



RIVERSIDE COUNTY  
PLANNING DEPARTMENT

# RIVERSIDE COUNTY PLANNING COMMISSION

## PLANNING COMMISSIONERS 2014

**1<sup>st</sup> District**  
Charissa Leach

**2<sup>nd</sup> District**  
Ed Sloman

**3<sup>rd</sup> District**  
John Petty

**4<sup>th</sup> District**  
Bill Sanchez  
*Chairman*

**5<sup>th</sup> District**  
Mickey Valdivia  
*Vice Chairman*

**Interim  
Planning Director**  
Juan C. Perez

**Legal Counsel**  
Michelle Clack  
*Deputy  
County Counsel*

Phone  
951 955-3200

Fax  
951 955-1811

9:30 A.M.

DECEMBER 3, 2014

## AGENDA

• REGULAR MEETING • RIVERSIDE COUNTY •  
**RIVERSIDE COUNTY PLANNING COMMISSION**  
COACHELLA VALLEY WATER DISTRICT  
BOARD CHAMBERS  
75515 HOVLEY LANE EAST  
PALM DESERT, CALIFORNIA 92211

CALL TO ORDER - ROLL CALL  
SALUTE TO THE FLAG

If you wish to speak, please complete a "SPEAKER IDENTIFICATION FORM" and give it to the TLMA Commission 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 give your name and address and state that you agree with the previous speaker(s).

In compliance with the Americans with Disabilities Act, if you require reasonable accommodations, please contact Mary Stark at (951) 955-7436 or e-mail at [mcstark@rctlma.org](mailto:mcstark@rctlma.org). Requests should be made at least 72 hours in advance or as soon as possible prior to the scheduled meeting. Alternative formats are available upon request.

1.0 CONSENT CALENDAR

1.1 **ADOPTION OF THE 2015 PLANNING COMMISSION CALENDAR**

1.2 **ELECTION OF THE 2015 PLANNING COMMISSION CHAIRMAN AND VICE CHAIRMAN**

1.3 **PRESENTATION TO COMMISSIONER SLOMAN**

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

2.1 **NONE**

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

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

- 3.1 **RECLAMATION PLAN NO. 135**, Notice and Order to Comply – Mine Operator: Mission Clay Products – First Supervisorial District – Glen Ivy Zoning Area – Temescal Canyon Area Plan: Community Center (CC), Commercial Retail (CR), Light Industrial (LI), Open Space: Conservation (OS-C), and Open Space – Water (OS-W) – Location: East of Interstate 15, west of Temescal Canyon Wash, south of Dawson Canyon Road, and 2 miles north of Indian Truck Trail – 285.66 Gross Acres - Zoning: SP - **REQUEST:** The Planning Commission is to consider testimony from staff and the mine operator relative to the Notice and Order to Comply issued by the County pursuant to the Surface Mining and Reclamation Act and County Ord. No. 555, and shall determine whether or not the operator is complying with the approved reclamation plan, the permit conditions or the provisions of this ordinance and may affirm, modify or set aside the order issued by the Planning Director - Related Cases: RCL135R1. Continued from August 20, 2014 and October 15, 2014. Project Manager: David Jones at (951) 955-6863 or email [djones@rctlma.org](mailto:djones@rctlma.org). (Quasi-judicial)

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

- 4.1 **TENTATIVE TRACT MAP NO. 36599 and CHANGE OF ZONE NO. 7809** – Intent to Adopt a Mitigated Negative Declaration – Applicant: Brown Brothers (Jim Brown) – Engineer/Representative: MDMG, Inc. (Sherrie Munroe) – Third/Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Rural Mountainous (RM) and Rural Residential (RR) – Location: Southerly of Via Carmelo, easterly of Cordova, westerly of Exa Ely Road and northerly of Rope Road – 78.75 Gross Acres - Zoning: Rural Residential (R-R) - **REQUEST:** The Change of Zone proposes to change the site's zoning classification from Rural Residential (R-R) to Residential Agriculture 5 Acre Minimum (R-A-5). The Tentative Tract Map proposes to subdivide the existing 78.75 acres of land into 15 lot Schedule D with a minimum lot size of 5 acres. Project Planner: Mark Corcoran at (951) 955-3025 or email [mcorcora@rctlma.org](mailto:mcorcora@rctlma.org). (Legislative)
- 4.2 **GENERAL PLAN AMENDMENT NO. 1125, SPECIFIC PLAN NO. 385, CHANGE OF ZONE NO. 7814, TENTATIVE TRACT MAP NO. 36590** – Intent to Adopt a Mitigated Negative Declaration – Applicant: Cal Thermal Real Estate, LLC – Representative: Paul Quill – Fourth/Fourth Supervisorial District - Location: Northwest corner of 61<sup>st</sup> Avenue and Sundowner Avenue – Zoning: Light Agriculture-10 acre minimum - **REQUEST:** The General Plan Amendment proposes to change the Land Use Designation of the site from Agriculture: Agriculture (AG: AG) (10 acre minimum) to Community Development: Medium Density Residential (CD: MDR) (2-5 Dwelling Units Per Acre), Commercial Retail (CD: CR) (0.20 – 0.35 floor area ratio) and Open Space: Recreation as reflected on the Specific Plan Land Use Plan. The Specific Plan is proposed to be a Community Development Specific Plan. The Specific Plan proposes an 80.9 acre residential community of up to 230 homes in varying densities from 2 to 5 dwelling units per acre with an overall density of 2.8 per acre. The proposal also includes 19.4 acres of parks and retention areas, and 3.3 acres of rural market and equestrian way station. The Change of Zone proposes to change the zoning from Light Agriculture -10 Acre Minimum (A-1-10) to Specific Plan (SP). Additionally, the Change of Zone proposes a Specific Plan Zoning ordinance and will formalize the boundary of the Specific Plan, possibly the Planning Areas as well. The Tentative Tract Map proposes a schedule A subdivision to subdivide 80.9 gross acres into 230 residential lots, 9 open space lots, 1 equestrian way station lot, and 1 commercial lot. Project Planner: Paul Rull at (951) 955-0972 or email [prull@rctlma.org](mailto:prull@rctlma.org). (Legislative)
- 4.3 **GENERAL PLAN AMENDMENT NO. 856** – Intent to Adopt Negative Declaration – Applicant: General Outdoor Advertising, Inc. – Fifth/Fifth Supervisorial District – Location: Southwesterly of Interstate 10, westerly of Apache Trail in Cabazon. **REQUEST:** General Plan Amendment No. 856 (Entitlement/Policy Amendment and Technical Amendment) proposes to establish a General Plan Land Use Designation (GP-LUD) of "Light Industrial (0.25 - 0.60 Floor Area Ratio)" to a 10.23 acre property adjacent to Interstate 10 which currently has no County General Plan Land Use designation and is

identified as "Not Designated", proposes to modify Figure C-9, Scenic Highways, of the Riverside County General Plan Circulation Element, and proposes to modify Figure 9, Scenic Highways, of the Riverside County Pass Area Plan, to reflect recent changes to Section 263.3 of the California Streets and Highway Code which removed the portion of State Highway Route 10 between Route 38 near Redlands and Route 62 near Whitewater in the Counties of San Bernardino and Riverside from the state scenic highway system. Project Planner: Jay Olivas at (760) 863-7050 or email at [jolivas@rctlma.org](mailto:jolivas@rctlma.org) (Legislative)

**5.0** WORKSHOPS:

5.1 **NONE**

**6.0** ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA

**7.0** DIRECTOR'S REPORT

**8.0** COMMISSIONERS' COMMENTS



RIVERSIDE COUNTY  
PLANNING DEPARTMENT

COUNTY OF RIVERSIDE  
PLANNING COMMISSION

DECEMBER 3, 2014  
COACHELLA VALLEY WATER DISTRICT

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**ITEM NO. 1.1**


**ADOPTION OF THE 2014 PLANNING COMMISSION CALENDAR**


# 2015 PLANNING COMMISSION CALENDAR


DRAFT 12-03-14



JANUARY	
7	DARK
14	RCTC - DARK
<b>21</b>	<b>Riverside CAC</b> 1st Floor Board Room 
28	DARK
	DARK


FEBRUARY	
4	DARK
11	RCTC - DARK
<b>18</b>	<b>Riverside CAC</b> 1st Floor Board Room 
<b>25</b>	<b>City of La Quinta</b> City Council Chambers 


MARCH	
4	DARK
11	RCTC - DARK
<b>18</b>	<b>Riverside CAC</b> 1st Floor Board Room 
25	DARK

APRIL	
1	DARK
8	RCTC - DARK
<b>15</b>	<b>Riverside CAC</b> 1st Floor Board Room 
22	DARK
29	DARK



MAY	
6	DARK
13	RCTC - DARK
<b>20</b>	<b>Riverside CAC</b> 1st Floor Board Room 
27	DARK


JUNE	
3	DARK
10	RCTC - DARK
<b>17</b>	<b>Riverside CAC</b> 1st Floor Board Room 
<b>24</b>	<b>City of La Quinta</b> City Council Chambers 

JULY	
1	DARK
8	RCTC - DARK
<b>15</b>	<b>Riverside CAC</b> 1st Floor Board Room 
22	DARK
29	DARK

AUGUST	
5	DARK
12	RCTC - DARK
<b>19</b>	<b>Riverside CAC</b> 1st Floor Board Room 
26	DARK

SEPTEMBER	
2	DARK
9	RCTC - DARK
<b>16</b>	<b>Riverside CAC</b> 1st Floor Board Room 
23	DARK
30	DARK

OCTOBER	
7	DARK
14	RCTC - DARK
<b>21</b>	<b>Riverside CAC</b> 1st Floor Board Room 
<b>28</b>	<b>City of La Quinta</b> City Council Chambers 

NOVEMBER	
<b>4</b>	<b>Riverside CAC</b> 1st Floor Board Room 
11	RCTC - DARK
18	DARK
25	DARK

DECEMBER	
<b>2</b>	<b>Riverside CAC</b> 1st Floor Board Room 
9	RCTC - DARK
16	DARK
23	DARK
30	DARK

Agenda Item No.: 3.1  
Area Plan: Temescal Canyon  
Zoning District: Glen Ivy Area  
Supervisorial District: First  
Project Planner: David L. Jones  
Planning Commission: December 03, 2014

RECLAMATION PLAN NO. 135  
ORDER TO COMPLY - Update  
Environmental Assessment No. N/A  
Applicant: Mission Clay Products  
Engineer/Representative: Ken Garrett

## COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

### PROJECT DESCRIPTION AND LOCATION:

**Reclamation Plan No. 135 Order to Comply (OTC)** was originally issued October 15, 2013 by the Planning Director, pursuant to County Ordinance No. 555 and the relevant sections of California Surface Mining and Reclamation Act (SMARA), in response to the owner's/operator's lack of response to the County's November 13, 2012 Notice of Violation (NOV) for issues identified during the County's October 4, 2012 annual inspection of the mine. The violations include mining outside of the limits of the approved reclamation plan, over-steepened mine slopes, excessive erosion, and material cast into a water course among others (see attached Notice and Order to Comply). This OTC was also issued in response to the owner's/operator's lack of response to the County's August 22, 2013 Notice of Violation (NOV) for not timely filing their application for their annual SMARA Inspection, not submitting annual updated financial assurance cost estimates (FACE), and not providing proof of payment to the Office of Mine Reclamation (OMR) among others (see attached Notice and Order to Comply).

The project is located East of Interstate 15, West of Temescal Canyon Wash, South of Dawson Canyon Road, 2 miles North of Indian Truck Trail.

County Ordinance No. 555 Section 10.b. requires a public hearing at the County's Planning Commission wherein the Planning Commission shall determine whether or not the operator is complying with the approved mining plan, the approved reclamation plan, the permit conditions or the provisions of this ordinance and may affirm, modify or set aside the order issued by the Planning Director. The Planning Commission may also revoke or suspend the operator's permit in accordance with the procedures set forth in Section 7 of this ordinance.

On December 4, 2013, The Planning Commission heard testimony from County Planning Staff (staff) and the mine owner, discussed the OTC, and voted to continue the hearing to January 15, 2014. On January 15, 2014, upon staff's recommendation, the Planning Commission voted to set aside the OTC and directed staff to provide an update for the mining operation at the April 16, 2014 Planning Commission hearing.

At the April 16, 2014 Planning Commission hearing, staff reported the lack of meaningful progress on the OTC by the owner/operator and also explained the premature recommendation made by staff at the previous (January 15, 2014) hearing that resulted in the OTC being set aside. Also reported by staff, was the intention to re-issue the OTC to ensure the owner/operator had the added regulatory incentive to make meaningful progress in satisfying the previously noticed violations. The Planning Commission voted to continue this item off calendar.

On April 25, 2014 the OTC was reissued to the mine owner; however, the OTC was returned from the postal service as undeliverable to the service address on record (same address as successfully used for delivery of the initial OTC). Another attempt to reissue was made July 1, 2014 to another address provided by the mine owner. The County received the certified postal return receipt indicating this issuance of the OTC was delivered to the mine owner and confirmation of receipt was received via e-

mail from the mine owner on July 8, 2014. Hence, a hearing was set before the Planning Commission on August 20, 2014.

At the August 20, 2014 Planning Commission hearing, staff again reported the lack of meaningful progress on the OTC by the owner/operator and. Staff also reported the re-issuance of the OTC. The Planning Commission voted to affirm the OTC with a modification to provide the mine operator more time to comply (30 days vs. 15 days for submittal of their revised reclamation plan and financial assurance) and continued the matter to the October 15, 2014 Planning Commission meeting date.

At the October 15, 2014 Planning Commission meeting, staff reported substantial progress made by the mine owner in the physical repairs to slopes and water quality/control basins, but also noted a continued lack of response to the OTC relative to the requirement for submittal of a revised reclamation plan and increased financial assurance and requested a timeline for compliance. Staff and the mine owner requested consideration of additional time to allow the mine owner additional time to submit their revised reclamation plan. The Planning Commission continued the hearing to December 3, 2014 to allow the mine owner additional time to comply with the OTC.

As of this writing, the mine owner has submitted an updated FACE and has put additional financial assurance in place which has been deemed by the County's mine inspection consultant to be adequate for the current site reclamation needs. The owner has not, as of this writing, submitted the required revised reclamation plan.

#### **ISSUES OF CONCERN:**

Although there has been significant progress made by the mine owner in correcting erosion issues, sedimentation issues, and slope stability issues, as of this writing (10/09/14) and the financial assurance for this mine has been increased, the required revised reclamation plan has not been submitted for County review and comment. Further, there have been no dates-certain provided relative to the mine owner's schedule for submittal of the revised reclamation plan.

**FINDINGS:** The following findings are a summary of the activities performed subsequent to the October 15, 2014 Planning Commission hearing relative to the issues and corrective measures enumerated in the original OTC:

- 1. Mining Outside of Approved Mining Reclamation Plan*  
The mine operator's mining consultant began preparation of a revised reclamation plan for this site shortly after they were hired. A draft of the revised reclamation plan was submitted 10/07/14 for staff's review and comment. The draft document submitted for staff's review is lacking necessary detail and exhibits. Staff has communicated this shortfall to the mine owner and his consultant. Additional time was granted the mine owner to prepare and submit the revised reclamation plan, yet none has been provided.
- 2. Over-steepened Slopes and Tailings/Fill Material Side Cast*  
The mine operator hired a grading contractor to correct these problems and the corrective work appears to be nearing compliance completion. This year's annual mine inspection conducted October 15, 2014 documents the need for additional work.
- 3. Non-filing of Annual SMARA Inspection Application*  
With the exception of a current topographic map of the site, the mine owner has submitted all of the required documentation and fees for the current mine inspection year. Staff has been

informed that the owner and his consultant required additional time to fly the site and conceded that the mine operator will fly the site at completion of remedial grading of the site (this fall). At this date, staff is not aware of whether the site has yet been flown for aerial photography and has been provided no documentation in this regard.

4. *Updated Financial Assurance Cost Estimate*  
Adequate financial assurance has been secured for this mine site.

**CONCLUSIONS:** The following conclusions are based on the activities performed at this site subsequent to the October 15, 2014 Planning Commission hearing and the current status of the mine site:

1. The existing mining operation remains in violation of its approved reclamation plan. The existing mining operation must come into compliance with County Ordinance No. 555 and SMARA by submitting and obtaining approval for a revised reclamation plan application. A revised schedule for submittal of this plan should be obtained.
2. The existing mining operation is in violation of the Order to Comply due by not submitting the required revised reclamation plan.

**RECOMMENDATIONS:**

**DIRECT COUNTY COUNSEL TO PREPARE FINDINGS FOR ADOPTION BY THE PLANNING COMMISSION FOR THE SUSPENSION OF RECLAMATION PLAN RCL00135 UNTIL SUCH TIME AS THE MINING OPERATION COMES INTO FULL COMPLIANCE WITH SMARA AND COUNTY ORDINANCE NO. 555.**

**INFORMATIONAL ITEMS:**

1. Staff has provided verbal comments to the mine owner with regard to the protracted length of time required to accommodate many facets of the schedule and the time line schedule provided by his consultant. Staff conceded the request to delay aerial photography of the site until remedial grading and construction is completed. Staff communicated via e-mail with the mine owner relative to the issue of failing to timely submit their revised reclamation plan and the pending recommendations to suspend the reclamation plan.
2. The mine operator (Mission Clay Products) previously (April 2009) submitted an application to revise their reclamation plan for previously desired amendments in support of their Specific Plan (SP00353). However, the applicant (mine owner) placed this case on hold in 2010 and has not submitted the necessary amended exhibits.
3. This mine operates under vested rights pursuant to the approval of the original reclamation plan RCL00135.
4. Staff will prepare and issue an order of administrative penalties for this operation.



Agenda Item No.: 4.1  
Area Plan: REMAP  
Zoning Area: Rancho California  
Supervisory District: Third/Third  
Project Planner: Mark Corcoran  
Planning Commission: December 3, 2014

TENTATIVE TRACT MAP NO. 36599  
CHANGE OF ZONE NO. 7809  
ENVIRONMENTAL ASSESSMENT NO. 42629  
Applicant: Brown Brothers (Jim Brown)  
Engineer/Rep: MDMG, INC.

COUNTY OF RIVERSIDE PLANNING DEPARTMENT  
STAFF REPORT

**PROJECT DESCRIPTION AND LOCATION:**

TENTATIVE TRACT MAP NO. 36599 proposes a Schedule "D" subdivision of 78.75 acres into 15 lots with a minimum lots size of 5 acres. The project proposes to improve and create new roads to provide access to the 15 newly subdivided lots. Road improvements and extensions include Calle Marguerita, Calle Cordova, Corte Capalita, and Via Elena and Via Carmelo will be built.

Change of Zone No. 7809 proposes to change the zoning from Rural Residential (R-R) to Residential Agriculture-5 acre minimum (R-A-5).

The project site is bounded by Grey Squirrel to the north, Esplendida Way to the south, Calle Cordova to the west, and Calle Marguerita to the east.

**SUMMARY OF FINDINGS:**

- |  |  |
|--|--|
| 1. Existing General Plan Land Use (Ex. #5):    | The project area is designated as Rural Residential (R-RR).  |
| 2. Surrounding General Plan Land Use (Ex. #5): | Located to the north, east, and west of the project area is Rural: Rural Residential (R-RR) and to the south of the project area is Rural: Rural Mountainous (R-RM).   |
| 3. Proposed Zoning (Ex. #3):                   | Proposed: Residential Agriculture (5 acre minimum)(R-A-5)  |
| 4. Surrounding Zoning (Ex. #3):                | Located to the north is Residential Agriculture (R-A-5)(5 acre minimum) and Residential Agriculture (R-A-10)(10 acre minimum), east of the project area is Rural Residential (R-R) and Residential Agriculture (R-A-5)(5 acre minimum), to the west is Rural: Rural Residential (R-R) and to the south is Rural Residential (R-R). |
| 5. Existing Land Use (Ex. #1):                 | With exception of a single family dwelling on the northeastern section of the project area, the remaining project site is vacant.  |
| 6. Surrounding Land Use (Ex. #1):              | Located to the north, south, east, and west of the project area are scattered single family dwellings  |
| 7. Project Data:                               | Total Acreage: 78.75   |
| 8. Environmental Concerns:                     | See attached EA No.42629   |

**STAFF RECOMMENDS THAT THE PLANNING COMMISSION MAKE THE FOLLOWING RECOMMENDATIONS TO THE BOARD OF SUPERVISORS:**

**ADOPTION OF MITIGATED NEGATIVE DECLARATION** based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

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**TENTATIVE TRACT MAP NO. 36599, AND CHANGE OF ZONE NO. 07809**  
**Planning Commission Staff Report: December 3, 2014**  
**Page 2 of 4**

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**APPROVE CHANGE OF ZONE NO. 7809** amending the zoning classification for the subject property from Rural Residential (R-R) to Residential Agriculture (R-A-5) (5 acre minimum), in accordance with Exhibit 3, based upon the findings and conclusions incorporated in the staff report, subject to the adoption of the zoning ordinance by the Board of Supervisors; and,

**APPROVE TENTATIVE TRACT MAP NO. 36599**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

**FINDINGS:** The following findings are in addition to those incorporated in the summary of findings and in the attached Environmental Assessment No. 42629, which is incorporated herein by reference.

1. The proposed project is in conformance with the Rural: Rural Residential Land Use Designation, and will all other elements of the Riverside County General Plan.
2. The proposed Tract Map Subdivision and Change of Zone from Rural Residential (RR) to Residential Agriculture (R-A-5) are consistent with the Riverside Extended Mountain Area Plan (REMAP).
3. The project area is surrounded by properties which have the land use designation of Rural Residential to the north, east, and west and Rural: Rural Mountainous to the south.
4. The proposed project conforms with the requirements of the Residential Agriculture zoning classification of Ordinance No. 348 and with all other applicable provisions of Ordinance No. 348.
5. The project area is surrounded by properties which are zoned Residential Agriculture (R-A-5)(5 acre minimum) and Residential Agriculture (R-A-10)(10 acre minimum) to the north, to the west and east of the project area is Rural Residential (R-R) and Residential Agriculture (R-A-5)(5 acre minimum), and to the south is Rural Residential (R-R).
6. Single family homes have been constructed to the west and south of the project area and vacant lots are located to the north and east.
7. The proposed project is located within Criteria Cell No. 6483 of Cell Group I' of the Multi-Species Habitat Conservation Plan (MSHCP) and has undergone the Habitat Acquisition and Negotiation Strategy (HANS) process and Joint Project Review (JPR). It was the conclusion of both the HANS and JPR processes that the proposed project is consistent with both the MSHCP Criteria and Other plan requirements (Refer to EA 42629).
8. As a result of Section 3.2.I, and in accordance with Section 3.2.J. of Ordinance No. 460, the applicant is required to try to obtain assurance from neighboring properties that offsite construction impacts shown on the map (culverts and street grading on other private property to the east) is acceptable. The applicants representative has indicated that they have verbal permission, and at the time this was written they were trying to obtain written permission. In the event the above referenced property owner(s) or their successor(s)-in-interest does/do not provide to the Transportation Department and/or Flood Control District the necessary dedication(s), eminent domain proceedings may need to be instituted by the Riverside County Board of Supervisors.
9. Staff reviewed the proposed map through Ordinance No. 460 and found the project to be consistent with the requirements for a Schedule "D" subdivision and consistent with all other provisions of Ordinance No. 460, specifically the lot size is between 5 acres and 20 acres, there are more than 5 parcels, the streets are providing base and grade type improvements and water and sewer are provided for locally.
10. The proposed subdivision is located within a High Fire and State Responsibility Area.

