVE
LINDA L MARGRAVE
P O BOX 267
THOUSAND PALMS CA 92267

650282008
MARY ESCAMILLA
PO BOX 445
THOUSAND PALMS CA 92276

650282003
BASSING NATHAN H & ANN MARIE LIVING
C/O C/O NATHAN BASSING
1414 CLIPPERTON AVE
HENDERSON NV 89074

650324005
CANDIDO E HUERTA
MARIA P HUERTA
31945 VIA LAS PALMAS
THOUSAND PLMS CA. 92276

650222013
CYNTHIA E GUTIERREZ
43791 SMURR ST
INDIO CA 92201

650221012
DONNA SUE INGRAHAM
2033 N MAIN ST
SALINAS CA 93906

650323001
VINCENT GONZALES
29756 CALLE COLINA DR
CATHEDRAL CY CA 92234

650281026
WILLIAM ALBERT ENZ
CAROL ANN ENZ
31020 DESERT PALM DR
THOUSAND PLMS CA. 92276

650230008
PAUL A PALMER
GIGI G PALMER
P O BOX 218
THOUSAND PLMS CA 92276

650230027
ART PETERSON
VICTORIA PETERSON
31225 AVE DEL YERMO
CATHEDRAL CITY CA 92234

650281022
MIRANDA RHODES
31180 DESERT PALM DR
THOUSAND PLMS CA. 92276

650230031
CVWD
P O BOX 1058
COACHELLA CA 92236

650323002
SANTIAGO MASCORRO
CONCEPCION MASCORRO
P O BOX 910
THOUSAND PALMS CA 92276

650281024
RUSSELL CLARKE
35430 PEGASUS CT
PALM DESERT CA 92211

650281010
GERARDO G MELERO
P O BOX 2046
CATHEDRAL CITY CA 92235

650230030
RICHARD CASTRO
LINDA CASTRO
P O BOX 122
THOUSAND PLMS CA 92276

650281023
MARTIN NOEL CARBAJAL
CARMELINA DIAZ LEON
31150 DESERT PALM DR
THOUSAND PLMS CA. 92276

650282012
OTTO S SAMANIEGO
GERALDINE SAMANIEGO
31455 DESERT PALM DR
THOUSAND PLMS CA. 92276

650244001
FREYDOUN MAJD
SUSAN PATRICIA MAJD
P O BOX 1004
THOUSAND PALMS CA 92276

650281011
FILIPINA N MARTINEZ
C/O C/O FILIPINA MARTINEZ VASQUEZ
7500 MC MULLEN WAY
SACRAMENTO CA 95828

650281005
JAVIER GARCIA
ELVIRA GARCIA
31185 DESERT MOON DR
THOUSAND PLMS CA. 92276

650282002
OTTO SAMANIEGO
GERALDINE SAMANIEGO
31455 DESERT PALM
THOUSAND PLMS CA 92276

650281004
LARRY D LEHMKUHL
17901 TOPHAM ST
ENCINO CA 91316

650310001
PALM CREEK RANCH
P O BOX 3725
RANCHO SANTA FE CA 92067

650281002
DANIEL JOHN GROW
JEAN LEE GROW
P O BOX 462
THOUSAND PALMS CA 92276

650323003
DANIEL D OLSEN
P O BOX 10908
SOUTH LAKE TAHOE CA 96158

650281025
ANITA M PURSCHELL
PO BOX 2246
PALM SPRINGS CA 92263

650281021
MONICA FAJARDO BRICENO
31220 DESERT PALM DR
THOUSAND PLMS CA. 92276

650281020
JOEL DE LA TORRE
HILDA RODGERS
31260 DESERT PALM DR
THOUSAND PLMS CA. 92276

650282007
EMIR LEMUS
SOFIA LEMUS
68745 OLANCHA RD
CATHEDRAL CY CA 92234

650281006
ENRIQUE SORIA
ROSA MARIA SORIA
31225 DESERT MOON DR
THOUSAND PLMS CA. 92276

650222012
SUSAN COLEMAN
30965 DESERT PALM DR
THOUSAND PLMS CA. 92276

650230011
GUILLERMO SIMO
MARIA SIMO
JOSE SIMO

650281007
ELIAS G LOPEZ
ROSEMARY D LOPEZ
44370 BLAZING STAR TR
LA QUINTA CA 92253

30740 DESERT MOON DR
THOUSAND PLMS CA. 92276

650221013
JEFFREY S GREENSPOON
REGTA GREENSPOON
803 N DOHENY DR
BEVERLY HILLS CA 90210