11. This land division has been designed so that each lot, and the subdivision as a whole, is in compliance sections 4290 and 4291 of the Public Resources Code by providing a defensible space within each lot of 100 feet from each side, front and rear of a pad site, requiring that the site have fuel modification standards acceptable to the Riverside County Fire Department, requiring a minimum 10-foot clearance of all chimneys or stovetop exhaust pipes, no buildings shall covered or have dead brush overhang the roof line and requiring that the roof structure shall be maintained free of leaves, needles, or other vegetation.
12. Fire protection and suppression services shall be available for the subdivision through Riverside County Fire Department.
13. The project meets the regulations regarding road standards for fire equipment access adopted pursuant to Section 4290 of the Public Resources Code and Riverside County Ordinance No. 787 by road standards for fire equipment access, standards for signs identifying streets, roads, and buildings, minimum private water supply reserves for emergency fire use, fuel brakes, and green belts.
14. Environmental Assessment No. 42629 identified the following potentially significant impacts:
  - a) Biological Resources
  - b) Cultural Resources
  - c) Utility and Service Systems

**CONCLUSIONS:**

1. The proposed project is in conformance with the Rural: Rural Residential (R-RR) Land Use Designation, and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with the proposed Residential Agriculture (R-A-5)(5 acre minimum) zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The public's health, safety, and general welfare are protected through project design.
4. The Tentative Tract Map proposal is consistent with the Schedule "D" map requirements of Ordinance No. 460, and with other applicable provisions of Ordinance No. 460.
5. The proposed project is conditionally compatible with the present and future logical development of the area.
6. The proposed project will not preclude reserve design for the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP).
7. The proposed project will not have a significant effect on the environment.

**INFORMATIONAL ITEMS:**

1. As of this writing, no letters, in support or opposition have been received.
2. The project site is not located within:
  - a. County Service Area;
  - b. Sphere of Influence;
  - c. Liquefaction Area;
  - d. A dam inundation area;
  - e. Airport Influence Area;
  - f. A 100 year flood zone; and
  - g. Recreation & Park District.

**TENTATIVE TRACT MAP NO. 36599, AND CHANGE OF ZONE NO. 07809**  
**Planning Commission Staff Report: December 3, 2014**  
**Page 4 of 4**

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3. The project site is located within:
  - a. The boundaries of Hemet Unified School District;
  - b. High Fire Area and a State Responsibility Area;
  
4. The subject site is currently designated as Assessor's Parcel Number: 915-260-002.

Y:\Planning Case Files-Riverside office\TR36599\DH-PC-BOS Hearings\DH-PC\TR36599-CZ07809 Staff Report.docx  
Date Prepared: 01/01/01  
Date Revised: 11/04/14



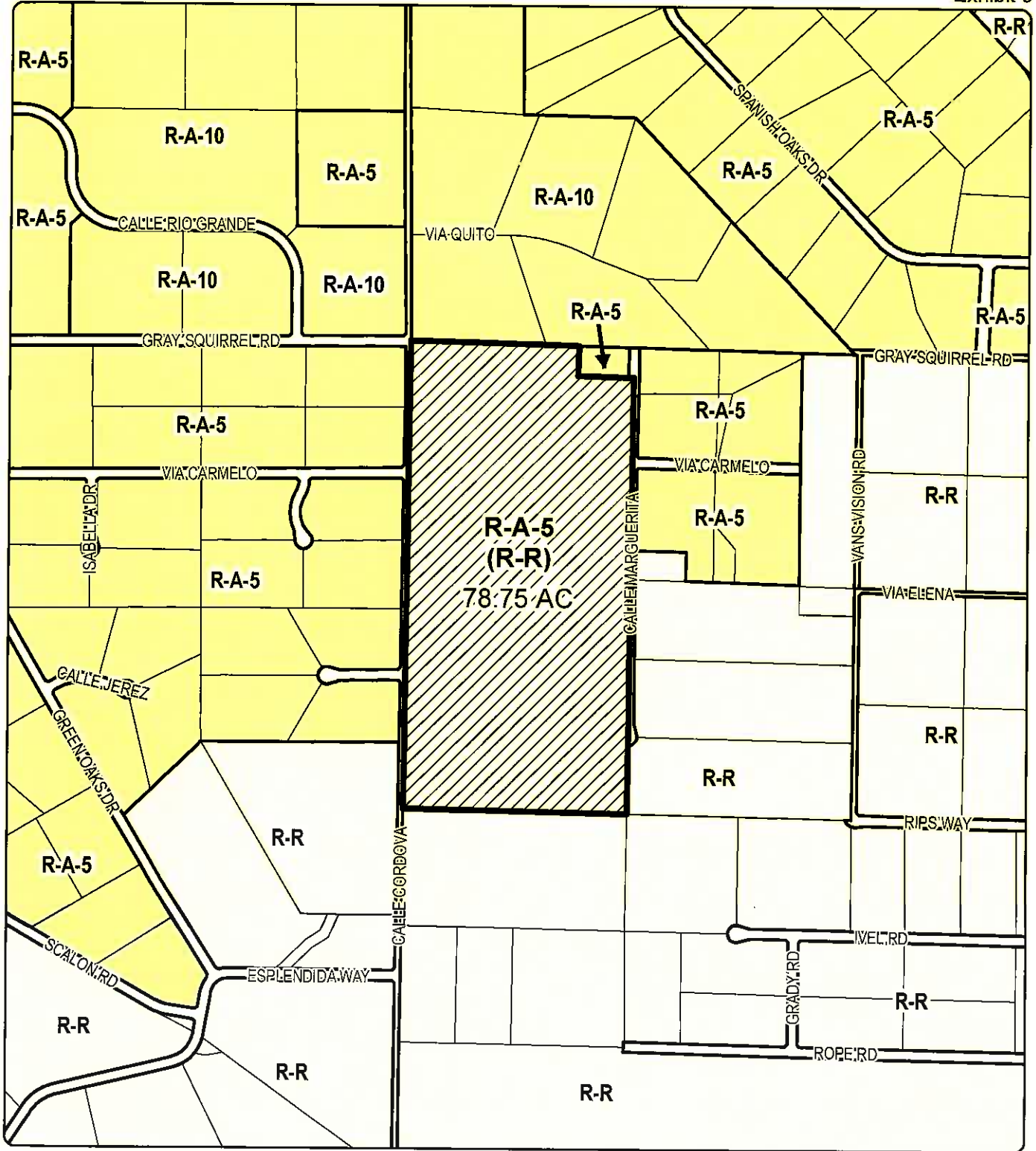
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07809 TR36599

PROPOSED ZONING

Supervisor Stone  
District 3

Date Drawn: 08/22/2014  
Exhibit 3



Zoning Area: Rancho California

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)955-8200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.rcdme.org>

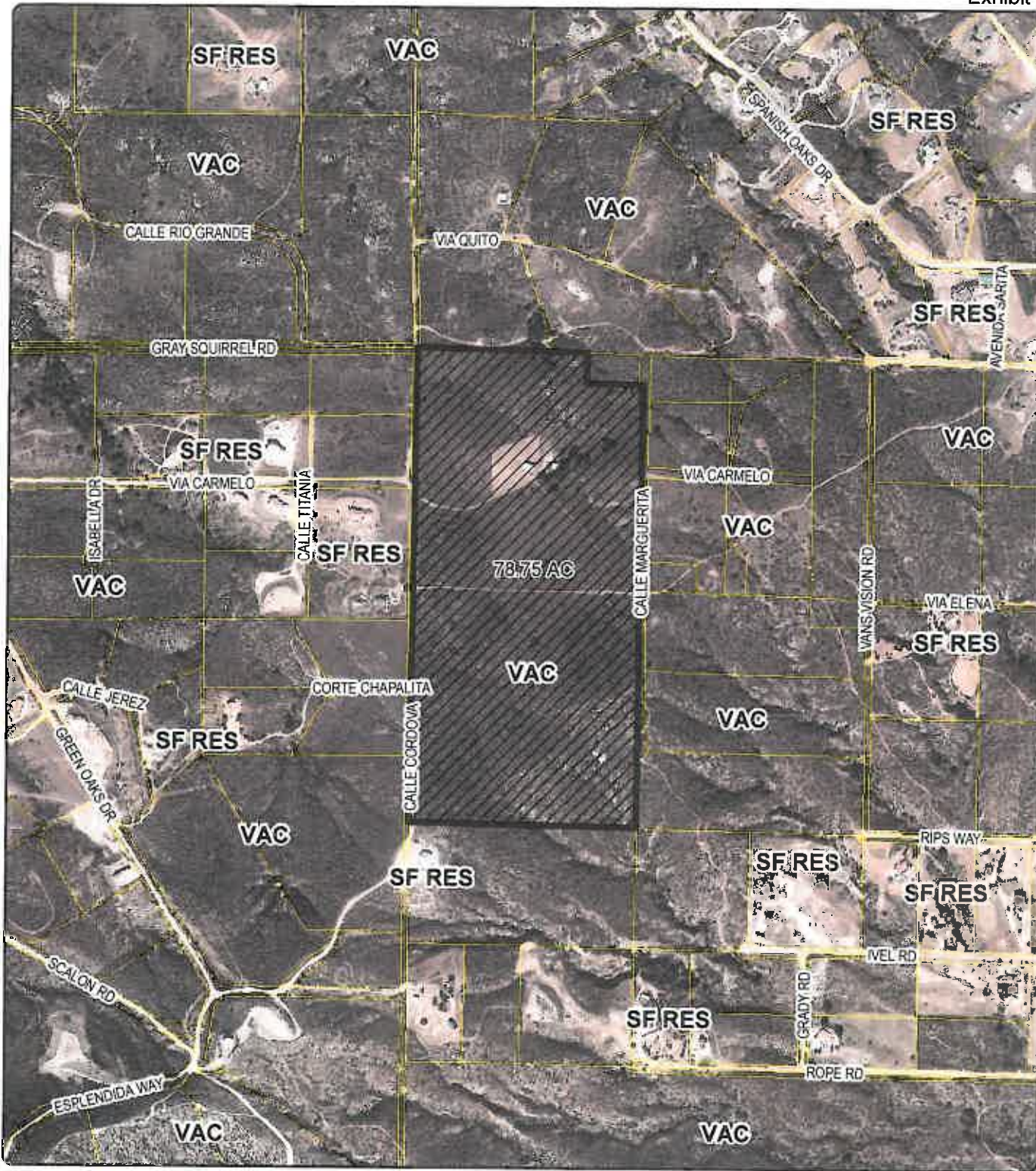
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07809 TR36599

LAND USE

Supervisor Stone  
District 3

Date Drawn: 08/22/2014  
Exhibit 1



Zoning Area: Rancho California

Author: Vinnie Nguyen



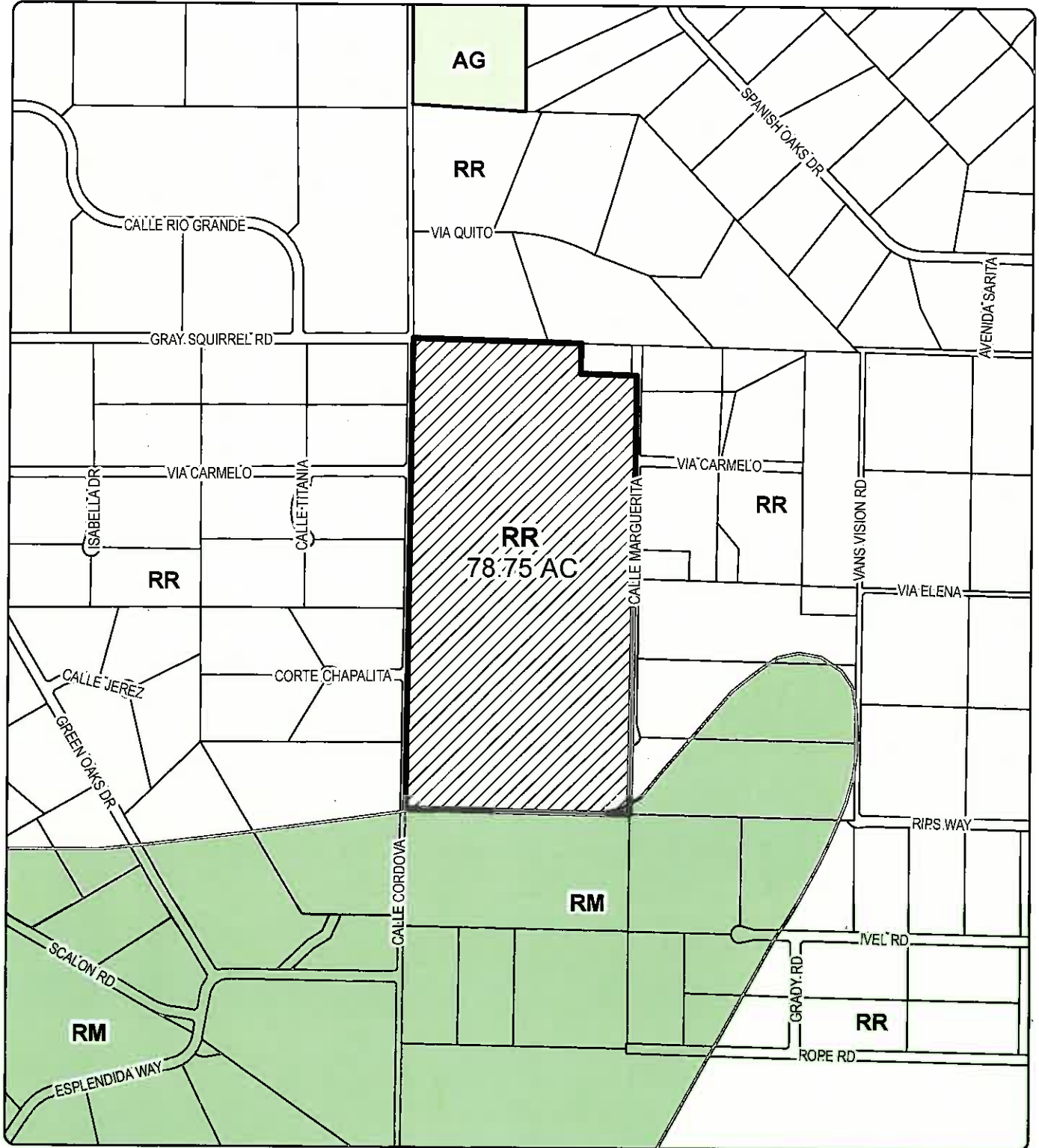
**DISCLAIMER:** On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)965-3300 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.rcdms.org>

RIVERSIDE COUNTY PLANNING DEPARTMENT

**CZ07809 TR36599**  
**EXISTING GENERAL PLAN**

Supervisor Stone  
District: 3

Date Drawn: 08/22/2014  
Exhibit 5



Zoning Area: Rancho California

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)958-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.rctime.org>





# COUNTY OF RIVERSIDE

## ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

**Environmental Assessment (E.A.) Number:** 42629  
**Project Case Type (s) and Number(s):** Tract Map Subdivision TR36599, Zone Change CZ07809  
**Lead Agency Name:** County of Riverside Planning Department  
**Address:** P.O. Box 1409, Riverside, CA 92502-1409  
**Contact Person:** Matt Straite, Project Planner  
**Telephone Number:** (951) 955-8631  
**Applicant's Name:** Brown Brother C/O Jim Brown  
**Applicant's Address:** 1904 Rhodes Street, Hermosa Beach, CA 90254  
**Engineer's Name:** Markham Development Management Group, Inc (C/O Sherrie Munroe)  
**Engineer's Address:** 41635 Enterprise Circle, Suite B, Temecula, CA 92590

### I. PROJECT INFORMATION

#### A. Project Description:

The project proposes to subdivide a 78.75 acre lot into 15 individual lots for single family residential development and change the existing zone of Rural Residential (R-R) to Residential Agriculture with a 5 acre minimize lot size (R-A-5). The project area is located in an unincorporated area of Riverside County under the Southwest Area Plan and Riverside Extended Mountain Area Plan, located on parcel 915-260-002. The project site is bounded by Grey Squirrel to the north, Esplendida Way to the south, Calle Cordova to the west, and Calle Marguerita to the east.

The project is not located within a city or city sphere. The project is not located within a specific plan and the project is not within a flood zone, therefore the project is not subject to overflow, inundation, or flood hazards. The 15 proposed residential homes on each proposed lot will utilize private wells for water needs, private septic tanks for sewer needs, propane for gas, Southern California Edison for electricity, and Verizon for telephone communications.

There is an existing residential single family home located in the proposed lot 3 of the project site. It is a 656 square foot single family one story home with two bedrooms and one bathroom, built in 1916. The existing building will remain on the lot after the subdivision. The project applicant intends to sell the individual lots after the subdivision. That will result in construction of 14 homes (the existing home on lot 3 will remain) when the new owners propose them.

Currently, Via Elena traverses the lot and divides the lot in half. The project proposes to improve and create new roads to provide access to the 15 newly subdivided lots. Road improvements and extensions include Calle Marguerita, Calle Cordova, Corte Capalita, and Via Elena and Via Carmelo will be built. Roads will be compacted and not paved. Each residential lot will have private driveways leading up to the residential development.

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

**C. Total Project Area:** 78.75 gross acres

Residential Acres:	Lots: 15	Units:	Projected No. of Residents: 43
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:			

**D. Assessor's Parcel No(s):** 915-260-002

**E. Street References:** Northerly of Esplendida Way, southerly of Grey Squirrel Road, easterly of Calle Cordova, and westerly of Calle Marguerita.

**F. Section, Township & Range Description or reference/attach a Legal Description:** Township 7 South, Range 1 West, Section 26

**G. Brief description of the existing environmental setting of the project site and its surroundings:** The project site is comprised of 78.15 acres of rural land. The land is at an elevation ranging 2300 to 2512 feet.

The surrounding area is a mixture of large single family residential lots and vacant land uses. There are single family homes adjacent to the project site on the west of Calle Cordova. There is vacant land adjacent to the north, south, and east of the project site. There are single family homes about 0.5 miles northeast of the project site and other single family residential development scattered along the southeast of Calle Marguerita.

## **I. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS**

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

- 1. Land Use:** The General Plan Designation is Rural: Rural Residential. The project is consistent with the residential land use designation (minimum lot size of 5 acres) and other applicable land use policies within the General Plan.
- 2. Circulation:** The project has adequate circulation to the site 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 meets all applicable Multipurpose Open Space element policies.
- 4. Safety:** The proposed project allows for sufficient provision of emergency response services to the future users of the project. The proposed project meets all other applicable Safety Element Policies.
- 5. Noise:** Sufficient mitigation against any foreseeable noise sources in the area have been provided for in the design of the project. The project will not generate noise levels in excess of standards established in the General Plan or noise ordinance. The project meets all other applicable Noise Element Policies.
- 6. Housing:** The proposed project meets all applicable Housing Element Policies.
- 7. Air Quality:** The proposed project meets all other applicable Air Quality element policies.

**B. General Plan Area Plan(s):** Southwest Area

**C. Foundation Component(s):** Rural

**D. Land Use Designation(s):** Rural Residential (RR)

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

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

G. Adjacent and Surrounding:

1. Area Plan(s): Southwest Area
2. Foundation Component(s): Rural to the north, east, south and west.
3. Land Use Designation(s): Rural Residential (RR) to north, west, and east. Rural Mountainous to south.
4. Overlay(s), if any: Not Applicable

H. Adopted Specific Plan Information

1. Name and Number of Specific Plan, if any: Not Applicable
2. Specific Plan Planning Area, and Policies, if any: Not Applicable

I. Existing Zoning: Rural Residential

J. Proposed Zoning, if any: Residential Agricultural- 5 Acre Minimum (R-A-5)

K. Adjacent and Surrounding Zoning: Residential Agricultural- 10 Acre Minimum (R-A-10) to north, Rural residential (R-R) to south, and east. Residential Agricultural- 10 Acre Minimum (R-A-10) to west.

## II. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

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

## III. 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

Date

Matt Straite

For Juan C Perez, TLMA Agency Director/  
Interim Planning Director

Printed Name

**IV. ENVIRONMENTAL ISSUES ASSESSMENT**

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>AESTHETICS</b> Would the project				
<b>1. Scenic Resources</b>				
a) Have a substantial effect upon a scenic highway corridor within which it is located?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features; obstruct any prominent scenic vista or view open to the public; or result in the creation of an aesthetically offensive site open to public view?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan, Southwest Area Plan, Figure 9 "Scenic Highways"

Findings of Fact:

a) The project site is located approximately 12 miles east of Interstate 215, which is a State Eligible Scenic Highway, and is not located within the state eligible scenic highway corridor; therefore, the project will not have substantial effect upon this scenic highway.

b) The project site is located in an unincorporated area of Riverside County and is currently vacant. The existing character of the project site is mostly mountainous and rural. The proposed project has views of the Santa Rosa Mountains to the west, the Santa Margarita Mountains and Agua Tibia range to the south, and the Black Hills to the east.

The 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. In addition, the project will not result in the creation of an aesthetically offensive site open to public view. The project will not create an aesthetically offensive site open to public view, and will, therefore, have a less than significant impact on scenic resources.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

<b>2. Mt. Palomar Observatory</b>				
a) Interfere with the nighttime use of the Mt. Palomar	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Observatory, as protected through Riverside County Ordinance No. 655?

Source: GIS Database; Riverside County Land Information System; Ord. No. 655 (Regulating Light Pollution)

Findings of Fact:

a) The project site is located 13.52 miles away from the Mt. Palomar Observatory; which is within the designated 15-mile (ZONE A) Special Lighting Area that surrounds the Mt. Palomar Observatory. Ordinance No. 655 requires methods of installation, definition, requirements for lamp source and shielding, prohibition, and exceptions to reduce light pollution in the area. The project will be designed to incorporate lighting requirements of the Riverside County Ordinance No. 655. With incorporation Ordinance No. 655 lighting requirements into the proposed project, impacts will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are 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: Ord. No. 655 (Regulating Light Pollution)

Findings of Fact:

a) The project proposes to subdivide the 78.75 acre lot into 15 individual lots for residential land uses. The new structures will result in a new source of light and glare from the addition of residential lighting, street lighting, as well as vehicular lighting from cars traveling on adjacent roadways. The project will be required to comply with County Ordinance No. 655, which restricts lighting hours, types, and techniques of lighting. Ordinance No. 655 requires the use of low pressure sodium fixtures and requires hooded fixtures to prevent spillover light or glare. The new structures pursuant to the subdivision include no reflective surfaces that could result in substantial glare during the night. As a result, compliance with Ordinance No. 655 will reduce the potential impact to the surrounding residences to less than significant.

b) The project proposes to subdivide the 78.75 acre lot into 15 individual residential lots. Future development on the proposed lots will comply with County Ordinance No. 655 regarding lighting on residential properties. The project will not expose residential property to unacceptable light levels and impacts will be reduced to less than significant levels.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

AGRICULTURE & FOREST RESOURCES Would the project

4. Agriculture

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				
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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan Figure OS-2 "Agricultural Resources"; GIS database; California Department of Conservation, Farmland Mapping and Monitoring Program "Riverside County"; California Department of Conservation, Riverside County Williamson Act FY 2008/2009 Sheet 1 of 3

Findings of Fact:

a) According to the General Plan, the project is located within the Southwest Area Plan. The Area Plan indicate majority of the region is devoted to Open Space, Agricultural, and Rural designations. The property is designated as farmland of local importance and other. Therefore, there are no impacts.

b) According to the County GIS database, the project is not located within an Agriculture Preserve or under a Williamson Act contract; therefore, no impact will occur as a result of the proposed project.

c) The project site is surrounded by rural residentially zoned land along the northern, southern, western, and eastern boundaries. The zone change from R-R to R-A-5 will not cause development of non-agricultural uses within 300 feet of agriculturally zoned property as R-R and R-A-5 are very similar in agriculturally permitted uses. Impacts will be less than significant.

d) The project is currently zoned as Rural Residential. The project proposes to change its existing land use to Residential Agriculture with minimum of 5 acre lots. The two land uses are very similar in that they permit limited uses of agriculture as well as residential land uses and the change will not result in major impacts. Therefore, impacts will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.



	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>5. Forest</b>				
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, Southwest Area Plan "Land Use Map"

Findings of Fact:

a) The County has no designation 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)). Therefore, the proposed project will not impact land designated as forest land, timberland, or timberland zoned Timberland Production.

b) According to the Southwest Area Plan Land Use Map, 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 County has no designation of forest land, timberland, or timberland zoned areas. Therefore, the project will not involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

<b>AIR QUALITY</b> Would the project				
<b>6. Air Quality Impacts</b>				
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
source emitter?				
f) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: South Coast Air Quality Management District. CEQA Air Quality Handbook. 1993; Urban Crossroads, *Brown*, APN# 915-260-002 – Greenhouse Gas Analysis, September 16, 2014

Findings of Fact:

CEQA Guidelines indicate that a project will significantly impact air quality if the project violates any ambient air quality standard, contributes substantially to an existing air quality violation, or exposes sensitive receptors to substantial pollutant concentrations.

a) Pursuant to the methodology provided in Chapter 12 of the 1993 SCAQMD CEQA Air Quality Handbook, consistency with the South Coast Air Basin 2012 Air Quality Management Plan (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 project 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 in Section 6.b et seq of this report; therefore, the project will not result in an increase in the frequency or severity of any air quality standards violation and would 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.

The project site is located in the South Coast Air Basin (SCAB) and managed under the South Coast Air Quality Management District (SCAQMD). Demographic growth forecasts for various socioeconomic categories (e.g., population, housing, employment), developed by the Southern California Association of Governments (SCAG) for their 2012 Regional Transportation Plan (RTP) were used to estimate future emissions within the 2012 Air Quality Management Plan (AQMP). According to the California Department of Finance estimates, the current (2013) population within the unincorporated areas of Riverside County is 358,827 residents. Based on the SCAG forecasts, the population projections for 2035 anticipated a population of 710,600. According to the California Emissions Estimator Model (CalEEMod), the project will generate approximately 43 residents. The project will account for less than one percent of the anticipated growth of residents within the area between 2012 and 2035. This total is within the growth projections adopted by SCAG and the 2012 AQMP. The project will be consistent with the projections with any applicable air quality plans and impacts will be less than significant.

Based on the consistency analysis presented above, the proposed project will not conflict with the AQMP; 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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b-c) 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 project 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 SCAQMD. The South Coast Air Basin (SCAB) is in a nonattainment status for federal and state ozone standards, state carbon monoxide standards, and federal and state particulate matter standards. Any development in the SCAB, including the proposed Project, will cumulatively contribute to these pollutant violations.

The California Emissions Estimator Model (CalEEMod) version 2013.2.2 was utilized to estimate emissions from the proposed construction activities related to the 14 single family homes. The SCAQMD thresholds are 75 lb/day for ROG, 100 lb/day for NOx, 550 lb/day for CO, 150 lb/day for SO<sub>2</sub>, 150 lb/day for PM<sub>10</sub>, and 55 lb/day for PM<sub>2.5</sub>. The model indicates that no criteria pollutants will exceed the daily emissions thresholds established by SCAQMD; therefore, construction impacts will be 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 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 long-term health care facilities, rehabilitation centers, convalescent centers, retirement homes, residences, schools, playgrounds, child care centers, and athletic facilities. Surrounding land uses include residential, which is considered a sensitive receptor, however, the project is not expected to generate substantial point source emissions. The long-term project impacts in the daily allowable emissions for the project's operational phase are considered to be less than significant.

e) The project will not create sensitive receptors located within one mile of an existing substantial point source emitter. No impact will occur.

f) The project will not create objectionable odors affecting a substantial number of people. No impact will occur.

**Mitigation:** No mitigation measures are required.

**Monitoring:** No monitoring measures are required.

**BIOLOGICAL RESOURCES** Would the project

**7. Wildlife & Vegetation**

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

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)?

c) Have a substantial adverse effect, either directly or

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 Game or U. S. Wildlife Service?				
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source: GIS database, Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP), On-site Inspection, Joint Project Review 13-01-30-01 dated March 19, 2013, MSHCP Consistency Analysis report prepared by Principe and Associates dated October 11, 2012, email by Principe and Associates dated January 31, 2013, and an email by the Riverside County Environmental Programs Division (EPD) dated February 7, 2013 and March 7, 2013

Findings of Fact:

a) All projects within Western Riverside County are subject to the Multi-Species Habitat Conservation Plan (MSHCP). The proposed project is located within Criteria Cell No. 6483 of Cell Group 1' of the MSHCP and has undergone the Habitat Acquisition and Negotiation Strategy (HANS) process and Joint Project Review (JPR). It was the conclusion of both the HANS and JPR processes that the proposed project is consistent with both the MSHCP Criteria and Other plan requirements.

1. As stated in Section 3.2.3 of the MSHCP, "Proposed Core 7 is comprised of a mosaic of upland and wetland habitat types in the Vail Lake, Sage and Wilson Valley areas. The proposed large intact habitat blocks provide Live-In Habitat for a number of Planning Species and movement for species connecting to other Core Areas located in the Agua Tibia Wilderness, San Bernardino National Forest and Beauty Mountain Management Area. Proposed Core 7 supports Quino checkerspot butterfly, coastal California gnatcatcher, Stephens' kangaroo rat, least Bell's vireo, bobcat, mountain lion and several Narrow Endemic Plant Species occurring on Travers-Willow-Domino soil series. Maintenance of large intact interconnected habitat blocks and wetland functions and values of Vail Lake and portions of Tualota Creek, Temecula Creek, Tule Creek, Cottonwood Creek, Arroyo Seco Creek, Kolb Creek and Wilson Creek is important for these species. Areas not affected by edge within Proposed Core 7 total approximately 48,510 acres of the total 50,000 acres occupied by this Core.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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For portions of Core Areas adjacent to Development, treatment and management of edge conditions will be necessary to ensure habitat quality for species using the Core."

2. The site is located within Cell Group I'. As stated in Section 3.3.12 of the MSHCP, "Conservation within Cell Group I' will contribute to assembly of Proposed Core 7. Conservation within Cell Group I' will focus on chaparral, coastal sage scrub, grassland, woodland and forest habitat. Areas conserved within Cell Group I' will be connected to chaparral, coastal sage scrub, and grassland habitat proposed for conservation in Cell Group H' to the east and to chaparral and coastal sage scrub habitat proposed for conservation in Cell Group B in the Southwest Area Plan to the west and in Cell Group D also in the Southwest Area Plan to the south. Conservation within Cell Group I' will range from 45% to 55% of the Cell Group focusing in the southern portion of the Cell Group."

3. Rough Step: The proposed project is within Rough Step Unit 4. Rough Step Unit 4 encompasses 212,630 acres within the southeastern corner of western Riverside County and includes Proposed Core 4 and Proposed Core 7. These areas are composed of upland and wetland habitat types in the Vail Lake, Sage, and Wilson Valley areas. This area is bounded by Diamond Valley Lake, Lake Skinner, and Johnson Ranch to the west, San Diego County and the Agua Tibia Mountains to the south, and the San Jacinto Mountains and eastern Riverside County to the west. There are 105,759 acres within the Criteria Area in Rough Step Unit 4. Key vegetation communities within Rough Step Unit 4 include coastal sage scrub; desert scrubs; grasslands; riparian scrub, woodland, forest; Riversidean alluvial fan sage scrub; and woodlands and forests. Based on the 2011 MSHCP Annual Report, all vegetation categories are "in" rough step. Based on the MSHCP Consistency Analysis prepared by Principe and Associates dated October 11, 2012, the vegetation communities on site include chaparral, coastal sage scrub, oak woodland, and developed lands. Therefore, development on the project site will not conflict with or interfere with the Rough Step Status of Unit 4.

4. Reserve Assembly: The project site is located in the northwestern portion of Cell Group I', not the southern part of the Cell Group described for Conservation. Therefore, the project does not affect the Reserve Assembly goals of the MSHCP.

5. MSHCP Section 6.1.2: According to the MSHCP Consistency Analysis prepared by Principe and Associates dated October 11, 2012 and the email provided by EPD dated February 7, 2013, the site contains several drainage features (see Biological Resource Map in MSHCP Consistency Analysis). Principe states that all on-site drainages are classified as upland swales that follow the natural hill and valley topographic contours, and do not display observable field markers like beds or banks or ordinary high water marks. Principe noted that the northeast portion of the site provide a source of fresh water for the mapped Coast Live Oak Woodlands on site. A site visit was conducted by EPD on January 24, 2013 and it was determined that the areas mapped as oak woodland qualify as riparian/riverine resources pursuant to the MSHCP. The entire upland swales and appropriate buffer in the northeast portion of the site where the oak woodlands are located shall be put in an Environmental Constraints Sheet to ensure avoidance of riparian/riverine resources (see attached Constraints Map), otherwise a Determination of Biological Equivalent or Superior Preservation shall be prepared and submitted to the Permittee, RCA, and Wildlife Agencies for review and approval. In an email dated January 31, 2013, Principe stated that riparian vegetation and habitat are not present along any of the upland swales on the southern portion of the site and that there was an absence of land containing typical riparian habitat dominated by willow and cottonwood trees, emergent shrubs and trees, or emergent mosses and lichens. Furthermore, Principe stated that the upland swales receive periodic flows during storm events, but not sufficient amounts to incise channels or display observable field markers and have no upstream or downstream connectivity with interstate waters or

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riparian/riverine areas. Based on EPD's site visit on January 24, 2013 (in the rain), EPD stated there were no sign of surface run off where the upland swales are located within the southern portion of the site and no features that conveyed off-site flows through the property. Soils on site include sandy loam; sandy loam, shallow; rocky sandy loam, shallow; fine sandy loam; and fine sandy loam, shallow. Principe did not observe other aquatic features such as vernal pools and no suitable habitat for fairy shrimp was present on site due to the sloping nature of the topography on site. Based on the information provided by Principe and Associates and EPD, the project demonstrates compliance with Section 6.1.2 of the MSHCP.

6. MSHCP Section 6.1.3: The project site is located within a Narrow Endemic Plant Species Survey Area (NEPSSA) for slender-homed spineflower and many-stemmed dudleya. A habitat assessment was conducted by Principe and Associates on June 8, 2012 for slender-horned spineflower and many-stemmed dudleya. Principe and Associates did not observe suitable habitats for the above mentioned NEPSSA species. Additionally, Principe and Associates did not observe NEPSSA species during the focused surveys (June 8 and 22, 2012 and July 6 and 20, 2012) that were conducted for CASSA species. Based on the information provided by Principe and Associates, the project demonstrates compliance with Section 6.1.3 of the MSHCP.

7. MSHCP Section 6.3.2: The project site is located within a Criteria Area Species Survey Area (CASSA) for Nevin's barberry, Vail Lake Ceanothus, and round-leaved filaree. A habitat assessment was conducted on June 8, 2012. Principe and Associates stated that no suitable habitat were present for Vail Lake Ceanothus and round-leaved filaree. Therefore, since no suitable habitat was present, focused surveys were not warranted for Vail Lake Ceanothus and round-leaved filaree. However, suitable habitat was present for Nevin's barberry. Therefore, focused surveys were conducted on June 8 and 22, 2012, and July 6 and 20, 2012 for Nevin's barberry. No Nevin's barberry was observed during the time of the focused surveys. Based on the information provided by Principe and Associates, the project demonstrates compliance with Section 6.3.2 of the MSHCP.

e) As noted above, the project site does support some riparian habitat. The proposed project design will avoid impacts to all riparian habitats. The project site also supports potential nesting bird habitat. Removal of vegetation or any other potential nesting bird habitat disturbances shall be conducted outside of the avian nesting season (February 1st through August 31st). If habitat must be cleared during the nesting season, a preconstruction nesting bird survey shall be conducted.

g)The project site supports several individual oak trees and a small oak woodland. All oak trees shall be preserved in place.

**Mitigation:** Birds and their nests are protected by the Migratory Bird Treaty Act (MBTA) and California Department of Fish and Game (CDFG) Codes. Since the project supports suitable nesting bird habitat, removal of vegetation or any other potential nesting bird habitat disturbances shall be conducted outside of the avian nesting season (February 1st through August 31st). If habitat must be cleared during the nesting season, a preconstruction nesting bird survey shall be conducted. The preconstruction nesting bird survey must be conducted by a biologist who holds a current MOU with the County of Riverside. The biologist shall prepare and submit a report, documenting the results of the survey, to the Riverside County Planning Department, Environmental Programs Division (EPD) for review and approval. If nesting activity is observed, appropriate avoidance measures shall be adopted to avoid any potential impacts to nesting birds (COA 60. EPD 1).

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**MM BIO 2** – All Riparian/Riverine habitats shall be identified on an Environmental Constraint Sheet (ECS) to be recorded with the project map. The ECS shall clearly indicate that no impacts are permitted within these areas (COA 50. EPD 1).

**MM BIO 3** – All oak trees shall be identified on an Environmental Constraint Sheet (ECS) to be recorded with the project map. The ECS shall clearly indicate that the oak trees shall not be impacted (COA 50. EPD 1).

Monitoring: The project monitoring will be administered through the Building and Safety Plan Check process.

**CULTURAL RESOURCES** Would the project

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>8. Historic Resources</b>				
a) Alter or destroy a historic site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Cultural Resources Consultant, *A Phase I Cultural Resources Assessment of Tentative Tract Map 36599*, July 2013

Findings of Fact:

a) A Phase I archaeological survey of the project area was conducted on June 28, June 30, and July 2, 2013 and determined the site will not be considered a significant cultural resource according to CEQA criteria. In addition, the project site is not in a Historic Preservation District. Therefore project implementation will not alter or destroy any historic site. No impacts will occur.

b) Currently, there is one single family home present on the proposed lot 3. The 656 square foot home was built in 1916 and will remain there after the subdivision. There are no historical structures or other historical resources as defined in the California Code of Regulations, Section 15064.5. No impacts will occur.

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
<b>9. Archaeological Resources</b>				
a) Alter or destroy an archaeological site.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input 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: Cultural Resources Consultant, *A Phase I Cultural Resources Assessment of Tentative Tract Map 36599*, July 2013

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

a) A Phase I archaeological survey of the project area was conducted on June 28, June 30, and July 2, 2013 and determined the site will not be considered a significant archaeological resource according to CEQA criteria. Sites CA-RIV-11589, CA-RIV-11590, CA-RIV-11591, and P-33-02360 were identified as sites with some artifacts of significance. The existing building on the proposed lot 3 (P-33-02360) includes a 656 square foot concrete block home built in 1916, goat shed, enclosed spring, root cellar, and outhouse. These structures are in a relatively fragile condition and there exists a big probability that the structures will fall apart in the not too distant future. Therefore, the report recommends that future development or improvements in lot 3 should conduct a Phase II Historical Resource Investigation. In addition, prior to issuance of grading permits, in accordance with County standard requirements and the report recommendations, archaeologically significant site shall be avoided and preserved by project design and prior to any earthmoving activities within one hundred feet (100') of any or all of these sites, the project archeologist, project supervisor, and Tribal Monitor shall fence off the boundaries of the significant sites, with sufficient buffer area to protect the site from grading impact (COA 60, PLANNING 8). Impacts will be less than significant with mitigation incorporated.

b) As discussed in section 9a, impacts to archeological resources on the project site will be less than significant pursuant to California Code of Regulations, Section 15064.5.

c) The archaeological survey conducted for the Phase I report indicated the project site is not considered a significant archeological resource. As indicated in section 9a, further analysis and testing is recommended when future development is proposed. The project will be less than significant.

d) The project will not restrict any religious or sacred uses within the project site. No impacts will occur.

**Mitigation:** Prior to the issuance of grading permits, sufficient buffer areas to protect the site from grading activities shall be provided (COA 60. PLANNING 8)

**Monitoring:** The project monitoring will be administered through the Building and Safety Plan Check process, Department of Building and Safety Grading Division, Planning Department (Project Archaeologist)

**10. 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"; Cultural Resources Consultant, *A Phase I Cultural Resources Assessment of Tentative Tract Map 36599*, July 2013

**Findings of Fact:**

a) The project is located within a low sensitivity area for the presence of paleontological resources as indicated in the General Plan. Following a literature search, records check, and a field survey, the



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project site is determined by a qualified vertebrate paleontologist as having low potential for containing significant paleontological resources subject to adverse impacts. However, should fossil remains be encountered during site development, proper mitigation should be incorporated to ensure that uncovered resources are evaluated, left in place if possible, or curated as recommended by a qualified paleontologist (COA 10. PLANNING 1). The project impacts will be less than significant with mitigation incorporated.

**Mitigation:** In the event that fossil remains are found during site development, proper mitigation shall be followed to protect the uncovered resource (COA 10. PLANNING 1)

**Monitoring:** Department of Building and Safety Grading Division, Planning Department (Project Paleontologist)

**GEOLOGY AND SOILS** Would the project

**11. 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Source:** Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones," GIS database, California Department of Conservation, Alquist-Priolo Earthquake Fault Zoning Act; Matrix Geotechnical Consulting Inc, *The Geotechnical Investigation and Onsite Wastewater Treatment Feasibility Study*, August 2013

**Findings of Fact:**

a) The project site is not located within an Alquist-Priolo Earthquake Fault Zone. The proposed project will not expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death. 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. The potential impact will be less than significant. As CBC requirements are applicable to all residential development, they are not considered mitigation for CEQA implementation purposes. Therefore, the impact is considered less than significant.

b) The project site is not located within an Alquist-Priolo Earthquake Fault Zone and no known fault lines are present on or adjacent to the project site. Therefore, there is a low potential for rupture of a known fault. No impact will occur.

**Mitigation:** No mitigation measures are required.

**Monitoring:** No monitoring measures are required.

**12. Liquefaction Potential Zone**

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

**Source:** Riverside County General Plan Figure S-3 "Generalized Liquefaction"; Matrix Geotechnical Consulting Inc, *The Geotechnical Investigation and Onsite Wastewater Treatment Feasibility Study*, August 2013

**Findings of Fact:**

a) Liquefaction is a phenomenon that occurs when soil undergoes transformation from a solid state to a liquefied condition due to the effects of increased pore-water pressure. This typically occurs where susceptible soils (particularly the medium sand to silt range) are located over a high groundwater table. Affected soils lose all strength during liquefaction and foundation failure can occur.

The Geotechnical Investigation and Onsite Wastewater Treatment Feasibility Study, prepared by Matrix Geotechnical Consulting, Inc in August 2013, identifies that there is a very low probability for liquefaction because the site is underlain by Cretaceous Tonalite bedrock. The future development will be required to adhere to the 2010 CBC, which contains provisions for soil preparation to minimize hazards from liquefaction and other seismic-related ground failures. Impacts will be less than significant.

**Mitigation:** No mitigation measures are required.

**Monitoring:** No monitoring measures are required.

**13. Ground-shaking Zone**

Be subject to strong seismic ground shaking?

**Source:** Riverside County General Plan Figure S-4 "Earthquake-Induced Slope Instability Map" and Figures S-13 through S-21 (showing General Ground Shaking Risk); Matrix Geotechnical Consulting Inc, *The Geotechnical Investigation and Onsite Wastewater Treatment Feasibility Study*, August 2013

**Findings of Fact:**

There are no known active or potentially active faults that traverse the site and the site is not located within an Alquist-Priolo Earthquake Fault Zone. The principal seismic hazard that could affect the site is ground shaking resulting from an earthquake occurring along several major active or potentially active faults in Southern California. California Building Code (CBC) requirements pertaining to development will mitigate the potential impact to less than significant. As CBC requirements are applicable to all development, they are not considered mitigation for CEQA implementation purposes. Impacts from seismic ground shaking will be less than significant and no mitigation measures are necessary.