650323005
DANIEL R DRYDEN
NANCY EILEEN DRYDEN
31435 VIA LAS PALMAS
THOUSAND PLMS CA. 92276

650281008
LEONARD LOERA
MARIA CONCEPCION LOERA
31305 DESERT MOON DR
THOUSAND PLMS CA. 92276

650230028
KIRK ELLIOTT
64085 OLYMPIC MOUNTAIN AVE
DESERT HOT SPRINGS CA 92240

650323004
MARCO ANTONIO AGUILAR
31325 VIA LAS PALMAS
THOUSAND PLMS CA. 92276

650281018
SERGIO SAMANIEGO
31340 DESERT PALM DR
THOUSAND PLMS CA. 92276

650281019
ANTHONY P BENEDICT
LENA E BENEDICT
31300 DESERT PALM DR
THOUSAND PLMS CA. 92276

650282006
SOCORRO AVILA CECENA
MARTHA ELENA CECENA
P O BOX 111
THERMAL CA 92274

650244002
FREYDOUN MAJD
SUSAN PATRICIA MAJD
P O BOX 1004
THOUSAND PALMS CA 92276

650281001
LIWLIWA P LAMUG
310 MILL CREEK CIR
WACO TX 76712

650324012
MIGUEL ANGEL INZUNZA
75751 RAMON RD
THOUSAND PLMS CA 92276

650281009
LISA DURAN
P O BOX 362
THOUSAND PLMS CA 92276

650281017
LAMUG SADIRI P ESTATE OF
C/O C/O NERIDA LAMUG
1314 20TH ST APT 6
SANTA MONICA CA 90404

650244003
FREYDOUN MAJD
SUSAN PATRICIA MAJD
P O BOX 1004
THOUSAND PALMS CA 92276

650244004
ROBERTA PYE CHANG
SEAY WON CHANG
77584 WESTBROOK CT
PALM DESERT CA 92211

650281016
MACBETH P GALUTIRA
9388 EXETER AVE
MONTCLAIR CA 91763

650230013
JAMES C EMERY
LORI EMERY
73512 ARABIAN CT
THOUSAND PLMS CA. 92276

650230015
LUIS R MARTIN
NORMA A MARTIN
73596 ARABIAN CT
THOUSAND PLMS CA. 92276

650243003
RYAN A WINKLE
ERIKA L POWELL
30155 VIA LAS PALMAS
THOUSAND PLMS CA. 92276

650230014
RUFINO SANCHEZ
MARCELA SANCHEZ
P O BOX 1229
INDIO CA 92202

650230019
OFELIA SANCHEZ
73518 JACK CLARK CT
THOUSAND PLMS CA. 92276

650230018
ENRIQUE MENDEZ
HEATHER MENDEZ
73599 ARABIAN CT
THOUSAND PALMS CA 92276

650230021
ANTONIO SEPULVEDA
REBECA SEPULVEDA
73602 JACK CLARK CT
THOUSAND PLMS CA. 92276

650230017
RONALD R HENDERSON
JULIA ROSE HENDERSON
73557 ARABIAN CT
THOUSAND PALMS CA 92276

650230016
THOMAS A BARKLEY
69653 STAFFORD PL
CATHEDRAL CY CA 92234

650243004
JOSEPH J MURRIN
15314 GREVILLEA AVE
LAWNDALE CA 90260

650230024
RICHARD G PAGE
GAYLYNN PAGE
PO BOX 336
THOUSAND PALMS CA 92276

650230020
SALVADOR ESCOTO
MARIA ESCOTO
PO BOX 667
CATHEDRAL CY CA 92235

650221017
GILBERTO DELEON SALADO
30800 DESERT PALM DR
THOUSAND PLMS CA. 92276

650243006
MIGUEL GONZALEZ
30405 VIA LAS PALMAS
THOUSAND PLMS CA. 92276

650230009
JESUS ESCAMILLA
30890 DESERT MOON DR
THOUSAND PLMS CA. 92276

650243007
MARTIN B COTLER
BARBARA TWILA COTLER
73030 DEER GRASS DR
PALM DESERT CA 92260

650221015
JOEL G HERNANDEZ PULIDO
SANDRA L HERNANDEZ
30880 DESERT PALM DR
THOUSAND PLMS CA. 92276

650222010
JUAN ARENAS DIAZ
P O BOX 443
THOUSAND PALMS CA 92276

650222009
SAMUEL C ESPOSITO
KAREN A ESPOSITO
30845 DESERT PALM DR
THOUSAND PLMS CA. 92276

650244006
LORRAINE DAY