**Mitigation:** No mitigation measures are required.

**Monitoring:** No monitoring measures are required.

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**14. Landslide Risk**

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

Source: Matrix Geotechnical Consulting Inc, *The Geotechnical Investigation and Onsite Wastewater Treatment Feasibility Study*, August 2013

Findings of Fact:

a) According to the Geotechnical Investigation and Onsite Wastewater Treatment Feasibility Study conducted by Matrix Geotechnical Consulting, the project site will have little to no potential for risk of landslides. Potential for lateral spreading, collapse, and rockfall hazards are negligible. Therefore, impacts will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**15. Ground Subsidence**

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

Source: Matrix Geotechnical Consulting Inc, *The Geotechnical Investigation and Onsite Wastewater Treatment Feasibility Study*, August 2013

Findings of Fact:

a) Based on geologic mapping, literature review, and aerial photo analysis, the potential for ground rupture and subsidence is unlikely because of the absence of faulting on or near the site. Impacts are considered less than significant.

Mitigation: No mitigation measures are required

Monitoring: No monitoring measures are required

**16. Other Geologic Hazards**

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

Source: Riverside County General Plan, Southwest Plan, Figure 10 "Flood Hazards"; Riverside County General Plan Safety Element, Figure S-10, "Dam Failure Inundation Zones"; Matrix Geotechnical Consulting Inc, *The Geotechnical Investigation and Onsite Wastewater Treatment Feasibility Study*, August 2013

a) The project site is not located near any large bodies of water or in a known volcanic area; therefore, the project site is not subject to geologic hazards, such as seiche, mudflow, or volcanic hazard.

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**Mitigation:** No mitigation measures are required.

**Monitoring:** No monitoring measures are required.

**17. Slopes**

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

**Source:** Matrix Geotechnical Consulting Inc, *The Geotechnical Investigation and Onsite Wastewater Treatment Feasibility Study*, August 2013

**Findings of Fact:**

- a) The project is topographically flat to moderate sloping and development of the site will involve mass and fine grading which will not significantly change the existing topography on the subject site. Impacts will be less than significant.
- b) The project will not cut or fill slopes greater than 2:1 or higher than 10 feet. No impacts will occur.
- c) The project will not result in grading that affects or negates subsurface sewage disposal systems. No impacts will occur.

**Mitigation:** No mitigation measures are required.

**Monitoring:** No monitoring measures are required.

**18. Soils**

a) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Be located on expansive soil, as defined in Section 1802.3.2 of the California Building Code (2007), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Have soils incapable of adequately supporting use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Source:** Matrix Geotechnical Consulting Inc, *The Geotechnical Investigation and Onsite Wastewater Treatment Feasibility Study*, August 2013

- a) The development of the site could result in the loss of topsoil from grading activities, but not in a manner that will result in significant amounts of soil erosion. Implementation of Best Management Practices (BMPs) will reduce the impact to below a level of significance. BMPs are required pursuant

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to the National Pollution Discharge Elimination System (NPDES) permit requirements and are not considered mitigation pursuant to CEQA. Impacts will be less than significant.

b) The project Geotechnical Investigation indicates soils tested on site were determined to have a very low expansive soil index. Compliance with the CBC requirements pertaining to residential development will mitigate any potential impact to less than significant. As CBC requirements are applicable to all development, they are not considered mitigation for CEQA implementation purposes.

c) The project proposes the use of septic systems. The size of the septic system is based on the measured percolation rate and number of bedrooms in the home. The greater the number of bedrooms and slower the percolation rate, the larger the system is required. Proposed homes on the proposed lots shall follow the Onsite Wastewater Treatment Systems Policy (OWTS Policy), adopted by the California State Water Resources Control Board, to ensure adequate siting, design, operation, and maintenance of the installed septic systems. With compliance with the OWTS Policy, impacts will be less than significant.

**Mitigation:** No mitigation measures are required.

**Monitoring:** No monitoring measures are required.

**19. 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"/>
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:** Matrix Geotechnical Consulting Inc, *The Geotechnical Investigation and Onsite Wastewater Treatment Feasibility Study*, August 2013

**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 measures are required.

**Monitoring:** No monitoring measures are required.

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

a) Be impacted by or result in an increase in wind erosion and blowsand, either on or off site?

Source: Riverside County General Plan Figure S-8 "Wind Erosion Susceptibility Map"

Findings of Fact:

a) The 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 CBC. With such compliance, the project will not result in an increase in wind erosion and blowsand, either on or off site. CBC requirements are applicable to all development in the state and therefore are not considered mitigation pursuant to CEQA. The project will have less than significant impacts.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**GREENHOUSE GAS EMISSIONS** Would the project

**21. Greenhouse Gas Emissions**

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

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

Source: California Air Pollution Control Officers Association. *CEQA and Climate Change*. January 2008; South Coast Air Quality Management District. CEQA Significance Thresholds Working Group. Meeting # 15, Main Presentation. September 28, 2010; Urban Crossroads, *Brown*, APN# 915-260-002 – Greenhouse Gas Analysis, September 16, 2014

Findings of Fact:

a) The County of Riverside has not yet adopted a Climate Action Plan (CAP) for unincorporated areas in the County. One is proposed to be adopted with a General Plan update currently in process. The proposed CAP, and an interim Standard Operating Procedure allows the County to meet the requirements of AB32 and sets a screening threshold of 3,000 million metric tons of carbon dioxide equivalents (MTCO2e) for any project. If the project exceeds the screening threshold, additional modeling needs to be conducted to determine consistency with the CAP. GHG emissions for the project were quantified utilizing the California Emissions Model (CalEEMod) version 2013.2.2 to determine if the project could have a cumulatively considerable impact related to greenhouse gas emissions.

A numerical threshold for determining the significance of greenhouse gas emissions in the South Coast Air Basin (Basin) has not officially been adopted by the SCAQMD. The proposed SCAQMD

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screening threshold is 3,000 metric tons carbon dioxide equivalent (MTCO<sub>2</sub>E) per year for residential and commercial projects. The proposed project will emit 478.58 MTCO<sub>2</sub>E per year. GHG emissions associated with the proposed project will not exceed the 3,000 MTCO<sub>2</sub>E threshold; therefore, impacts will be less than significant

In addition, a Greenhouse Gas Analysis was done for the proposed project on September 16, 2014. A screening threshold of 900 MTCO<sub>2</sub>E per year, set by the California Air Pollution Officers Association (CAPCOA) for residential land use was applied, which is a widely accepted screening threshold by the County of Riverside. The project will result in approximately 478.58 MTCO<sub>2</sub>E per year, which does not exceed the CAPCOA threshold. Impacts will be less than significant.

b) Because the project will not exceed the screen threshold proposed by SCAQMD, the project will not 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.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**HAZARDS AND HAZARDOUS MATERIALS** Would the project

**22. 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 type="checkbox"/>	<input checked="" 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:

Findings of Fact:

a) The proposed residential project will not create a substantial hazard to the public or the environment transport, use, or disposal of hazardous materials because these activities are not associated with residential uses. However, widely used hazardous materials common at residential uses include paints and other solvents, cleaners, and pesticides. The remnants of these and other

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products are disposed of as household hazardous waste (HHW) that includes used dead batteries, electronic wastes, and other wastes that are prohibited or discouraged from being disposed of at local landfills. 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 residential uses do not engage in activities with risk of upset. Impacts will be less than significant.

c) The project includes adequate access for emergency response vehicles and personnel; therefore will not impair the implementation of, or physically interfere with an emergency response plan and/or emergency evacuation plan. No Impacts will occur.

d) The proposed project is not located within one quarter mile of an existing or proposed school. The nearest school to the project site is Cottonwood School, located at 44260 Sage Road in Aguanga, and is approximately 5.83 miles southeast. 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 measures are required.

**Monitoring:** No monitoring measures are required.

**23. 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:** Riverside County General Plan Figure S-19 "Airport Locations"; Riverside County General Plan, Southwest Area Plan, Figure 5 "Desert Resorts Regional Airport Influence Policy Area"; GIS database

a) The project site is not located within the vicinity of any public or private airport. The closest airport to the project site is the French Valley Airport, approximately 10 miles to the northwest. According to the Area Plan, the proposed project is located outside of the airport influence policy area. Therefore, the project could not result in an inconsistency with an Airport Master Plan.



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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b) The project site is not located within the vicinity of any public or private airport; therefore will not require review by the Airport Land Use Commission. No impact will occur.

c) The project is not located within an airport land use plan and will not result in a safety hazard for people residing or working in the project area.

d) The project is not within the vicinity of a private airstrip, or heliport and will not result in a safety hazard for people residing or working in the project area.

**Mitigation:** No mitigation measures are required.

**Monitoring:** No monitoring measures are required.

**24. 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?

**Source:** Riverside County General Plan, Southwest Area Plan, Figure 11 "Wildfire Susceptibility"; GIS database

**Findings of Fact:**

a) According to the Area Plan, the proposed project site is located in an area designated as high for wildfire susceptibility. The proposed project will not expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands because standard conditions of approval have been added to the project that will assure adequate infrastructure is exists on site to address fire suppression needs. There will also be a minimal increase in the population based on the proposed map, and existing circulation is adequate to address circulation needs. Additionally, the project will be required to adhere to Riverside County Ordinance No. 787 and CBC, which contains provisions for prevention of fire hazards. These are standard conditions of approval and are not considered mitigation under CEQA. Therefore, the impact is considered less than significant.

**Mitigation:** No mitigation measures are required.

**Monitoring:** No monitoring measures are required.

**HYDROLOGY AND WATER QUALITY** Would the project

**25. Water Quality Impacts**

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?

b) Violate any water quality standards or waste discharge requirements?

c) Substantially deplete groundwater supplies or

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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)?				
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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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: Riverside County General Plan, Safety Element, Figure S-9, 100 and 500-year Flood Hazard Areas; Matrix Geotechnical Consulting Inc, *The Geotechnical Investigation and Onsite Wastewater Treatment Feasibility Study*, August 2013

Findings of Fact:

a) According to the Geotechnical Investigation, the existing surface drainage is by way of dry washes which sheet flow to north and northwest from peak elevations within the site. The southeastern corner of the site, lots 14 and 15, has surface drainage conditions which flow to the south and southeast. There are no existing drainage devices that exist on the site. Future development within the project site is subject to plan check review by the County and thus will address any concerns regarding drainage. Therefore, the project shall not 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 will result in substantial erosion or siltation on- or off-site. The impact is considered less than significant.

b) The construction of the project will implement BMP measures to reduce off-site water quality issues by including non-structural, structural, and treatment BMPs to minimize the potential for contaminated stormwater discharges and the potential for downstream pollutant loading. Impacts will be less than significant.

c) Data provided by the State of California Department of Water Resources indicate a nearby groundwater well, located south by southeast of the site, having a ground surface elevation of approximately 2115 feet. The construction and operation of the 15 homes will not substantially deplete groundwater supplies or interfere substantially with groundwater recharge. 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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d) No streams traverse the project site; thus, construction of the 14 homes will not result in the alteration of any stream course. With regard to project operation, on-site drainage will continue to function through inland swales located throughout the project site. The project will not create or contribute runoff water that will exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff. Impacts will be less than significant.

e-f) The project is not located within a 100-year flood hazard area. No impact will occur.

g) The project does not propose any uses that will have the potential to otherwise degrade water quality beyond those issues discussed in Section 25 herein. No impacts will occur.

h) The project will not include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) like water quality treatment basins or constructed treatment wetlands and the operation of the project will not result in significant environmental effects like increased vectors or odors. Drainage will be provided onsite through inland swales throughout the site. Impacts will be less than significant.

Mitigation: No mitigation measures required.

Monitoring: No monitoring measures required.

**26. Floodplains**

Degree of Suitability in 100-Year Floodplains. As indicated below, the appropriate Degree of Suitability has been checked.

NA - Not Applicable  U - Generally Unsuitable  R - Restricted

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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Changes in absorption rates or the rate and amount of surface runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam (Dam Inundation Area)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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-16 "Inventory of Dam Locations" and Figure S-10 "Dam Failure Inundation Zones"; Project Application Materials

Findings of Fact:

a) The project is located in an unincorporated area of Riverside County and is currently vacant. The project will have inland swales placed throughout the project site to serve as the drainage system. The project will not substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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surface runoff in a manner that will result in flooding on- or off-site. Impacts will be less than significant.

b) The project will not substantially change absorption rates or the rate and amount of surface runoff pursuant to NPDES requirements. Impacts will be less than significant.

c) The project site is located in an unincorporated area of Riverside County. According to the General Plan, the closest dam to the project site is located in Temecula. The General Plan also designates the project site is outside an area subject to dam inundation. There are no levees in vicinity of the project. No impact will occur.

d) The project will not cause changes in the amount of surface water in any water body. No impact will occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**LAND USE/PLANNING** Would the project

**27. Land Use**

a) Result in a substantial alteration of the present or planned land use of an area?

b) Affect land use within a city sphere of influence and/or within adjacent city or county boundaries?

Source: Riverside County General Plan, Southwest Area Plan

Findings of Fact:

a) The project is located in an unincorporated area of Riverside County. The proposed project is consistent with the surrounding and planned land use for the site. The project will not result in a substantial alteration to the present land use of the area and impacts will be less than significant.

b) The project site is located in the unincorporated Riverside County and is not within a city boundary or city sphere of influence. The project is consistent with surrounding land uses. Therefore, the project will not affect land uses within a city sphere of influence or within adjacent city or county boundaries; impacts will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**28. Planning**

a) Be consistent with the site's existing or proposed zoning?

b) Be compatible with existing surrounding zoning?

c) Be compatible with existing and planned surrounding land uses?

	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 Comprehensive General Plan (including those of any applicable Specific Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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; Riverside County General Plan, Southwest Area Plan

Findings of Fact:

a-b) The project is currently zoned Rural Residential (R-R), which requires a minimum size lot of 5 acres. Surrounding land uses include Rural Residential and Residential Agriculture to the north, west, east, and south. Therefore the proposed project is consistent and compatible with the site's proposed zoning; no impact will occur.

c) The project is currently zoned as Rural Residential. With a General Plan Amendment to change the Rural Residential zone to Residential Agriculture, the project proposes to subdivide the 78.75 acre lot into 15 individual lots. Surrounding impacts are also similar. No impact will occur.

d) The project is consistent with the Riverside County General Plan. The project will have no impact.

e) The project is surrounded by Rural Residential to the north, west, east, and south. Therefore the project will not disrupt or divide any existing community and no impacts will occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required

**MINERAL RESOURCES** Would the project

**29. 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, Multipurpose and Open Space Element, Figure OS-5 "Mineral Resources Area"

a) According to Figure OS-5 "Mineral Resources Area", the project site is located in an area that has not been studied for the presence or absence of mineral deposits. The General Plan identifies

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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policies that encourage protection for existing mining operations and for appropriate management of mineral extraction. A significant impact that will constitute a loss of availability of a known mineral resource will include unmanaged extraction or encroach on existing extraction. No existing or abandoned quarries or mines exist in the area surrounding the project site. The project does not propose any mineral extraction on the project site. Therefore, the project will not result in the permanent loss of significant mineral resources.

b) The project will not result in the loss of availability of a known mineral resource in an area classified or designated by the State that will be of value to the region or the residents of the State. The project will not result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan. No impact will occur.

c) The project will not be an incompatible land use located adjacent to a State classified or designated area or existing surface mine. No impact will occur.

d) The project will not expose people or property to hazards from proposed, existing or abandoned quarries or mines. No impact will occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are 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

**30. 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?

NA     A     B     C     D

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?

NA     A     B     C     D

Source: Riverside County General Plan, Southwest Area Plan, Figure 5 "French Valley Airport Influence Policy Area"

Findings of Fact:

a) 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 will expose people residing on the project site to excessive noise levels. No impact will occur.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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b) The project is not located within the vicinity of a private airstrip that will expose people residing on the project site to excessive noise levels. No impact will occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

<b>31. Railroad Noise</b>	<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, Southwest Area Plan, Local Circulation Policies, "Rail"

Findings of Fact:

There are no railroad tracks in the vicinity of this project site. The project has no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

<b>32. Highway Noise</b>	<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, Circulation Element

Findings of Fact:

The project is not directly adjacent to any Highway. There will be no significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

<b>33. Other Noise</b>	<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: Project Application Materials

Findings of Fact:

No additional noise sources have been identified near the project site that will contribute a significant amount of noise to the project. There will be no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

<b>34. Noise Effects on or by the Project</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) A substantial permanent increase in ambient noise				

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
levels in the project vicinity above levels existing without the project?				
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 type="checkbox"/>	<input checked="" 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, Noise Element

Findings of Fact:

a) The County of Riverside Noise Element and Ordinance contain land use compatibility guidelines for community noise. Among the various land uses, schools and single-family/multi-family residential uses are generally unacceptable in areas between 65 and 75 dBA CNEL and are conditionally acceptable in areas between 65 and 70 dBA CNEL. Vehicle noise can potentially affect the project site, as well as land uses located along nearby roadways. Because of the location and size of the project, the project will not create a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project. Impacts will be less than significant.

b) The project consists of a subdivision of the 78.75 acre lot into 15 individual lots. Construction of homes will occur after the project applicant sells the individual lots. The construction period will vary depending on the new owners. However, construction of the homes will require a site preparation phase, grading activity, building construction, and architectural coating of the residential developments. Grading activities will involve the use of standard earth moving equipment, such as drop hammer, dozers, loaders, excavators, graders, back hoes, pile drivers, dump trucks, and other related heavy-duty equipment, which will be stored on site during construction to minimize disruption of the surrounding land uses. Above-grade construction activities will involve the use of standard construction equipment, such as hoists, cranes, mixer trucks, concrete pumps, laser screeds, and other related equipment.

Equipment used during the construction phases will generate both steady state and episodic noise that will be heard both on and off the project site. Noise levels generated during construction will primarily affect the residential land uses adjacent to the project site to the west and southeast. In addition, daily transportation of construction workers and the hauling of materials both on and off the project site are expected to cause increases in noise levels along study area roadways, although noise levels for such trips will be less than peak hour noise levels. The project will adhere to all County noise standards to alleviate construction noise. Impacts will be considered less than significant with mitigation incorporated.

c) Future residents located on the project site may experience noise due to an increase in human activity within the area from people living on the premises. These noise sources are not unique and generally contribute to the ambient noise levels experienced in all residential areas. The noise generated by the project's residential land uses will not exceed the County of Riverside's compatibility thresholds and is considered less than significant.



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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d) Persons might be exposed to groundborne vibration or groundborne noise levels during construction and operation of the project; however, to minimize ambient noise levels during construction and operation of the proposed project, construction and operation shall be restricted substantially to daylight hours. Impacts will be less than significant.

**Mitigation:** No mitigation measures are required.

**Monitoring:** No monitoring measures are required.

**POPULATION AND HOUSING** Would the project

**35. Housing**

a) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) 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:** Riverside County General Plan Housing Element

**Findings of Fact:**

a) The project site is currently vacant and contains one 656 square foot home that will remain untouched after the subdivision. The proposed project will not displace any housing, necessitating the construction of replacement housing elsewhere. The project will have no significant impact.

b) The project will not create a demand for additional housing, particularly housing affordable to households earning 80 percent or less of the County's median income. The project will have no significant impact.

c) The project will not displace substantial numbers of people, necessitating the construction of replacement housing elsewhere because the project is currently vacant. No impact will occur.

d) The project is not located within a County Redevelopment Project Area. Therefore, the project will have no impact.

e-f) The project will generate approximately 43 residents within the unincorporated portion of the Riverside County. According to the growth forecasts from Southern California Association of

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Governments (SCAG), a population of 349,100 was recorded in 2008 and an anticipated population of 710,600 is projected for 2035 in unincorporated areas of Riverside County. This total is within the growth projections and impacts will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

**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.

Any potential significant effects will be mitigated by the payment of standard fees to the County of Riverside. The project will not directly physically alter existing facilities or result in the construction of new facilities. Any construction of new facilities required by the cumulative effects of surrounding projects will have to meet all applicable environmental standards. The project shall comply with County Ordinance No. 659 to mitigate the potential effects to fire services (COA 10.PLANNING.14). 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 measures are required.

Monitoring: No monitoring measures are required.

**37. Sheriff Services**

Source: Riverside County Sheriff's Department

Findings of Fact:

The proposed area is serviced by the Riverside County Sheriff's Department. The proposed project will not have an incremental effect on the level of sheriff services provided in the vicinity of the project area. Any construction of new facilities required by the cumulative effects of this project and surrounding projects will have to meet all applicable environmental standards. The project shall comply with County Ordinance No. 659 to mitigate the potential effects to sheriff services (COA 10.PLANNING.14). 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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Condition of Approval and pursuant to CEQA, is not considered mitigation. Impacts will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

<b>38. Schools</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Hemet Unified School District

Findings of Fact:

The project site is located within the Hemet Unified School District (HUSD). The nearest school to the project site is Cottonwood School, located at 44260 Sage Road in Aguanga, and is approximately 5.83 miles southeast. The project will not physically alter existing facilities or result in the construction of new facilities. The project is required to comply with School Mitigation Impact Fees to provide adequate school services. This is a standard condition of approval and is not considered mitigation under CEQA. Impacts will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

<b>39. Libraries</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan

Findings of Fact:

The closest library to the project site is the Temecula Public Library, located at 30600 Pauba Road in the City of Temecula, approximately 9.6 miles to the west of the site. The proposed project will not create a significant incremental demand for library services. The project will not require the provision of new or altered government facilities at this time. Any construction of new facilities required by the cumulative effects of surrounding projects would have to meet all applicable environmental standards. This project shall comply with County Ordinance No. 659 to mitigate the potential effects to library services (COA 10.PLANNING.14). 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 measures are required.

Monitoring: No monitoring measures are required.

<b>40. Health Services</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan

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

The closest health center to the project site is Rancho Springs Medical Center, located 25500 Medical Center Drive in the City of Murrieta, approximately 12.7 miles west of the site. The proposed project will not cause an impact on health services. The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. Health services are funded through private insurance or state-funded medical programs. Impacts will be less than significant.

**Mitigation:** No mitigation measures are required.

**Monitoring:** No monitoring measures are required.

**RECREATION**

**41. Parks and Recreation**

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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>

**Source:** Riverside County General Plan, Public Facilities

**Findings of Fact:**

a) The project will result in the subdivision of 15 individual lots from the original 78.75 acre lot. The project will lead to the construction of 14 residential developments within the project site. The nearest public park to the project site is Glenoak Hills Park, located in Temecula, approximately 2 miles northwest. Project implementation will not require the construction or expansion of recreational facilities that can cause adverse physical effects on the environment. No impact will occur.

b) The project will not include the use of existing neighborhood or regional parks or other recreation facilities such that substantial physical deterioration of the facility will occur or be accelerated. The project will have no impact.

c) The project is not located within a Community Service Area or recreation and park district. The project site is located in unincorporated Riverside County and does not have a Specific Plan. No impacts will occur.

**Mitigation:** No mitigation measures are required.

**Monitoring:** No monitoring measures are required.

<b>42. Recreational Trails</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Riverside County General Plan, Southwest Area Plan, Figure 8 "Trails and Bikeways System"

Findings of Fact:

According to the Area Plan, the project site is not located near any historic trails, bike trails, regional trails, or community trails. No impact will occur.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

**TRANSPORTATION/TRAFFIC** Would the project

**43. Circulation**

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"/>
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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"/>
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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"/>
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d) Alter waterborne, rail or air traffic?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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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"/>
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f) Cause an effect upon, or a need for new or altered maintenance of roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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g) Cause an effect upon circulation during the project's construction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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h) Result in inadequate emergency access or access to nearby uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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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 checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan, Circulation Element

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

a) The Project trip generation estimates were based on trip rates defined by the Institute of Transportation Engineers (ITE) *Trip Generation (9th Edition)*. The land use code for "Single Family Detached" was used to define the land use of the proposed project. The project will generate 150 weekday daily trips with 15 trips in the AM Peak Hour and 15 trips in the PM Peak Hour. The project will not conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system. Impacts will be less than significant.

b) As discussed in 43a, the project will not result in an increase of traffic during peak-hours. 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. Impacts are less than significant.

c-d) The project does not propose any design issues that will cause a change in air traffic patterns, alter waterborne, or rail and air traffic. The project will have no impact.

e-f) The project will provide two roads and one cul-de-sac to access the residential homes. Hammerhead intersections are placed at the end of most driveways to provide access for fire trucks. The internal circulation system will be designed 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. The project will not substantially increase hazards due to a design feature or cause an effect upon a need for new or altered maintenance of roads. No impact will occur.

g) As the project site is currently vacant, the project will not cause an effect upon circulation during the project's construction. Impacts will be less than significant.

h) The project will not cause inadequate emergency access or access to nearby uses. Internal streets constructed for the project will connect to existing streets surrounding the project site. All driveways will also have fire roundabouts to provide adequate space for fire trucks to enter and leave the area. Impacts will be less than significant.

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. Impacts will be less than significant.

**Mitigation:** No mitigation measures are required.

**Monitoring:** No monitoring measures are required.

**44. Bike Trails**

**Source:** Riverside County General Plan, Southwest Area Plan, Figure 8 "Trails and Bikeways System"

**Findings of Fact:**

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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According to the Area, the project site is not located near any historic trails, bike trails, regional trails, or community trails. No impact will occur.

**Mitigation:** No mitigation measures are required.

**Monitoring:** No monitoring measures are required.

**UTILITY AND SERVICE SYSTEMS** Would the project

**45. 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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**Source:** Project Application Materials

**Findings of Fact:**

a) The project site will use private wells to satisfy water needs and demands. Any construction of new facilities required by the cumulative effects of the project and surrounding projects will have to meet all applicable environmental standards. Condition of approval 10.E Health.6 requires that a site assessment be done to assure that adequate groundwater exists to serve the site. Additionally, 90.E Health.1 requires laboratory testing of the well water to assure there are no bacteria or inorganic materials that could be harmful. With this mitigation, Impacts will be less than significant.

b) According to CalEEMod, the project will demand 5.38 acre-feet of potable water per year. The project will utilize private wells to satisfy their water needs which will adequately serve the residential homes within the project site. Impacts will be less than significant.

**Mitigation:** Condition of approval 10.E Health.6 requires that a site assessment be done to assure that adequate groundwater exists to serve the site. Additionally, 90.E Health.1 requires laboratory testing of the well water to assure there are no bacteria or inorganic materials that could be harmful.

**Monitoring:** Monitoring will be administered through the Building and Safety Plan Check Process.

**46. 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"/>
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b) Result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Project Application Materials; Riverside County Planning Department, Riverside County General Plan Update Draft EIR, May 2014.

Findings of Fact:

a) The proposed project is currently vacant. The new residential development on the project site will utilize private septic systems for their sewage needs. Any construction of new facilities will meet all applicable environmental standards and review by the County. Riverside County maintains regulations for the design of septic systems to ensure their proper operations. Impacts will be less than significant.

b) The residential homes on the project site will have private septic systems that will adequately serve the area's sewage needs. Impacts will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**47. Solid Waste**

a) Is the project served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?

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)?

Source: Riverside County General Plan, Riverside County Waste Management District

Findings of Fact:

a) The project will not substantially alter existing or future solid waste generation patterns and disposal services. The closest landfill to the project is the Oasis Sanitary Landfill, which accepts up to 400 tons per day of solid waste and is anticipated to close in 2055. In 2012, unincorporated Riverside County had an annual disposal rate of 4.5 pounds per person per day. The project will generate 3.58 tons per day per household, within the permitted maximum tonnage allowed at Oasis Sanitary Landfill. Impacts will be less than significant.

b) The proposed development will be required to comply with all applicable laws and regulations governing solid waste. The project will not affect Riverside County's ability to continue to meet the required AB 939 waste diversion requirements. Impacts will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**48. 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: Riverside County General Plan

Findings of Fact:

a-c) The project will require utility services in the form of electricity, natural gas, and communications systems. Utility service infrastructure is available to the proposed project onsite and the project is not anticipated to create a need for new facilities.

d) Storm water drainage will be handled on-site. Impacts will be less than significant.

e-f) The project will have an incremental impact on the maintenance of public facilities, including roads. County Ordinance No. 659 establishes the utilities and public services (including transportation facilities) mitigation fee applicable to all projects to reduce incremental impacts to these services. Impacts will be less than significant

g) The project will not require construction or expansion of new government facilities. The project will function sufficiently with existing government services like schools, libraries, medical centers, parks, and so forth. County Ordinance No. 659 establishes the utilities and public services mitigation fee applicable to all projects to reduce incremental impacts to these services. Impacts will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**49. Energy Conservation**

a) Would the project conflict with any adopted energy conservation plans?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source:

a) The proposed project will not conflict with any adopted energy conservation plans. The project will have no impact.

Mitigation: No mitigation measures are required.

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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Monitoring: No monitoring measures are required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**MANDATORY FINDINGS OF SIGNIFICANCE**

**50.** 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?

Source: Staff review, Project Application Materials

Findings of Fact:

The proposed project will not substantially impact any scenic vistas, scenic resources, or the visual character of the area and will not result in excessive light or glare. The project is not designated as farmland or forest land and will not cause any impacts. The project site is located within an area with potential natural habitats but impacts will be mitigated through County Conditions of Approval to less than significant. The proposed project will not significantly impact any sensitive plants, plant communities, fish, wildlife or habitat for any sensitive species. Adverse impacts to archaeological and paleontological resources and human remains will not occur. Construction-phase procedures will be implemented in the event any important archaeological resources, paleontological resources, or human remains are discovered during grading, consistent with Riverside County Conditions of Approval, as discussed in Sections 8, 9, and 10. The environmental analysis provided in Section 6 (Air Quality) concludes that impacts related to emissions of criteria pollutants and other air quality impacts will be less than significant. Section 21 (Greenhouse Gas Emissions) concludes that impacts related to climate change will be less than significant. Sections 25 and 26 conclude that impacts related to hydrology and water quality will be less than significant. Based on the preceding analysis of potential impacts discussed in the Environmental Assessment, no evidence is presented that this project will degrade the quality of the environment. The County hereby finds that impacts related to degradation of the environment, biological resources, and cultural resources will be less than significant with mitigation incorporated.

**51.** 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)?

Source: Staff review, Project Application Materials

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Cumulative impacts can result from the interactions of environmental changes resulting from one proposed project with changes resulting from other past, present, and future projects that affect the same resources, utilities and infrastructure systems, public services, transportation network elements, air basin, watershed, or other physical conditions. Such impacts could be short-term and temporary, usually consisting of overlapping construction impacts, as well as long term, due to the permanent land use changes involved in the project.

Section 15130(b)(1) of the CEQA Guidelines identify two methods to determine the scope of related projects for cumulative impact analysis:

*List-of-Projects Method:* a list of past, present, and probable future projects producing related or cumulative impacts, including, if necessary, those projects outside the control of the agency.

*Summary-of-Projections Method:* a summary of projections contained in an adopted general plan or related planning document or in a prior environmental document that has been adopted or certified, which described or evaluated regional or area wide conditions contributing to the cumulative impact. Any such planning document shall be referenced and made available to the public at a location specified by the lead agency.

The proposed project consists of the subdivision of a 78.75 acre lot into 15 individual lots within unincorporated Riverside County. The subdivision will lead to the construction of 14 homes which will generate approximately 43 residents. The SCAG Regional Transportation Plan/Sustainable Communities Strategy projects an estimated population of 710,600 by 2035 in unincorporated areas of Riverside County. The proposed project will not be substantially growth inducing and will not contribute to a cumulative impact. In addition, the proposed project will be consistent with the County's adopted General Plan.

Non-Cumulative Impacts

Impacts related to aesthetics, geology and soils, and airport hazards at the project-level have no potential for cumulative impacts because impacts are limited to on-site conditions and include no component that could result in similar impacts over time or space. Therefore, no cumulative impacts related to these topics will occur.

Local Impacts

Projects can contribute considerably to cumulative impacts in context of the local environment. Local cumulative impacts are limited to agricultural and forestry resources, air quality, biological resources, cultural resources, hazardous materials, wildfires, groundwater levels, drainage and water quality, land use and planning, mineral resources, noise, population and housing, public services, transportation and traffic, and utilities and service systems. A general discussion of potentially significant cumulative impacts in the local context is summarized below.

The analysis provided in Sections 5 (Forest), 28 (Planning), 29 (Mineral Resources), 41 (Recreation) found that no individual impacts will occur; therefore, the project could not contribute considerably to forestry, planning, mineral resources, and recreation impacts. The analysis provided in sections related to air quality, hazards and hazardous materials, land use, population and housing, public services, recreation, and utilities and services systems found

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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that impacts will be less than significant; therefore, while the project will contribute to localized cumulative impacts, the project contribution will not be considerable.

Impacts related to wildlife and vegetation and cultural resources were found to be potentially significant and require mitigation to reduce to less than significant levels; therefore, the project could contribute considerably to significant localized cumulative impacts in these topical areas. This topic is discussed in detail below.

*Wildlife and Vegetation.* The context for assessing cumulative impacts to local wildlife and vegetation is the extent to which construction of the proposed project will have a substantial adverse effect on any endangered or threatened species or any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations. The project site is a suitable habitat for Burrowing Owls therefore will have potential of occupying the site. Therefore, County Conditions of Approval shall be implemented. Prior to the issuance of grading permits, in accordance with County standard requirements and the recommendations of the project biologist, burrowing owl clearance shall be conducted and appropriate mitigation shall be implemented by a qualified biologist if active nests are discovered. In addition, Nesting bird surveys will be required prior to issuance of grading permits to ensure that no nesting birds are present when site clearing activities occur. These mitigation implemented, the proposed project will not significantly contribute to cumulative impacts regard local wildlife and vegetation.

*Cultural Resources.* The context for assessing cumulative impacts to local archeological and paleontological knowledge of our past is the geographical extent of local historic and pre-historic knowledge. Loss of on-site archaeological and paleontological resources could reduce or eliminate important information relevant to the County of Riverside. County Conditions of Approval shall be implemented. Prior to issuance of grading permits, in accordance with County standard requirements and the report recommendations, archaeologically significant site shall be avoided and preserved by project design and prior to any earthmoving activities within one hundred feet (100') of any or all of these sites, the project archeologist/paleontologist, project supervisor, and Tribal Monitor shall fence off the boundaries of the significant sites, with sufficient buffer area to protect the site from grading impact. This will eliminate any potential loss of important local archaeological or paleontological information that may be buried under the project site; therefore, the project will have no contribution to a cumulative loss of important local archaeological and paleontological knowledge.

Regional Impacts

Projects can contribute considerably to cumulative impacts in context of the regional environment. Regional cumulative impacts are limited to air quality, biological resources, cultural resources, hazardous materials, wildfires, groundwater levels, drainage and water quality, flooding, land use and planning, mineral resources, transportation and traffic, and utilities and service systems. A general discussion of potentially significant cumulative impacts in the regional context is summarized below.

The analysis provided in Sections 5 (Forest), 28 (Planning), 29 (Mineral Resources), 41 (Recreation) found that no individual impacts will occur; therefore, the project could not contribute considerably to forestry, planning, mineral resources, and recreation impacts. The

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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analysis provided in sections related to air quality, hazards and hazardous materials, land use, population and housing, public services, recreation, and utilities and services systems found that impacts will be less than significant; therefore, while the project will contribute to regional cumulative impacts, the project contribution will not be considerable.

Impacts related to wildlife and vegetation and cultural resources were found to be potentially significant and require mitigation to reduce to less than significant levels; therefore, the project could contribute considerably to significant regional cumulative impacts in these topical areas. This topic is discussed in detail below.

*Wildlife and Vegetation.* The context for assessing cumulative impacts to regional wildlife and vegetation is the extent to which construction of the proposed project will have a substantial adverse effect on any endangered or threatened species or any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations. The project site is a suitable habitat for Burrowing Owls therefore will have potential of occupying the site. Therefore, County Conditions of Approval shall be implemented. Prior to the issuance of grading permits, in accordance with County standard requirements and the recommendations of the project biologist, burrowing owl clearance shall be conducted and appropriate mitigation shall be implemented by a qualified biologist if active nests are discovered. In addition, Nesting bird surveys will be required prior to issuance of grading permits to ensure that no nesting birds are present when site clearing activities occur. These mitigation implemented, the proposed project will not significantly contribute to cumulative impacts regard regional wildlife and vegetation.

*Cultural Resources.* The context for assessing cumulative impacts to regional archeological and paleontological knowledge of our past is the geographical extent of local historic and pre-historic knowledge. Loss of on-site archaeological and paleontological resources could reduce or eliminate important information relevant to the County of Riverside. County Conditions of Approval shall be implemented. Prior to issuance of grading permits, in accordance with County standard requirements and the report recommendations, archaeologically significant site shall be avoided and preserved by project design and prior to any earthmoving activities within one hundred feet (100') of any or all of these sites, the project archeologist/paleontologist, project supervisor, and Tribal Monitor shall fence off the boundaries of the significant sites, with sufficient buffer area to protect the site from grading impact. This will eliminate any potential loss of important local archaeological or paleontological information that may be buried under the project site; therefore, the project will have no contribution to a cumulative loss of important regional archaeological and paleontological knowledge.

Global Impacts

One topic of global concern is climate change. As discussed in Section 21, climate change is the result of numerous, cumulative sources of greenhouse gas emissions all over the world. The project will not contribute considerably to global climate change.

Based on the above analysis concerning the local, regional, and global impacts of the project in consideration of past, current, and future projects, the City hereby finds that the contribution of the proposed project to cumulative impacts will be less than significant with mitigation incorporation.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
52. 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"/>

Source: Staff Review, Project Application

Findings of Fact:

Based on the analysis of the project's impacts discussed in the Environmental Assessment, there is no indication that this project could result in substantial adverse effects on human beings. While there will be a variety of temporary adverse effects during construction related to noise and criteria pollutant emissions, these will be reduced to less than significant levels through incorporation of standard requirements for air quality protection. Less than significant long-term effects will include air quality, population and housing, public services, recreation, and changing the visual character of the site, with a majority of these impacts affecting the project site itself. The analysis herein concludes that direct and indirect environmental effects will at worst require mitigation to reduce to less than significant levels. Generally, environmental effects will result in less than significant impacts. Based on the analysis in this Environmental Assessment, the City finds that direct and indirect impacts to human beings will be less than significant with mitigation incorporation.

**VI. EARLIER ANALYSES**

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

Earlier Analyses Used, if any: Riverside County General Plan and EIR

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

County of Riverside Planning Department  
 4080 Lemon Street, 12<sup>th</sup> Floor  
 Riverside, CA 92502

TRACT MAP Tract #: TR36599

Parcel: 915-260-002

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1                      MAP- PROJECT DESCRIPTION                      RECOMMND

The land division hereby permitted is a Schedule "D" subdivision of 78.75 acres into 15 lots with a minimum lot size of 5 acres.

10. EVERY. 2                      MAP - HOLD HARMLESS                      RECOMMND

The applicant/permittee or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside or its agents, officers, and employees (COUNTY) from the following:

(a) any claim, action, or proceeding against the COUNTY to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the TENTATIVE MAP, which action is brought within the time period provided for in California Government Code, Section 66499.37; and,

(b) any claim, action or proceeding against the COUNTY to attack, set aside, void or 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.



TRACT MAP Tract #: TR36599

Parcel: 915-260-002

10. GENERAL CONDITIONS

10. EVERY. 3                      MAP- DEFINITIONS                      RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Tentative Tract Map No. 36599 shall be henceforth defined as follows:

TENTATIVE MAP = Tentative Tract Map No. 36599, dated

CHANGE OF ZONE= Change of Zone No. 07809, dated November 11, 2013.

EXHIBIT C= Right of Way Dedication Exhibit, dated November 11, 2013.

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

10. EVERY. 4                      MAP - 90 DAYS TO PROTEST                      RECOMMND

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

BS GRADE DEPARTMENT

10.BS GRADE. 1                      MAP - GENERAL INTRODUCTION                      RECOMMND

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

10.BS GRADE. 2                      MAP-EXIST'G STRUCTURE LOT 3                      RECOMMND

Tentative Tract Map No. 36599 indicates an existing barn located within the boundaries of an existing natural water course traversing southerly to northerly through lot 3. Markham Development Management Group, Inc. has agreed to re-grade the flowline around the barn at such time that the extension of Via Carmelo is constructed.

The applicant/owner is required to obtain an hourly permit and all required approvals, permits and clearances prior to conducting the grading on lot 3.

TRACT MAP Tract #: TR36599

Parcel: 915-260-002

10. GENERAL CONDITIONS

10.BS GRADE. 3                    MAP - OBEY ALL GDG REGS                    RECOMMND

All grading shall conform to the California Building Code, Ordinance 457, and all other relevant laws, rules, and regulations governing grading in Riverside County and prior to commencing any grading which includes 50 or more cubic yards, the applicant shall obtain a grading permit from the Building and Safety Department.

10.BS GRADE. 4                    MAP - DISTURBS NEED G/PMT                    RECOMMND

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

10.BS GRADE. 6                    MAP - NPDES INSPECTIONS                    RECOMMND

Construction activities including clearing, stockpiling, grading or excavation of land which disturbs less than 1 acre and requires a grading permit or construction Building permit shall provide for effective control of erosion, sediment and all other pollutants year-round. The permit holder shall be responsible for the installation and monitoring of effective erosion and sediment controls. Such controls will be evaluated by the Department of Building and Safety periodically and prior to permit Final to verify compliance with industry recognized erosion control measures.

Construction activities including but not limited to clearing, stockpiling, grading or excavation of land, which disturbs 1 acre or more or on-sites which are part of a larger common plan of development which disturbs less than 1 acre are required to obtain coverage under the construction general permit with the State Water Resources Control Board. You are required to provide proof of WDID# and keep a current copy of the storm water pollution prevention plan (SWPPP) on the construction site and shall be made available to the Department of Building and Safety upon request.

Year-round, Best Management Practices (BMP's) shall be maintained and be in place for all areas that have been graded or disturbed and for all material, equipment and/or operations that need protection. Stabilized Construction Entrances and project perimeter linear barriers are required year round. Removal BMP's (those BMP's which must be temporarily removed during construction activities)

TRACT MAP Tract #: TR36599

Parcel: 915-260-002

10. GENERAL CONDITIONS

10.BS GRADE. 6                    MAP - NPDES INSPECTIONS (cont.)                    RECOMMND

shall be in place at the end of each working day.

Monitoring for erosion and sediment control is required and shall be performed by the QSD or QSP as required by the Construction General Permit. Stormwater samples are required for all discharge locations and projects may not exceed limits set forth by the Construction General Permit Numeric Action Levels and/or Numeric Effluent Levels. A Rain Event Action Plan is required when there is a 50% or greater forecast of rain within the 48 hours, by the National Weather Service or whenever rain is imminent. The QSD or QSP must print and save records of the precipitation forecast for the project location area from (<http://www.srh.noaa.gov/forecast>) and must accompany monitoring reports and sampling test data. A Rain gauge is required on site. The Department of Building and Safety will conduct periodic NPDES inspections of the site throughout the recognized storm season to verify compliance with the Construction General Permit and Stormwater ordinances and regulations.

10.BS GRADE. 7                    MAP - EROS CNTRL PROTECT                    RECOMMND

Graded but undeveloped land shall provide, in addition to erosion control planting, any drainage facility deemed necessary to control or prevent erosion. Additional erosion protection may be required during the rainy season from October 1, to May 31.

10.BS GRADE. 8                    MAP - DUST CONTROL                    RECOMMND

All necessary measures to control dust shall be implemented by the developer during grading. A PM10 plan may be required at the time a grading permit is issued.

10.BS GRADE. 9                    MAP - 2:1 MAX SLOPE RATIO                    RECOMMND

Graded slopes shall be limited to a maximum steepness ratio of 2:1 (horizontal to vertical) unless otherwise approved.

10.BS GRADE. 11                    MAP - MINIMUM DRNAGE GRADE                    RECOMMND

Minimum drainage grade shall be 1% except on portland cement concrete where .35% shall be the minimum.

TRACT MAP Tract #: TR36599

Parcel: 915-260-002

10. GENERAL CONDITIONS

10.BS GRADE. 12                   MAP - DRNAGE & TERRACING                   RECOMMND

Provide drainage facilities and terracing in conformance with the California Building Code's chapter on "EXCAVATION & GRADING".

10.BS GRADE. 13                   MAP - SLOPE SETBACKS                   RECOMMND

Observe slope setbacks from buildings & property lines per the California Building Code as amended by Ordinance 457.

10.BS GRADE. 14                   MAP - SLOPES IN FLOODWAY                   RECOMMND

Graded slopes which infringe into the 100 year storm flood way boundaries, shall be protected from erosion, or other flood hazards, by a method acceptable to the Building & Safety Department Engineer - which may include Riverside County Flood Control & Water Conservation District's review and approval. However, no graded slope will be allowed which in the professional judgment of the Building and Safety Engineer blocks, concentrates or diverts drainage flows.