30995 VIA LAS PALMAS
THOUSAND PLMS CA. 92276

650222011
JOHN P KORIANITIS
DEBRA J KORIANITIS
30925 DESERT PALM DR
THOUSAND PLMS CA. 92276

650221014
ALEXANDRO J JIMENEZ
30920 DESERT PALM DR
THOUSAND PLMS CA. 92276

650281015
I MONICA CORRAL
31460 DESERT PALM DR
THOUSAND PLMS CA. 92276

650244005
KEN AJSTER
C/O P O BOX 229
74478 HIGHWAY 111 BOX 229
PALM DESERT CA 92260

650281014
JOSE MACIAS
31480 DESERT PALM DR
THOUSAND PLMS CA. 92276

650230022
RICARDO NUNO
P O BOX 3265
CATHEDRAL CITY CA 92235

650243005
JACK W JACKSON
30305 VIA LAS PALMAS
THOUSAND PLMS CA. 92276

650222014
KRM VICTORIA
P O BOX 215
THOUSAND PLMS CA 92276

650221010
ROGER LEFEBVRE
KATHRYN LEFEBVRE
30861 DESERT MOON DR
THOUSAND PLMS CA. 92276

650230010
LUIS R MARTIN
DIANA E MARTIN
68093 ALCITA RD
CATHEDRAL CITY CA 92234

650221009
SHARON SKAFF
NADINE SKAFF
STEPHANIE JONES

4313 W 133RD ST
HAWTHORNE CA 90250

650221011
DOYLE H PEFFERS
KATHY PEFFERS
30901 DESERT MOON DR
THOUSAND PLMS CA. 92276

650281012
RAMON ALVAREZ
31465 DESERT MOON DR
THOUSAND PLMS CA. 92276

650300014
DENNIS R GRAHAM
CATHERINE A GRAHAM
2801 1ST AVE NO 1219
SEATTLE WA 98121

650230023
CAROL ADRIENE SILVERBERG
73563 JACK CLARK CT
THOUSAND PLMS CA. 92276

650300011
DOLLY HWANG
WEN PIN LIAN
1107 ORANGE GROVE AVE
SOUTH PASADENA CA 91106

650281013
ROBERT G DECAIR
PATRICIA C DECAIR
73490 LA CANADA WAY
THOUSAND PLMS CA. 92276

650324010
JACOB A BEATY
P O BOX 598
THOUSAND PLMS CA 92276

650221016
JILLIAN E SINGERMAN
30840 DESERT PALM DR
THOUSAND PLMS CA. 92276

650221008
WALLACE ERIC STEWART
SHERRIL A STEWART
30801 DESERT MOON DR
THOUSAND PLMS CA. 92276

650324007
SANTIAGO MASCORRO
CONCEPCION MASCORRO
P O BOX 910
THOUSAND PALMS CA 92276

650324003
PEDRO DIAZ
CLEMENCIA DIAZ
31695 VIA LAS PALMAS
THOUSAND PLMS CA. 92276

650300010
SHI KUNG TSAI
1107 ORANGE GROVE AVE
SOUTH PASADENA CA 91006

650324008
GERARDO D DIAZ
LUCINA M DIAZ
P O BOX 446
THOUSAND PALMS CA 92276

650324004
GUSTAVO DIAZ
31725 VIA LAS PALMAS
THOUSAND PLMS CA. 92276

650230001
JOHN B IVEY
PHYLLIS V IVEY
44840 SHERWOOD DR
INDIO CA 92201

650243002
NATHAN Q BUNYARD
P O BOX 741
THOUSAND PALMS CA 92276

650324013
CARLOS J INZUNZA
EVELIA DELATORRE
P O BOX 394
THOUSAND PLMS CA 92276

650323006
PAUL D MCCORMICK
P O BOX 545
THOUSAND PLMS CA 92276

Richard Drury
Theresa Rettinghouse
Lozeau Drury, LLC.
410 12th Street Suite 250
Oakland, CA 94607



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

MITIGATED NEGATIVE DECLARATION

Project/Case Number: GPA 1217, CZ 7936, PM36804, and TR36805

Based on the Initial Study, it has been determined that the proposed project, subject to the proposed mitigation measures, will not have a significant effect upon the environment.