10.BS GRADE. 18                   MAP - DR WAY XING NMC                   RECOMMND

Lots whose access is or will be affected by natural or constructed drainage facilities shall provide drive way drainage facilities which are adequate to allow access from the street to the house during 100 year storms.

10.BS GRADE. 23                   MAP - MANUFACTURED SLOPES                   RECOMMND

Plant and irrigate all manufactured slopes equal to or greater than 3 feet in vertical height with drought tolerant grass or ground cover; slopes 15 feet or greater in vertical height shall also be planted with drought tolerant shrubs or trees in accordance with the requirements of Ordinance 457.

10.BS GRADE. 24                   MAP - FINISH GRADE                   RECOMMND

Finish grade shall be sloped to provide proper drainage away from all exterior foundation walls in accordance with the California Building Code and Ordinance 457.

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10. GENERAL CONDITIONS

E HEALTH DEPARTMENT

10.E HEALTH. 1 INDUSTRIAL HYGIENE RECOMMND

Based on the information provided (i.e. 5 acre lot sizes and roadways being smaller than Collectors) a noise study shall not be required. Please note that the Office of Industrial Hygiene reserves the right to regulate in accordance with all applicable ordinances, regulations, and standards should further information indicate the requirements.

Please contact the Office of Industrial Hygiene at (951) 955-8980 for any questions.

10.E HEALTH. 2 ENV CLEANUP PROGRAM-COMMENTS RECOMMND

If previously unidentified contamination or the presence of a naturally occurring hazardous material is discovered at the site, assessment, investigation, and/or cleanup may be required. Contact Riverside County Environmental Health - Environmental Cleanup Programs at (951) 955-8982 for further information.

10.E HEALTH. 4 USE - FLOOR PLANS RECOMMND

The applicant shall submit to the Department of Environmental Health a floor plan showing all proposed bedrooms and plumbing fixtures to ensure proper sizing of the Advanced Treatment Unit.

10.E HEALTH. 5 USE - OWTS DESIGN PLAN RECOMMND

The applicant shall submit to the Department of Environmental Health (DEH) at least three copies of detailed contoured plot plans, wet stamped and signed by the Professional of Record), showing the location of all required details as specified by the Department of Environmental Health (DEH) Technical Guidance Manual including but not limited to location, the design and specifications of the proposed onsite wastewater treatment systems, the location of the proposed well, and location and dimensions of the single family residential dwelling.

If grading is proposed, all required detail shall be placed on Precise Grading Plans wet stamped and signed by the Professional of Record (individual or firm who is responsible for the soils percolation report).

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10. GENERAL CONDITIONS

10.E HEALTH. 6 DEH SITE EVALUATION REQUIRED RECOMMND

A site evaluation conducted by Department of Environmental Health (DEH) staff shall be required. The applicant shall ensure that the groundwater detection boring (4 inch perforated pipe that extends to a depth at least 10 feet below the proposed leach line trench bottom) is install for DEH staff to evaluate. In addition, the applicant shall ensure that the project site is clearly identified by the site address or Assessor's Parcel Number and all property corners are clearly marked.

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 MAP FLOOD HAZARD REPORT RECOMMND

Tract Map 36599 is a proposal to subdivide 78.75 acres into 15 residential parcels (with a minimum parcel size of 5 acres) in the Rancho California area. The site is located on the west side of Calle Cordova at the intersection with Via Elena.

Our review indicates the property cradles a ridge-line. The bulk of the property drains to the northwest while southeastern corner drains to the southeast. Stormwater runoff from about 20 acres is tributary to the northeast corner. The exhibit indicates that the existing residence and the proposed pads are located on hilltops and out of the natural watercourses. The tentative map shows the natural watercourses are to remain natural and unobstructed while culvert crossings are proposed in the streets. The topography of the area consists of well-defined ridges and small, natural watercourses that traverse the property. There is adequate area outside of the natural watercourses for building sites. The natural watercourses should be kept free of buildings and obstructions in order to maintain the natural drainage patterns of the area and to prevent flood damage to new buildings.

Most of the site is located within the bounds of the Murrieta Creek/Santa Gertrudis Valley Area Drainage Plan (ADP) for which drainage fees have been established by the Board of Supervisors. Applicable ADP fees will be due (in accordance with the Rules and Regulations for Administration of Area Drainage Plans) prior to permits for this project. Although the current fee for this ADP is \$1,179 per acre (or per lot for parcels larger than one acre), the fee due will be based on the fee in effect at

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10. GENERAL CONDITIONS

10.FLOOD RI. 1                    MAP FLOOD HAZARD REPORT (cont.)                    RECOMMND

the time of payment. The fee is payable to the Flood Control District by cashier's check or money order only. The District will not accept personal or company checks. The drainage fee is required to be paid prior to the issuance of the grading permits or issuance of the building permits if grading permits are not issued.

10.FLOOD RI. 2                    MAP WELL DEFINED WATERCOURSES                    RECOMMND

The topography of the area consists of well defined ridges and natural watercourses which traverse the property. There is adequate area outside of the natural watercourses for building sites. The natural watercourses should be kept free of buildings and obstructions in order to maintain the natural drainage patterns of the area.

PLANNING DEPARTMENT

10.PLANNING. 1                    MAP - LOW PALEO                    RECOMMND

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

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10. GENERAL CONDITIONS

10.PLANNING. 1 MAP - LOW PALEO (cont.)

RECOMMND

paleontologist during all earthmoving activities that may expose sensitive strata. Earthmoving activities in areas of the project area where previously undisturbed strata will be buried but not otherwise disturbed will not be monitored. The supervising paleontologist will have the authority to reduce monitoring once he/she determines the probability of encountering any additional fossils has dropped below an acceptable level.

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

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

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



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10. GENERAL CONDITIONS

10.PLANNING. 2

MAP - GEO02344

RECOMMND

County Geologic Report (GEO) No. 2344, submitted for this project (TR36599) was prepared by Matrix Geotechnical Consulting, Inc. and is entitled: "Geotechnical Investigation and Onsite Wastewater Treatment Feasibility Study for the Proposed 15-Lot Tract, Single Family Residence Project, APN: 915-260-002, Approximately 78.75 Acres, Located East of the Intersection of Calle Cordova at Via Elena, Glen Oaks Area, County of Riverside, California", dated August 30, 2013.

GEO02344 concluded:

1. There are no known faults (active, potentially active, or inactive) onsite.
2. The potential for liquefaction to occur beneath the site is considered nil.
3. Shallow ground rupture is considered unlikely.
4. No debris flows, landslides, or surficial slumping were observed within the site area.
5. The potential for seiche and/or tsunami waves is considered to be nil.

GEO02344 recommended:

1. Soil below proposed structural foundations should be excavated to expose Tonalite bedrock through the proposed residential pad area and replaced with compacted engineered fill.
2. Vegetation and debris should be removed and properly disposed of offsite.

GEO No. 2344 satisfies the requirement for a fault study for Planning/CEQA purposes. GEO No. 2344 is hereby accepted for Planning purposes. Engineering and other Uniform 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 City upon application for grading and/or building permits.

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10. GENERAL CONDITIONS

10.PLANNING. 3 MAP - HUMAN REMAINS

RECOMMND

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

Pursuant to State Health and Safety Code Section 7050.5, if human remains are encountered, no further disturbance shall occur until the County Coroner has made the necessary findings as to origin. Further, pursuant to Public Resources Code Section 5097.98 (b), remains shall be left in place and free from disturbance until a final decision as to the treatment and their disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted by the Coroner within the period specified by law (24 hours) . Subsequently, the Native American Heritage Commission shall identify the "Most Likely Descendant". The Most Likely Descendant shall then make recommendations and engage in consultation with the property owner 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.

10.PLANNING. 4 MAP - UNANTICIPATED RESOURCES

RECOMMND

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

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

1)All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted until a meeting is convened between the developer, the project archaeologist\*\*, the Native American tribal representative (or other appropriate ethnic/cultural group representative), and the County Archaeologist to discuss the significance of the find.

2)The developer shall call the County Archaeologist immediately upon discovery of the cultural resource to convene the meeting.

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10. GENERAL CONDITIONS

10.PLANNING. 4                   MAP - UNANTICIPATED RESOURCES (cont.)                   RECOMMND

3)At the meeting with the aforementioned parties, the significance of the discoveries shall be discussed and a decision is to be made, with the concurrence of the County Archaeologist, as to the appropriate mitigation (documentation, recovery, avoidance, etc) for the cultural resource.

4)Further ground disturbance shall not resume within the area of the discovery until a meeting has been convened with the aforementioned parties and a decision is made, with the concurrence of the County Archaeologist, as to the appropriate mitigation measures.

\* A cultural resource site is defined, for this condition, as being a feature and/or three or more artifacts in close association with each other, but may include fewer artifacts if the area of the find is determined to be of significance due to sacred or cultural importance.

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

10.PLANNING. 5                   MAP - PDA04831R1                   RECOMMND

County Archaeological Report (PDA) No. 4831 submitted for this project (TR36599) was prepared by Jean Keller and is entitled: "A Phase I Cultural Resources Assessment of Tentative Tract Map 36599," dated July 2013.

This report was not accepted by the County Archaeologist and report comments (request for revisions) were requested and sent to the consultant January 15, 2014.

Revised County Archaeological Report (PDA) No. 4831R1 submitted for this same project, prepared by the same aforementioned company and individual and bearing the same title, is dated July 2013. This report was received on July 18, 2014 and accepted by the County Archaeologist on the same day.

(PDA) No. 4831R1 concluded that one historic site (P-33-023606) and three prehistoric sites (CA-RIV-11589,

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10. GENERAL CONDITIONS

10.PLANNING. 5                   MAP - PDA04831R1 (cont.)                   RECOMMND

11590 AND 11591) are located within the project boundaries.

(PDA) No. 4831R1 recommends no additional research or mitigation for sites CA-RIV-11590 or CA-RIV-11591. Protective measures during grading are recommended for site CA-RIV-11589. Further research was recommended for P-33-023606 should future development plans involve adverse impacts to any of the structures comprising this site.

10.PLANNING. 6                   MAP- MAP ACT COMPLIANCE                   RECOMMND

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

10.PLANNING. 7                   MAP - FEES FOR REVIEW                   RECOMMND

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.

10.PLANNING. 9                   MAP - TRAIL MAINTENANCE                   RECOMMND

The land divider, or the land divider's successor-in-interest, shall be responsible for the maintenance of any trail easement required under these conditions until such time as the maintenance is taken over by an appropriate maintenance district.

10.PLANNING. 11                  MAP - NO OFFSITE SIGNAGE                  RECOMMND

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

10.PLANNING. 13                  MAP - RES. DESIGN STANDARDS                  RECOMMND

The design standards for the subdivision are as follows:

a. Lots created by this map shall conform to the design

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10. GENERAL CONDITIONS

10.PLANNING. 13 MAP - RES. DESIGN STANDARDS (cont.) RECOMMND

- standards of the RA-5 zone.
- b. The front yard setback is 20 feet.
  - c. The maximum height of any building is 40 feet.
  - d. The maximum height of a communication tower and/or broadcasting antenna is 50 feet.
  - e. The minimum parcel size is 20,000 square feet.
  - f. Residential driveway approaches shall be a minimum of 12 feet and a maximum of 30 feet in width, and 20 feet of full height curb is required between driveways within any one property frontage, in accordance with Ord. No. 461, Standard No. 207.

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

10.PLANNING. 14 MAP - ORD NO. 659 (DIF) RECOMMND

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

The fee shall be paid for each residential unit to be constructed within this land division. In the event Riverside County Ordinance No. 659 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 659 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

10.PLANNING. 15 MAP - ORD 810 OPN SPACE FEE RECOMMND

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. 810, which requires payment of the

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10. GENERAL CONDITIONS

10.PLANNING. 15                   MAP - ORD 810 OPN SPACE FEE (cont.)                   RECOMMND

appropriate fee set forth in the Ordinance. Riverside County Ordinance No. 810 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 this Ordinance.

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

In the event Riverside County Ordinance No. 810 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 810 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

10.PLANNING. 17                   MAP - DESIGN GUIDELINES                   RECOMMND

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

10.PLANNING. 18                   MAP - OFF-HIGHWAY VEHICLE USE                   RECOMMND

No off-highway vehicle use shall be allowed on any parcel. The landowners shall prevent all off-highway vehicles from using the property.

10.PLANNING. 19                   MAP - SUBMIT BUILDING PLANS                   RECOMMND

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.

TRANS DEPARTMENT

10.TRANS. 1                   MAP - STD INTRO 3(ORD 460/461)                   RECOMMND

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

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10. GENERAL CONDITIONS

10.TRANS. 1                    MAP - STD INTRO 3(ORD 460/461) (cont.)                    RECOMMND

tentative map correctly shows acceptable centerline elevations, all existing easements, traveled ways, and drainage courses with appropriate Q's, and that their omission or unacceptablility 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.

10.TRANS. 2                    MAP - COUNTY WEB SITE                    RECOMMND

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.

10.TRANS. 3                    MAP - TS/EXEMPT                    RECOMMND

The Transportation Department has not required a traffic study for the subject project. It has been determined that the project is exempt from traffic study requirements.

10.TRANS. 4                    MAP - DRAINAGE 1                    RECOMMND

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.

10.TRANS. 5                    MAP - DRAINAGE 2                    RECOMMND

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

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10.TRANS. 5                      MAP - DRAINAGE 2 (cont.)                      RECOMMND

prohibited for drainage purposes, the subdivider shall provide adequate drainage facilities and/or appropriate easements as approved by the Transportation Department.

10.TRANS. 6                      MAP - LC LANDSCAPE REQUIREMENT                      RECOMMND

Prior to the installation or rehabilitation of 2,500 square feet or more of landscaped area, the developer/ permit holder/landowner shall:

- 1) Submit landscape and irrigation plans to the County Transportation Department for review and approval. Such plans shall be submitted as a Minor Plot Plan subject to the appropriate fees and inspections as determined by the County, comply with Ordinance No. 859 and be prepared in accordance with the County of Riverside Guide to California Friendly Landscaping. Emphasis shall be placed on using plant species that are drought tolerant and low water using.
- 2) Ensure all landscape and irrigation plans are in conformance with the APPROVED EXHIBITS;
- 3) Ensure all landscaping is provided with a weather based irrigation controller(s) as defined by County Ordinance No. 859; and,
- 4) Ensure that irrigation plans which may use reclaimed water conform with the requirements of the local water purveyor; and,

The developer/permit holder is responsible for the maintenance, viability and upkeep of all slopes, landscaped areas, and irrigation systems until the successful completion of the Installation 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.

10.TRANS. 7                      MAP - LC LANDSCAPE SPECIES                      RECOMMND

The developer/ permit holder/landowner shall use the County of Riverside's California Friendly Plant List when making plant selections. The list can be found at the following web site  
<http://www.rctlma.org/planning/content/devproc/landscape/landscape.html>. Use of plant material with a "low" or "very low" water use designation is strongly encouraged.



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10.TRANS. 9                    MAP - 100 YR SUMP OUTLET                    RECOMMND

Drainage facilities outletting sump conditions shall be designed to convey the tributary 100 year storm flows. Additional emergency escape shall also be provided.

10.TRANS. 10                  MAP - PERP DRAINAGE PATTERNS                  RECOMMND

The property's street and lot grading shall be designed in a manner that perpetuates the existing natural drainage patterns with respect to tributary drainage areas, outlet points and outlet conditions. Otherwise, a drainage easement shall be obtained from the affected property owners for the release of concentrated or diverted storm flows. A copy of th recorded drainage easement shall be submitted to the Transportation Department for review.

10.TRANS. 11                  MAP - OWNER MAINT NOTICE                  RECOMMND

The subdivider shall record sufficient documentation to advise purchasers of any lot within the subdivision that the owners of individual lots are responsible for the maintenance of the drainage facility within the drainage easements shwon on the final map unless the drainage facilities are annexed into a maintenance facilities district.

10.TRANS. 12                  MAP - INCREASE RUNOFF                          RECOMMND

The development of this site will adversely impact downstream property owners by increasing the rate and volume of flood flows. To mitigate this impact, the developer has proposed a detention basin. Although final design of the basin will not be required until the improvement plan stage of this development, the applicant's engineer has submitted a preliminary hydrology and hydraulics study that indicates that the general size, shape, and location of the proposed basin is sufficient to mitigate the impacts of the development.

10.TRANS. 13                  MAP - INCREASED RUNOFF CRITERI                  RECOMMND

The development of this site would increase peak flow rates on downstream properties. Mitigation shall be required to offset such impacts. An increased runoff basin shall be shown on the exhibit and calculations supporting the size of the basin shall be submitted to the Transportation Department for review. The entire area of proposed

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10. GENERAL CONDITIONS

10.TRANS. 13

MAP - INCREASED RUNOFF CRITERI (cont.)

RECOMMND

development will be routed through a detention facility(s) to mitigate increased runoff. All basins must have positive drainage; dead storage basins shall not be acceptable.

A complete drainage study including, but not limited to, hydrologic and hydraulic calculations for the proposed detention basin shall be submitted to the Transportation Department for review and approval.

Storms to be studied will include the 1-hour, 3-hour, 6-hour and 24-hour duration events for the 2-year, 5-year and 10-year return frequencies. Detention basin(s) and outlet(s) sizing will ensure that none of these storm events has a higher peak discharge in the post-development condition than in the pre-development condition. For the 2-year and 5-year events the loss rate will be determined using an AMC I condition. For the 10-year event AMC II will be used. Constant loss rates shall be used for the 1-hour, 3-hour and 6-hour events. A variable loss rate shall be used for the 24-hour events.

Low Loss rates will be determined using the following: 1. Undeveloped Condition --> LOW LOSS = 90% 2. Developed Condition --> LOW LOSS = .9 - (.8x%IMPERVIOUS) 3. Basin Site --> LOW LOSS = 10%

Where possible and feasible the on-site flows should be mitigated before combining with off-site flows to minimize the size of the detention facility required. If it is necessary to combine off-site and on-site flows into a detention facility two separate conditions should be evaluated for each duration/return period/before-after development combination studied; the first for the total tributary area (off-site plus on-site), and the second for the area to be developed alone (on-site). It must be clearly demonstrated that there is no increase in peak flow rates under either condition (total tributary area or on-site alone), for each of the return period/duration combinations required to be evaluated. A single plot showing the pre-developed, post-developed and routed hydrographs for each storm considered, shall be included with the submittal of the hydrology study.

No outlet pipe(s) will be less than 18" in diameter. Where necessary an orifice plate may be used to restrict outflow rates. Appropriate trash racks shall be provided for all

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10. GENERAL CONDITIONS

10.TRANS. 13 MAP - INCREASED RUNOFF CRITERI (cont.) (cont.RECOMMND

outlets less than 48" in diameter.

The basin(s) and outlet structure(s) must be capable of passing the 100-year storm without damage to the facility. Embankment shall be avoided in all cases unless site constraints or topography make embankment unavoidable in the judgment of the General Manager-Chief Engineer.

Mitigation basins should be designed for joint use and be incorporated into open space or park areas. Sideslopes should be no steeper than 4:1 and depths should be minimized where public access is uncontrolled.

A viable maintenance mechanism, acceptable to the Transportation Department, should be provided for detention facilities. Generally, this would mean a CSA, maintenance district, parks agency or commercial property owners association. Residential homeowners associations are discouraged.

10.TRANS. 14 MAP - SUBMIT FINAL WQMP RECOMMND

In compliance with the currently effective Municipal Stormwater Permit issued by the Santa Ana Regional Water Quality Control Board [Order No. R8-2010-0033, et seq.], and beginning January 1, 2005, all projects that 1) are located within the drainage boundary (watershed) of the Santa Ana River; and 2) require discretionary approval by the County of Riverside must comply with the Water Quality Management Plan (WQMP) for Urban Runoff. The WQMP addresses post-development water quality impacts from new development and significant redevelopment projects. The WQMP provides detailed guidelines and templates to assist the applicant in completing the necessary documentation and calculations. These documents are available on-line at: [www.rcflood.org/npdes](http://www.rcflood.org/npdes).

A Project Specific Water Quality Management Plan shall be submitted to the Transportation Department for each parcel at the time any permit is pulled to develop the parcel. At a minimum, the WQMP must: a) identify the post-project pollutants associated with the development proposal together with any adverse hydrologic impacts to receiving waters; b) identify site-specific mitigation measures or Best Management Practices (BMPs) for the identified impacts including site design, source control and

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10. GENERAL CONDITIONS

10.TRANS. 14                    MAP - SUBMIT FINAL WQMP (cont.)                    RECOMMND

treatment control post-development BMPs; and c) identify a sustainable funding and maintenance mechanism for the aforementioned BMPs. A template for this report is included as 'Exhibit A' in the WQMP.

10.TRANS. 16                    MAP - BMP MAINT AND INSPECTION                    RECOMMND

Unless an alternate viable maintenance entity is established, the Covenants, Conditions and Restrictions (CC&Rs) for the development's Home/Property Owners Association (HOA/POA) shall contain provisions for all structural best management practices (BMPs) to be inspected, and if required, cleaned no later than October 15 each year. The CC&Rs shall identify the entity that will inspect and maintain all structural BMPs within the project boundaries. A copy of the CC&Rs shall be submitted to the Transportation Department for review and approval prior to the recordation of the map.

-OR -

The BMP maintenance plan shall contain provisions for all treatment control BMPs to be inspected, and if required, cleaned no later than October 15 each year. Required documentation shall identify the entity that will inspect and maintain all structural BMPs within the project boundaries. A copy of all necessary documentation shall be submitted to the Transportation Department for review and approval prior to the issuance of occupancy permits.

10.TRANS. 17                    MAP - 10 YR CURB - 100 YR ROW                    RECOMMND

The 10 year storm flow shall be contained within the curb and the 100 year storm flow shall be contained within the street right-of-way. When either of these criteria is exceeded, additional drainage facilities shall be installed. The property shall be graded to drain the adjacent street or an adequate outlet.

20. PRIOR TO A CERTAIN DATE

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20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 1 MAP - EXPIRATION DATE

RECOMMND

The conditionally approved TENTATIVE MAP shall expire three years after the County of Riverside Planning Commission's 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.

40. PRIOR TO PHASING (UNITIZATION)

PLANNING DEPARTMENT

40.PLANNING. 1 MAP - CONCEPTUAL PHASE GRADING

RECOMMND

Prior to the approval of an application for a division into units or phasing plan for the TENTATIVE MAP, a conceptual grading plan covering the entire TENTATIVE MAP shall be submitted to the County Planning Department for review and approval. The conceptual grading plan shall comply with the following:

A. Techniques which will be used to prevent erosion and sedimentation during and after the grading process shall be depicted or documented.

B. Approximate time frames for grading and areas which may be graded during the higher probability rain months of January through March shall be identified.

C. Preliminary pad and roadway elevations shall be depicted.

D. Areas where temporary grading occurs on any phase other than the one being graded for development at a particular time shall be identified.

The approved conceptual grading plan shall be provided to the Building and Safety Grading Division and shall be used as a guideline for subsequent detailed grading plans for individual units or phases of the TENTATIVE MAP.

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40. PRIOR TO PHASING (UNITIZATION)

40.PLANNING. 3 MAP - LOT ACCESS/UNIT PLANS

RECOMMND

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

50. PRIOR TO MAP RECORDATION

EPD DEPARTMENT

50.EPD. 1 MAP-ECS CONDITION

RECOMMND

All drainages and constraint areas with the exception of the areas indicated for impacts on Tract Map 36599 Amendment 1, dated 03/18/14 shall be delineated as "MSHCP Constraint Areas" on the Environmental Constraint Sheet to the satisfaction of the Environmental Program Division. The ECS map must be stamped by the Riverside County Surveyor with the following notes:  
"No disturbances may occur within the boundaries of the of the MSHCP Constraint Areas."

"Brush management to reduce fuel loads to protect urban uses (fuel modification zones) will not encroach into the MSHCP Constraint Areas."

"Night lighting shall be directed away from the MSHCP Constraint Areas. Shielding shall be incorporated in project designs to ensure ambient lighting in the constraint areas is not increased."

50.EPD. 2 MAP-ECS PREP

RECOMMND

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.

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50. PRIOR TO MAP RECORDATION

FIRE DEPARTMENT

50.FIRE. 1                      MAP-#7-ECS-HAZ FIRE AREA                      RECOMMND

Ecs map must be stamped by the Riverside County Surveyor with the following note: The land division is located in the "Hazardous Fire Area" of Riverside County as shown on a map on file with the Clerk of the Board of Supervisors. Any building constructed on lots created by this land division shall comply with the special construction provisions contained in Riverside County Ordinance 787.2.

50.FIRE. 2                      MAP-#43-ECS-ROOFING MATERIAL                      RECOMMND

Ecs map must be stamped by the Riverside County Surveyor with the following note: All buildings shall be constructed with class B material as per the California Building Code.

50.FIRE. 4                      MAP-#73-ECS-DRIVEWAY REQUIR                      RECOMMND

Ecs map must be stamped by the Riverside County Surveyor with the following note: Access will not have an up, or downgrade of more than 15%. (access will not be less than 20 feet in width and will have a vertical clearance of 15'. Access will be designed to withstand the weight of 60 thousand pounds over 2 axles. Access will have a turning radius of 38 feet capable of accommodating fire apparatus.

50.FIRE. 5                      MAP-#98-ECS-HYD/WTR TANK                      RECOMMND

Ecs map must be stamped by the Riverside County Surveyor with the following note: Prior to the issuance of a building permit, a water system for fire protection must be provided, a private well system with a water storage tank of sufficient size, as approved by the Riverside County Fire Department.

FLOOD RI DEPARTMENT

50.FLOOD RI. 1                      MAP SUBMIT ECS & FINAL MAP                      RECOMMND

A copy of the environmental constraint sheet and the final map shall be submitted to the District for review and approval. All submittals shall be date stamped by the engineer and include the appropriate plan check fee.

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50. PRIOR TO MAP RECORDATION

50.FLOOD RI. 2                      MAP ADP FEES                      RECOMMND

A notice of drainage fees shall be placed on the environmental constraint sheet and final map. The exact wording of the note shall be as follows:

NOTICE OF DRAINAGE FEES

Notice is hereby given that this property is located in the Murrieta Creek/Santa Gertrudis Valley Area Drainage Plan which was adopted by the Board of Supervisors of the County of Riverside pursuant to Section 10.25 of Ordinance 460 and Section 66483, et seq, of the Government Code and that said property is subject to fees for said drainage area.

Notice is further given that, pursuant to Section 10.25 of Ordinance 460, payment of the drainage fees shall be paid with cashier's check or money order only to the Riverside County Flood Control and Water Conservation District at the time of issuance of the grading or building permit for said parcels, whichever occurs first, and that the owner of each parcel, at the time of issuance of either the grading or building permit, shall pay the fee required at the rate in effect at the time of issuance of the actual permit.

PLANNING DEPARTMENT

50.PLANNING. 1                      MAP - ENVIRON. CONSTR. SHEET                      RECOMMND

Prior to final map approval the developer/ permit applicant shall provide evidence to the Riverside County Planning Department that an Environmental Constraints Sheet has been included in the Grading Plans. This sheet shall indicate the presence of environmentally constrained area(s) and the requirement for avoidance of P-33-023606, CA-RIV-11589, CA-RIV-11590 and CA-RIV-11591 which will be preserved.

50.PLANNING. 2                      MAP - PREPARE A FINAL MAP                      RECOMMND

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.



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50. PRIOR TO MAP RECORDATION

50.PLANNING. 3                    MAP - FINAL MAP PREPARER                    RECOMMND

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

50.PLANNING. 4                    MAP - SURVEYOR CHECK LIST                    RECOMMND

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 20,000 square feet net.

C. All lot sizes and dimensions on the FINAL MAP shall be in conformance with the development standards of the R-A-5 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.

50.PLANNING. 5                    MAP - REQUIRED APPLICATIONS                    RECOMMND

No FINAL MAP shall record until Change of Zone No. 7809 have been approved and adopted by the Board of Supervisors and has been made effective. This land division shall conform with the development standards of the designation and/or zone ultimately applied to the property.

50.PLANNING. 9                    MAP - QUIMBY FEES (1)                    RECOMMND

The land divider shall submit to the County Planning Department - Development Review Division a duly and completely executed agreement with the County Service Area which demonstrates to the satisfaction of the County that the land divider has provided for the payment of parks and recreation fees and/or dedication of land for the TENTATIVE MAP in accordance with Section 10.35 of County Ordinance No. 460. The TENTATIVE MAP is located within an area of the County which does not have a CSA. If a CSA forms prior to the TENTATIVE MAP recording it must join the newly formed CSA and is at that time subject to QUIMBY Fees.

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 13                   MAP - ECS SHALL BE PREPARED                   RECOMMND

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.

50.PLANNING. 18                   MAP - ECS NOTE MAP CONSTRAINT                   RECOMMND

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

"No permits allowing any grading, construction, or surface alterations shall be issued which effect the delineated constraint areas without further investigation and/or mitigation as directed by the County of Riverside Planning Department. This constraint affects lots as shown on the Environmental Constraints Sheet."

50.PLANNING. 20                   MAP - ECS NOTE MT PALOMAR LIGH                   RECOMMND

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

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

50.PLANNING. 26                   MAP - AGENCY CLEARANCE                   RECOMMND

A clearance letter from Riverside County Waste Management Department shall be provided to the Riverside County Planning Department verifying compliance with the conditions of their letter dated December 10, 2013 generally summarized as follows:

In order to mitigate the project's potential solid waste impacts and help the county comply with AB 939, AB 1327, the California Green Building Standards, and AB 341 through diverting solid waste from landfill disposal, the RECWD recommends the following conditions:

Prior to issuance of a building permit, 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., concrete, asphalt, wood,

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 26 MAP - AGENCY CLEARANCE (cont.)

RECOMMND

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.

Prior to issuance of an occupancy permit, 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.

AB 341 focuses on increased commercial waste recycling as a method to reduce greenhouse gas (GHG) emissions. The regulation requires a 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.

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

50.PLANNING. 27 MAP - COMPLY WITH ORD 457

RECOMMND

The land divider shall provide proof to The Land Management Agency - Land Use Section that all structures for human occupancy presently existing and proposed for retention comply with Ordinance Nos. 457 and 348.

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 29                   MAP - FEE BALANCE                   RECOMMND

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.

TRANS DEPARTMENT

50.TRANS. 1                   MAP - AGGREGATE/40' GRADED                   RECOMMND

Calle Marguerita, Calle Cordova, Corte Chapalita, Via Elena, and Via Carmelo within project boundaries shall be improved with 24 feet of Class 3, Aggregate Base (0.33' thick) on a 40 foot graded section within a 60 foot full-width dedicated right-of-way per modified County Standard No. 138, Ordinance 461. (Modified for no AC pavement.)

50.TRANS. 2                   MAP - ACCESS RD/AGGREG CONST                   RECOMMND

An access road to the nearest road maintained for public use shall be constructed with 24 feet of acceptable aggregate base (0.33' thick) on a 32 foot graded section within a 60 foot full-width dedicated right-of-way in accordance with an approved centerline profile as approved by the Transportation Department. The applicant will be required to provide the appropriate environmental clearances for said off-site improvements prior to recordation or the signature of any street improvement plans.

1. Said off-site access road shall be the westerly extension of Gray Squirrel Road to Via View and the southerly extension of Via View to Loren Way and the westerly extension of Loren Way to Via De Oro and the southerly extension of Via De Oro to Calaveras Road and the westerly extension of Calaveras Road to a County maintained Parado Del Sol Drive.

50.TRANS. 3                   MAP - EASEMENT/SUR                   RECOMMND

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.

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50. PRIOR TO MAP RECORDATION

50.TRANS. 4                    MAP - STREET NAME SIGN                    RECOMMND

The land divider shall install street name sign(s) within the project boundaries in accordance with County Standard No. 816 as directed by the Transportation Department.

50.TRANS. 5                    MAP - CORNER CUT-BACK I/SUR                    RECOMMND

All corner cutbacks shall be applied per Standard 805, Ordinance 461.

50.TRANS. 6                    MAP-DEDICATIONS/ACCEPTANCE/SUR                    RECOMMND

The applicant shall provide two offsite access roads from the project site to a publicly maintained road to the satisfaction of Transportation.

If there were previously dedicated public roads and utility easements but not accepted by the County, and if acceptance of said roads and easement is needed to satisfy this requirement, the applicant shall file a separate application to the County of Riverside, Office of the County Surveyor, for the acceptance of the existing dedications by resolution. All costs incurred to satisfy this condition shall be paid by the applicant.

50.TRANS. 7                    MAP - INTERSECTION/50' TANGENT                    RECOMMND

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.

50.TRANS. 8                    MAP - IMP PLANS                    RECOMMND

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://www.rctlma.org/trans/land\\_dev\\_plan\\_check\\_guidelines.html](http://www.rctlma.org/trans/land_dev_plan_check_guidelines.html).

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50. PRIOR TO MAP RECORDATION

50.TRANS. 9                    MAP - ONSITE ESMNT ON FINALMAP                    RECOMMND

Onsite drainage facilities located outside of road right-of-way shall be contained within drainage easements shown on the final map. A note shall be added to the final map stating, "Drainage easements shall be kept free of buildings and obstructions".

50.TRANS. 10                  MAP - OFFSITE ESMNT OR REDESIG                  RECOMMND

Offsite drainage facilities shall be located within dedicated drainage easements obtained from the affected property owner(s). Document(s) shall be recorded and a copy submitted to the Transportation Department prior to recordation of the final map. If the developer cannot obtain such rights, the map should be redesigned to eliminate the need for the easement.

50.TRANS. 11                  MAP - WRITTEN PERM FOR GRADING                  RECOMMND

Written permission shall be obtained from the affected property owners allowing the proposed grading and/or facilities to be installed outside of the tract boundaries. A copy of the written authorization shall be submitted to the Transportation Department for review and approval.

50.TRANS. 12                  MAP - WQMP REQMNT ON ECS                    RECOMMND

A notice of the WQMP requirements shall be placed on the Environmental Constraint Sheet and final map. The exact wording of the note shall be as follows:

NOTICE OF WQMP REQUIREMENTS:

"A Project Specific Water Quality Management Plan shall be submitted to the Transportation Department for review and approval for each parcel at the time any permit is pulled to develop the parcel."

50.TRANS. 13                  MAP - SUBMIT PLANS                            RECOMMND

The project specific Final WQMP, improvement plans, final map, Environmental Constraint Sheet, BMP improvement plans and any other necessary documentation along with supporting hydrologic and hydraulic calculations shall be submitted to the Transportation Department for review and approval. The Final WQMP and plans must receive Transportation Department approval prior to recordation. All submittals shall be

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50. PRIOR TO MAP RECORDATION

50.TRANS. 13 MAP - SUBMIT PLANS (cont.)

RECOMMND

date stamped by a registered engineer.

If the design of the individual lots (dwelling units, driveways, etc.) is unknown at the time the final map is ready to record (e.g. custom home development) the requirement of the Final WQMP may be deferred until grading permit issuance. Under this scenario each individual lot will be required to prepare its own WQMP and submitted to the Transportation Department for review and approval.

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 1 MAP - NPDES/SWPPP

RECOMMND

Prior to issuance of any grading or construction permits - whichever comes first - the applicant shall provide the Building and Safety Department evidence of compliance with the following: "Effective March 10, 2003 owner operators of grading or construction projects are required to comply with the N.P.D.E.S. (National Pollutant Discharge Elimination System) requirement to obtain a construction permit from the State Water Resource Control Board (SWRCB). The permit requirement applies to grading and construction sites of "ONE" acre or larger. The owner operator can comply by submitting a "Notice of Intent" (NOI), develop and implement a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) and a monitoring program and reporting plan for the construction site. For additional information and to obtain a copy of the NPDES State Construction Permit contact the SWRCB at [www.swrcb.ca.gov](http://www.swrcb.ca.gov) .

Additionally, at the time the county adopts, as part of any ordinance, regulations specific to the N.P.D.E.S., this project (or subdivision) shall comply with them.

60.BS GRADE. 2 MAP - GRADING SECURITY

RECOMMND

Grading in excess of 199 cubic yards will require a performance security to be posted with the Building and Safety Department. Single Family Dwelling units graded one lot per permit and proposing to grade less than 5,000 cubic yards are exempt.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 3                   MAP - IMPORT/EXPORT

RECOMMND

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

A separate stockpile permit is required for the import site. It shall be authorized in conjunction with an approved construction project and shall comply with the requirements of Ordinance 457.

If an Environmental Assessment, prior to issuing a grading permit, did not previously approve either location, a Grading Environmental Assessment shall be submitted to the Planning Director for review and comment and to the Building and Safety Department Director for approval.

Additionally, if the movement of import / export occurs using county roads, review and approval of the haul routes by the Transportation Department may be required.

60.BS GRADE. 4                   MAP - GEOTECH/SOILS RPTS

RECOMMND

Geotechnical soils reports, required in order to obtain a grading permit, shall be submitted to the Building and Safety Department's Grading Division for review and approval prior to issuance of a grading permit. All grading shall be in conformance with the recommendations of the geotechnical/soils reports as approved by Riverside County.\* \*The geotechnical/soils, compaction and inspection reports will be reviewed in accordance with the RIVERSIDE COUNTY GEOTECHNICAL GUIDELINES FOR REVIEW OF GEOTECHNICAL AND GEOLOGIC REPORTS.

60.BS GRADE. 5                   MAP - SLOPE STABIL'TY ANLY

RECOMMND

A slope stability report shall be submitted and approved by the County Geologist and/or Building and Safety Engineer for all proposed cut or fill slopes over 30 feet in vertical height or cut slopes steeper than 2:1 (horizontal to vertical) - unless addressed in a previous report. Fill slopes shall not be steeper than 2:1 (horizontal to vertical).



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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 6                    MAP - DRNAGE DESIGN Q100                    RECOMMND

All drainage facilities shall be designed in accordance with the Riverside County Flood Control & Water District's or Coachella Valley Water District's conditions of approval regarding this application. If not specifically addressed in their conditions, drainage shall be designed to accommodate 100 year storm flows.

60.BS GRADE. 7                    MAP - OFFSITE GDG ONUS                    RECOMMND

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.

60.BS GRADE. 8                    MAP - NOTRD OFFSITE LTR                    RECOMMND

A notarized letter of permission 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.

60.BS GRADE. 11                    MAP - APPROVED WQMP                    RECOMMND

Prior to the issuance of a grading permit, the owner / applicant shall submit to the Building & Safety Department Engineering Division evidence that the project - specific Water Quality Management Plan (WQMP) has been approved by the Riverside County Flood Control District or Riverside County Transportation Department and that all approved water quality treatment control BMPs have been included on the grading plan.

60.BS GRADE. 13                    MAP - PRE-CONSTRUCTION MTG                    RECOMMND

Upon receiving grading plan approval and prior to the issuance of a grading permit, the applicant is required to schedule a pre-construction meeting with the Building and Safety Department Environmental Compliance Division.

60.BS GRADE. 14                    MAP- BMP CONST NPDES PERMIT                    RECOMMND

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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 14                   MAP- BMP CONST NPDES PERMIT (cont.)                   RECOMMND

Elimination System) inspections of the site based on Risk Level to verify compliance with the Construction General Permit, Stormwater ordinances and regulations until completion of the construction activities, permanent stabilization of the site and permit final.

60.BS GRADE. 15                   MAP - SWPPP REVIEW                   RECOMMND

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.

60.BS GRADE. 16                   MAP - GRADING LOT 3 ONLY                   RECOMMND

The applicant/owner is required to obtain an hourly permit for the remedial grading required on lot 3 to re-grade the flowline around the existing barn at such time as that the extension of Via Carmelo is constructed.

This permit is for the post construction inspection of the flowline relocation.

EPD DEPARTMENT

60.EPD. 1                   EPD-MBTA SURVEY                   RECOMMND

Birds and their nests are protected by the Migratory Bird Treaty Act (MBTA) and California Department of Fish and Game (CDFG) Codes. Since the project supports suitable nesting bird habitat, removal of vegetation or any other potential nesting bird habitat disturbances shall be conducted outside of the avian nesting season (February 1st through August 31st). If habitat must be cleared during the nesting season, a preconstruction nesting bird survey shall be conducted. The preconstruction nesting bird survey must be conducted by a biologist who holds a current MOU with the County of Riverside. Surveys shall cover all potential nesting habitat areas that could be disturbed by each phase of construction. Surveys shall also include areas within 500 feet of the boundaries of the active construction areas. The biologist shall prepare and submit a report, documenting the results of the survey, to the Environmental Programs Division (EPD) of the Riverside

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60. PRIOR TO GRADING PRMT ISSUANCE

60.EPD. 1                      EPD-MBTA SURVEY (cont.)                      RECOMMND

County Planning Department for review and approval. If nesting activity is observed, appropriate avoidance measures shall be adopted to avoid any potential impacts to nesting birds.

60.EPD. 2                      EPD-MSHCP AVOIDANCE                      RECOMMND

Areas mapped as "constrained area" on TR36599 Amendment 1, dated 03/18/14 shall be clearly delineated on the Grading Plan to ensure that no disturbances are proposed within these areas. These areas shall be mapped and labeled "Delineated Constraint Area (MSHCP Avoidance)" on the Grading Plan to the satisfaction of the Environmental Programs Division.

FLOOD RI DEPARTMENT

60.FLOOD RI. 1                      MAP SUBMIT PLANS                      RECOMMND

A copy of the improvement plans, grading plans, BMP improvement plans and any other necessary documentation along with supporting hydrologic and hydraulic calculations shall be submitted to the District for review. The plans must receive District approval prior to the issuance of grading permits. All submittals shall be date stamped by the engineer and include a completed Flood Control Deposit Based Fee Worksheet and the appropriate plan check fee deposit.

60.FLOOD RI. 2                      MAP ADP FEES                      RECOMMND

Tract Map 36599 is located within the limits of the Murrieta Creek/Santa Gertrudis Valley Area Drainage Plan for which drainage fees have been adopted.

Drainage fees shall be paid with cashier's check or money order only to the District at the time of the issuance of grading permits for the approved parcels or at the time of issuance of building permits if no grading permits are issued for the parcels and may be paid, at the option of the land owner, in pro rata amounts. The amount of the drainage fee required to be paid shall be the amount that is in effect for the particular Area Drainage Plan at the time of issuance of the grading permits or issuance of the building permits if grading permits are not issued.

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60. PRIOR TO GRADING PRMT ISSUANCE

PLANNING DEPARTMENT

60.PLANNING. 3

MAP - NATIVE AMERICAN MONITOR

RECOMMND

Prior to the issuance of grading permits, the developer/permit applicant shall enter into a contract with a Tribal monitor(s) from the appropriate Native American Tribe(s) who, at the tribe's discretion, shall be on-site during ground disturbing activities. The developer shall submit a copy of a signed contract between the appropriate Tribe and the developer/permit holder for the monitoring of the project, and which addresses the treatment of cultural resources, to the Planning Department and the County Archaeologist. The Native American Monitor(s) shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow recovery of cultural resources. Native American groups shall be given a minimum notice of two weeks that a monitor is required. If a monitor is not available, work may continue without the monitor. The Project Archaeologist shall include in the Phase IV Archaeological Monitoring report any concerns or comments that the monitor has regarding the project and shall include as an appendix any written correspondence or reports prepared by the Native American monitor.

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

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

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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 3                   MAP - NATIVE AMERICAN MONITOR (cont.)                   RECOMMND

the repository and curation method shall be described in the Phase IV monitoring report. .

60.PLANNING. 4                   MAP - CULTURAL PRO/ MONITOR                   RECOMMND

Prior to the issuance of grading permits, the developer/permit holder shall retain and enter into a monitoring and mitigation service contract with a qualified Archaeologist for services. The Project Archaeologist (Cultural Resource Professional) shall develop a Cultural Resources Monitoring Plan which must be approved by the County Archaeologist prior to issuance of grading permits.

The Project Archaeologist shall be included in the pre-grade meetings to provide Construction Worker Cultural Resources Sensitivity Training including the establishment of set guidelines for ground disturbance in sensitive areas with the grading contractors and special interest monitors. A sign-in sheet for attendees of this training shall be included in the Phase IV Monitoring Report. The Project Archaeologist shall manage and oversee monitoring for all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading, trenching, stockpiling of materials, rock crushing, structure demolition and etc. The Project Monitor shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources in coordination with the special interest monitors.