PROJECT DESCRIPTION, LOCATION, AND MITIGATION MEASURES REQUIRED TO AVOID POTENTIALLY SIGNIFICANT EFFECTS. (see Environmental Assessment/Initial Study and Conditions of Approval)

COMPLETED/REVIEWED BY:

By: Jay Olivas Title: Project Planner Date: August 6, 2018

Applicant/Project Sponsor: Palm Creek Ranch, LLC Date Submitted: December 15, 2014

ADOPTED BY: Board of Supervisors

Person Verifying Adoption: _____ Date: _____

The Mitigated Negative Declaration may be examined, along with documents referenced in the initial study, if any, at:

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

For additional information, please contact Jay Olivas, Project Planner at 760-863-8271.

Revised: 04/26/17

Y:\Planning Case Files-Riverside office\TR36805\PC Docs\Cover_Sheet_Mitigated_Negative_Declaration.docx

Please charge deposit fee case#: ZEA42751 ZCFG06137

FOR COUNTY CLERK'S USE ONLY



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

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.

GPA 1217 / CZ 7936 / PM36804 / TR36805 / EA 42751

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)

Palm Creek Ranch, LLC

Project Applicant

P.O. Box 3725, Rancho Santa Fe, CA 92067

Address

North of Ramon Road, south of 30th Avenue, east of Desert Moon Drive, and west of Vista Del Sol.

Project Location

GPA 1217 proposes to amend the General Plan from VLDR to HHDR and MDR. CZ 7936 proposes to amend the zoning classification for the subject property from CPS to R-3. TR 36805 proposes to subdivide 108 gross acres into 371 single-family residential lots with common open space/drainage areas.

Project Description

This is to advise that the Riverside County Planning Commission, 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. Mitigation measures WERE 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 EA, with comments, responses, and record of project approval is available to the general public at: Riverside County Planning Department, 77588 El Duna Ct, Palm Desert, CA 92211.

Signature

Project Planner _____
Title

Date

Date Received for Filing and Posting at OPR: _____

Revised: 08/01/2018

Y:\Planning Case Files-Riverside office\TR36805\PC Docs\TR36805 NOD.docx

Please charge deposit fee case#: ZEA42751 ZCFG06137

FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

A* REPRINTED * I1402822

4080 Lemon Street
Second Floor
Riverside, CA 92502
(951) 955-3200

39493 Los Alamos Road
Suite A
Murrieta, CA 92563
(951) 694-5242

38686 El Cerrito Rd
Indio, CA 92211
(760) 863-8271

Received from: PALM CREEK RANCH \$50.00
paid by: CK 0964
EA 42751 FOR PM36804
paid towards: CFG06137 CALIF FISH & GAME: DOC FEE
at parcel:
appl type: CFG3

By _____ Dec 15, 2014 16:31
JCMITCHE posting date Dec 15, 2014

Account Code	Description	Amount
658353120100208100	CF&G TRUST: RECORD FEES	\$50.00

Overpayments of less than \$5.00 will not be refunded!

INVOICE (INV-00054621)
FOR RIVERSIDE COUNTY

BILLING CONTACT
Steve Kleeman

County of Riverside
Trans. & Land Management Agency



P O Box 3725
Rancho Santa Fe, Ca 92067

INVOICE NUMBER	INVOICE DATE	INVOICE DUE DATE	INVOICE STATUS
INV-00054621	08/20/2018	08/20/2018	Paid In Full

REFERENCE NUMBER	FEE NAME	TOTAL
CFG06137	0451 - CF&W Trust ND/MND	\$2,280.75
SUB TOTAL		\$2,280.75

TOTAL **\$2,280.75**

Please Remit Payment To:
County of Riverside P.O. Box 1605 Riverside, CA 92502

Credit Card Payments By Phone:
760-863-7735

For Questions Please Visit Us at the Following Locations:

Riverside Permit Assistance Center
4080 Lemon St., 9th FL
Riverside, CA 92501

Desert Permit Assistance Center
77588 El Duna Ct., Ste H
Palm Desert, CA 92211