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

60.PLANNING. 6                   MAP - EQUIPMENT STAGING AREA                   RECOMMND

Provide evidence to the Riverside Planning Department and the County Archaeologist that the following notes have been placed on the Grading Plan:

Activities within 100 feet of sites CA-RIV-11590, CA-RIV-11591, CA-RIV-11589 and historic site P-33-02360 shall be restricted and prohibits all of the following: grading; excavation; placement of soil, sand, rock, gravel, or other material; clearing of vegetation; construction, erection, or placement of any building or structure; vehicular activities (including staging, turnaround, and

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 6                   MAP - EQUIPMENT STAGING AREA (cont.)                   RECOMMND

parking); and trash dumping for the protection of cultural resources.

60.PLANNING. 8                   MAP - ARCHAEOLOGICAL AVOIDANCE                   RECOMMND

Site CA-RIV-11589 CA-RIV-11590, CA-RIV-11591 and P-33-02360 shall be avoided and preserved by Project design. Prior to any earthmoving activities within one hundred feet (100') of any or all of these sites, the Project Archaeologist, Project Supervisor and Tribal Monitor shall fence off the boundaries of CA-RIV-11589 CA-RIV-11590, CA-RIV-11591 and P-33-02360, with sufficient buffer area to protect the site from grading impact. The orange fencing shall be checked on a weekly basis throughout the grading process to ensure that the site is appropriately protected. The orange fencing shall be removed once all earthmoving is complete for this area.

60.PLANNING. 9                   MAP - TEMPORARY FENCING                   RECOMMND

Prior to the issuance of grading permits, the developer/permit holder shall prepare and implement a temporary fencing plan for the protection of site(s) CA-RIV-11589, CA-RIV-11590, CA-RIV-11591 and P-33-02360 during any grading activities within one hundred feet (100'). The temporary fencing plan shall be prepared in consultation with a County approved archaeologist. The fenced area shall include a buffer sufficient to protect the site(s) during grading and site construction activities. The fence shall be installed under the supervision of the County approved archaeologist prior to commencement of grading or brushing and be removed only after grading operations have been completed. The temporary fencing plan shall include the following requirements:

- 1) Provide evidence to the County Archaeologist that the following notes have been placed on the Grading Plan:
  - a. In the event that construction activities are to take place within 100 feet of site(s) CA-RIV-11589 CA-RIV-11590, CA-RIV-11591 and P-33-02360, the temporary fencing plan shall be implemented under the supervision of a County approved archaeologist that consists of the following:
    - b. The project archaeologist shall identify the site boundaries.
    - c. The project archaeologist shall determine an adequate buffer for the protection of the site(s) in consultation with the County archaeologist.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 9                   MAP - TEMPORARY FENCING (cont.)                   RECOMMND

d.Upon approval of buffers, install fencing under the supervision of the project archaeologist.  
e.Fencing may be removed after the conclusion of construction activities.

60.PLANNING. 14                   MAP - BUILDING PAD GRADING                   RECOMMND

All grading for any proposed new dwellings and/or accessory buildings shall occur within the approved building pad sites shown on the TENTATIVE MAP.

60.PLANNING. 17                   MAP - GRADING & BRUSHING AREA                   RECOMMND

The land divider/permit holder shall cause grading plans to be prepared which restricts grading and brushing to public or private access roads, driveways, pad sites leach fields, existing agricultural areas, and fuel modification zones, as identified on the TENTATIVE MAP.

60.PLANNING. 20                   MAP - AGENCY CLEARANCE                   RECOMMND

A clearance letter from Riverside County Waste Management Department shall be provided to the Riverside County Planning Department verifying compliance with the conditions stated in their letter dated December 10, 2013 summarized as follows:

In order to mitigate the project's potential solid waste impacts and help the county comply with AB 939, AB 1327, the California Green Building Standards, and AB 341 through diverting solid waste from landfill disposal, the RECWD recommends the following conditions:

Prior to issuance of a building permit, 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., 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.

Prior to issuance of an occupancy permit, evidence (i.e. receipts or other type of verification) to demonstrate

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 20 MAP - AGENCY CLEARANCE (cont.) RECOMMND

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.

AB 341 focuses on increased commercial waste recycling as a method to reduce greenhouse gas (GHG) emissions. The regulation requires a 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.

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

60.PLANNING. 25 MAP - FEE BALANCE RECOMMND

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.

60.PLANNING. 26 MAP - GRADING PLAN REVIEW RECOMMND

The land divider/permit holder shall cause a plan check application for a grading plan to be submitted to the county T.L.M.A - Land Use Division for review by the County Department of Building and Safety - Grading Division. Said grading plan shall be in conformance with the approved tentative map, in ompliance with County Ordinance No. 457, and the conditions of approval for the tentative map.



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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 30                    MAP - PLANNING DEPT REVIEW                    RECOMMND

As part of the plan check review of the proposed grading plan for the subject property, the Department of Building and Safety - Grading Division shall submit a copy of the proposed grading plan, along with the applicable Log/Permit Numbers for reference, to the county Planning Department to be reviewed for compliance with the approved tentative map.

TRANS DEPARTMENT

60.TRANS. 1                        MAP - SUBMIT GRADING PLAN                        RECOMMND

When you submit a grading plan to the Department of Building and Safety, a copy of the grading plan 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

60.TRANS. 2                        MAP - OFFSITE ESMNT OR REDESIG                        RECOMMND

Offsite drainage facilities shall be located within dedicated drainage easements obtained from the affected property owner(s). Document(s) shall be recorded and a copy submitted to the Transportation Department. If the developer cannot obtain such rights, the map should be redesigned to eliminate the need for the easement.

60.TRANS. 4                        MAP - SUBMIT FINAL WQMP                        RECOMMND

Prior to grading permit issuance, the parcel owner shall prepare and submit a Project Specific Water Quality Management Plan to the Transportation Department for review and approval. Each parcel will need to provide a WQMP to effectively provide water quality treatment for the subject parcel or as directed by the Director of Transportation.

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70. PRIOR TO GRADING FINAL INSPECT

PLANNING DEPARTMENT

70.PLANNING. 1 MAP - PHASE IV REPORT

RECOMMND

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

70.PLANNING. 2 MAP - AGENCY CLEARANCE

RECOMMND

A clearance letter from Riverside County Waste Management Department shall be provided to the Riverside County Planning Department verifying compliance with the conditions in their letter dated December 10, 2013 summarized as follows:

In order to mitigate the project's potential solid waste impacts and help the county comply with AB 939, AB 1327, the California Green Building Standards, and AB 341 through diverting solid waste from landfill disposal, the RECWD recommends the following conditions:

Prior to issuance of a building permit, 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., 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.

Prior to issuance of an occupancy permit, 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

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70. PRIOR TO GRADING FINAL INSPECT

70.PLANNING. 2 MAP - AGENCY CLEARANCE (cont.)

RECOMMND

clear the project for occupancy permits.

AB 341 focuses on increased commercial waste recycling as a method to reduce greenhouse gas (GHG) emissions. The regulation requires a 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.

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

80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

80.BS GRADE. 1 MAP - NO B/PMT W/O G/PMT

RECOMMND

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.

80.BS GRADE. 2 MAP - ROUGH GRADE APPROVAL

RECOMMND

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:

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80. PRIOR TO BLDG PRMT ISSUANCE

80.BS GRADE. 2                    MAP - ROUGH GRADE APPROVAL (cont.)                    RECOMMND

1.Submitting a "Wet Signed" copy of the Soils Compaction Report containing substantiating data from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for his/her certification of the project.

2.Submitting a "Wet Signed" copy of the Rough Grade certification from a Registered Civil Engineer certifying that the grading was completed in conformance with the approved grading plan.

3.Requesting a Rough Grade Inspection and obtaining rough grade approval from a Riverside County inspector.

4.Rough Grade Only Permits: In addition to obtaining all required inspections and approval of all final reports, all sites permitted for rough grade only shall provide 100 percent vegetative coverage to stabilize the site prior to receiving a rough grade permit final.

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

E HEALTH DEPARTMENT

80.E HEALTH. 1                    USE - E.HEALTH CLEARANCE REQ.                    RECOMMND

ENVIRONMENTAL HEALTH CLEARANCE IS REQUIRED PRIOR TO THE ISSUANCE OF THIS BUILDING PERMIT. THE APPLICANT SHALL MEET ALL REQUIREMENTS LISTED UNDER THE PROJECT'S GENERAL CONDITIONS FOR CLEARANCE.

80.E HEALTH. 2                    USE - PERC TEST REQD                    RECOMMND

The testing and reporting conducted by Matrix project no. M1114-020 was preliminary for the purposes of entitlement. Additional soil percolation testing and reporting will be required for each lot, consistent with the Departments Technical Guidance manual.

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80. PRIOR TO BLDG PRMT ISSUANCE

FIRE DEPARTMENT

80.FIRE. 1                      MAP-#50A- WATER TANK SYSTEM                      RECOMMND

Prior to the release of your installation, site prep and/or building permits from Building and Safety. A private water storage/well system must be installed per the Environmental Constraint Sheet Map that was filed with the Riverside County Surveyor's Office. Review and approval of the water tank installation will need to be given to the Riverside County Fire Department. Contact the fire department for verification guidelines.

80.FIRE. 2                      MAP-RESIDENTIAL FIRE SPRINKLER                      RECOMMND

Residential fire sprinklers are required in all one and two family dwellings per the California Residential Code, California Building Code and the California Fire Code. Contact the Riverside County Fire Department for the Residential Fire Sprinkler standard.

West County- Riverside Office 951-955-4777

FLOOD RI DEPARTMENT

80.FLOOD RI. 1                      MAP SUBMIT PLANS                      RECOMMND

A copy of the improvement plans, grading plans, BMP improvement plans and any other necessary documentation along with supporting hydrologic and hydraulic calculations shall be submitted to the District for review. The plans must receive District approval prior to the issuance of building permits. All submittals shall be date stamped by the engineer and include a completed Flood Control Deposit Based Fee Worksheet and the appropriate plan check fee deposit.

80.FLOOD RI. 2                      MAP ADP FEES                      RECOMMND

Tract Map 36599 is located within the limits of the Murrieta Creek/Santa Gertrudis Valley Area Drainage Plan for which drainage fees have been adopted.

Drainage fees shall be paid with cashier's check or money order only to the District at the time of the issuance of grading permits for the approved parcels or at the time of issuance of building permits if no grading permits are

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80. PRIOR TO BLDG PRMT ISSUANCE

80.FLOOD RI. 2                    MAP ADP FEES (cont.)                    RECOMMND

issued for the parcels and may be paid, at the option of the land owner, in pro rata amounts. The amount of the drainage fee required to be paid shall be the amount that is in effect for the particular Area Drainage Plan at the time of issuance of the grading permits or issuance of the building permits if grading permits are not issued.

PLANNING DEPARTMENT

80.PLANNING. 1                    MAP - ROOF MOUNTED EQUIPMENT                    RECOMMND

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

80.PLANNING. 2                    MAP - UNDERGROUND UTILITIES                    RECOMMND

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

80.PLANNING. 11                    MAP - SCHOOL MITIGATION                    RECOMMND

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

80.PLANNING. 12                    MAP - FEE BALANCE                    RECOMMND

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.

TRANS DEPARTMENT

80.TRANS. 1                    MAP - IMPLEMENT WQMP                    RECOMMND

All structural BMPs described in the project-specific WQMP shall be constructed and installed in conformance with approved plans and specifications. It shall be demonstrated that the applicant is prepared to implement

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80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 1                    MAP - IMPLEMENT WQMP (cont.)                    RECOMMND

all non-structural BMPs described in the approved project specific WQMP and that copies of the approved project-specific WQMP are available for the future owners/occupants.

80.TRANS. 2                    MAP - ESTBL MAINT ENTITY                    RECOMMND

The project proponent shall begin the process of establishing the maintenance entity identified in the approved project specific WQMP.

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 1                MAP - WQMP BMP INSPECTION                    RECOMMND

Prior to final building inspection, the applicant shall 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. The Building and Safety Department must inspect and approve the completed WQMP treatment control BMPs for your project before a building final can be obtained.

90.BS GRADE. 2                MAP - WQMP BMP CERT REQ'D                    RECOMMND

Prior to final building inspection, 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.

90.BS GRADE. 3                MAP - BMP GPS COORDINATES                    RECOMMND

Prior to final building inspection, the applicant/owner shall provide the Department of Building Safety with GPS coordinates for the location of the project - specific WQMP treatment control BMPs.

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90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 4                    MAP - WQMP BMP REGISTRATION                    RECOMMND

Prior to final building inspection, 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 facility conditioned to install WQMP treatment control BMPs shall register such facility for annual inspections.

90.BS GRADE. 5                    MAP - REQ'D GRDG INSP'S                    RECOMMND

The developer / applicant shall be responsible for obtaining the following inspections required by Ordinance 457.

1. Precise grade inspection.

a. Precise Grade Inspection can include but is not limited to the following:

1. Installation of slope planting and permanent irrigation on required slopes.

2. Completion of drainage swales, berms and required drainage away from foundation.

b. Inspection of completed onsite drainage facilities

c. Inspection of the WQMP treatment control BMPs

90.BS GRADE. 7                    MAP - PRECISE GRDG APPROVAL                    RECOMMND

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 all lots included in the grading permit from a Registered Civil Engineer certifying that the



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90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 7                    MAP - PRECISE GRDG APPROVAL (cont.)                    RECOMMND

precise grading was completed in conformance with the approved grading plan.

3.Submitting a "Wet Signed" copy of the Certification certifying the installation of any onsite storm drain systems not inspected by Riverside County Flood Control District or the Riverside County Transportation Department.

4.Submitting a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered Civil Engineer certifying that the Water Quality Management Plan treatment control BMPs have been installed in accordance with the approved WQMP.

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

90.BS GRADE. 8                    MAP - WQMP ANNUAL INSP FEE                    RECOMMND

Prior to final building inspection, the applicant shall make payment to the Building and Safety Department for the Water Quality Management Plan (WQMP) Annual Inspection.

E HEALTH DEPARTMENT

90.E HEALTH. 1                    MAP - WATER WELL                    RECOMMND

Each lot will be served by an individual water well. A satisfactory laboratory test (bacteriological and limited inorganic testing) will be required to prove the water potable.

90.E HEALTH. 2                    USE- E.HEALTH CLEARANCE REQ                    RECOMMND

Environmental Health Clearance prior to final inspection.

PLANNING DEPARTMENT

90.PLANNING. 6                    MAP - ROOF RUN-OFF DISCHARGE                    RECOMMND

Since this project is a zero lot line situation, all dwellings shall be provided with roof gutters and downspouts so that runoff is properly discharged.

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 9

MAP- AGENCY CLEARANCE

RECOMMND

A clearance letter from Riverside County Waste Management Department shall be provided to the Riverside County Planning Department verifying compliance with the conditions of their letter dated December 10, 2013, summarized as follows:

In order to mitigate the project's potential solid waste impacts and help the county comply with AB 939, AB 1327, the California Green Building Standards, and AB 341 through diverting solid waste from landfill disposal, the RECWD recommends the following conditions:

Prior to issuance of a building permit, 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., 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.

Prior to issuance of an occupancy permit, 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.

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. Methods for businesses to reuse, recycle, compost, or divert commercial waste from disposal consist of:

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 services to their tenants

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 9                   MAP- AGENCY CLEARANCE (cont.)                   RECOMMND

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

90.PLANNING. 11                  MAP- MITIGATION MONITORING                   RECOMMND

The land divider/permit holder shall prepare and submit a written report to the Riverside County Planning Department demonstrating compliance with all these conditions of approval and mitigation measures of this permit and

Environmental Assessment No. 42629.

The Planning Director may require inspection or other monitoring to ensure such compliance.

90.PLANNING. 12                  MAP- ROLL-UP GARAGE DOORS                   RECOMMND

All residences shall have automatic roll-up garage doors.

90.PLANNING. 13                  MAP - QUIMBY FEES (2)                   RECOMMND

The TENTATIVE MAP is not located within a CSA. If a CSA is formed prior to the ISSUANCE OF BUILDING FINAL INSPECTION the TENTATIVE MAP must join and pay applicable QUIMBY Fees.

TRANS DEPARTMENT

90.TRANS. 1                   MAP - WRCOG TUMF                   RECOMMND

Prior to the issuance of an occupancy permit, the project proponent 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. 824.

90.TRANS. 2                   MAP - BMP EDUCATION                   RECOMMND

The Applicant shall distribute environmental awareness education materials on general good housekeeping practices that contribute to protection of stormwater quality to all initial residents. The Applicant may obtain NPDES Public Educational Program materials from the Transportation Department's NPDES Section via website: [www.rcflood.org/npdes](http://www.rcflood.org/npdes). Please provide Project number, number of units and location of development. Note that there is a five-day minimum processing period requested for all orders. The Applicant must provide to the

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 2                      MAP - BMP EDUCATION (cont.)                      RECOMMND

Transportation Department's PLAN CHECK Department a notarized affidavit stating that the distribution of educational materials to the tenants is assured prior to the issuance of occupancy permits.

90.TRANS. 3                      MAP - BMP MAINT AND INSPECTION                      RECOMMND

Unless an alternate viable maintenance entity is established, the CC&R's for the development's Home/Property Owners Association (HOA/POA) shall contain provisions for all structural best management practices (BMPs) to be inspected, and if required, cleaned no later than October 15 each year. The CC&R's shall identify the entity that will inspect and maintain all structural BMPs within the project boundaries. A copy of the CC&R's shall be submitted to the Transportation Department for review and approval prior to the recordation of the map.

-OR

The BMP maintenance plan shall contain provisions for all treatment controlled BMPs to be inspected, and if required, cleaned no later than October 15 each year. Required documentation shall identify the entity that will inspect and maintain all structural BMPs within the project boundaries. A copy of all necessary documentation shall be submitted to the Transportation Department for review and approval prior to the issuance of occupancy permits.

**LAND DEVELOPMENT COMMITTEE/  
DEVELOPMENT REVIEW TEAM  
INITIAL CASE TRANSMITTAL  
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE  
P.O. Box 1409  
Riverside, CA 92502-1409**

DATE: November 27, 2013

**TO:**

Riv. Co. Transportation Dept.  
Riv. Co. Environmental Health Dept.  
Riv. Co. Public Health – Industrial Hygiene  
Riv. Co. Public Health – M. Osur  
Riv. Co. Fire Department  
Riv. Co. Building & Safety – Grading  
Riv. Co. Building & Safety – Plan Check

Regional Parks & Open Space District  
Riv. Co. Environmental Programs Division  
P.D. Geology Section  
P.D. Landscaping Section  
P.D. Archaeology Section  
Riv. Co. Sheriff's Dept.  
Riv. Co. Waste Management Dept.

3rd District Supervisor  
3rd District Planning Commissioner  
Temecula Valley Unified  
Southern California Edison  
Southern California Gas Co.

**TENTATIVE TRACT MAP NO. 36599 and CHANGE OF ZONE NO. 7809 – EA42629 – Applicant:** Brown Brothers (Jim Brown) – Engineer/Representative: MDMG, Inc. (Sherrie Munroe) – Third/Third Supervisory District – Rancho California Zoning Area – Southwest Area Plan: Rural Mountainous (RM) and Rural Residential (RR) – Location: Southerly of Via Carmelo, easterly of Cordova, westerly of Exa Ely Road and northerly of Rope Road – 78.75 Gross Acres - Zoning: Rural Residential (RR) - **REQUEST:** The Change of Zone proposes to change the site's zoning classification from Rural Residential (R-R) to Residential Agriculture (RA-5). The Tentative Tract Map proposes to subdivide the existing 78.75 acres of land into 15 lot Schedule D with a minimum lot size of 5 acres – APNs: 915-260-002.

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 19, 2013**. All LDC/DRT 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 **H.P. Kang**, Project Planner, at **(951) 955-1888** or email at **hpkang@rctlma.org / MAILSTOP# 1070**.

Public Hearing Path: DH:  PC:  BOS:

COMMENTS:

DATE: \_\_\_\_\_ SIGNATURE: \_\_\_\_\_

PLEASE PRINT NAME AND TITLE: \_\_\_\_\_

TELEPHONE: \_\_\_\_\_

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



**Riverside County**  
**Waste Management Department**

*Hans W. Kernkamp, General Manager-Chief Engineer*

December 10, 2013

H.P. Kang, Project Planner  
Riverside County Planning Department  
P. O. Box No. 1409  
Riverside, CA 92502-1409

**RECEIVED**  
DEC 16 2013

ADMINISTRATION  
RIVERSIDE COUNTY  
PLANNING DEPARTMENT

**RE: Tentative Tract Map (TR) No. 36599**  
**Proposal: The TR proposes to subdivide 78.75 acres into 15 parcels**  
**APN: 915-260-002**

Dear Mr. Kang:

The Riverside County Waste Management Department (RCWMD) has reviewed the proposed project located south of Via Carmelo, east of Cordova, west of Exa Ely Road and north of Rope Road, in the Southwest 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, and AB 341 (Mandatory Commercial 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**, 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., 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.
2. **Prior to issuance of an occupancy permit**, 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.

3. 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.

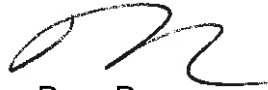
For more information, please visit:

[www.rivcowm.org/opencms/recycling/recycling\\_and\\_compost\\_business.html#mandatory](http://www.rivcowm.org/opencms/recycling/recycling_and_compost_business.html#mandatory)

4. Use mulch and/or compost in the development and maintenance of landscaped areas within the project boundaries. Recycle green waste through either onsite composting of grass, i.e., leaving the grass clippings on the lawn, or sending separated green waste to a composting facility.

Thank you for the opportunity to review this proposal. If you have any questions, please call me at (951) 486-3200.

Sincerely,



Ryan Ross  
Principal Planner

WARREN D. WILLIAMS  
General Manager-Chief Engineer



1995 MARKET STREET  
RIVERSIDE, CA 92501  
951.955.1200  
FAX 951.788.9965  
www.rcflood.org

158472

RIVERSIDE COUNTY FLOOD CONTROL  
AND WATER CONSERVATION DISTRICT

February 3, 2014



Riverside County Planning Department  
County Administrative Center  
Riverside, California

Attn: H.P. Kang

Ladies and Gentlemen:

Re: Change of Zone 7809  
Tract Map 36599  
Area: Rancho California

We have reviewed this case and have the following comments:

The proposed zoning is consistent with existing flood hazards. Some flood control facilities or floodproofing may be required to fully develop to the implied density.

Questions concerning this matter may be referred to Michele Martin of this office at 951.955.2511.

Very truly yours,

  
HENRY OLIVO  
Engineering Project Manager

MMM:blj





**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.

Sherrie Munroe (Authorized Agent)

PRINTED NAME OF APPLICANT



SIGNATURE OF APPLICANT

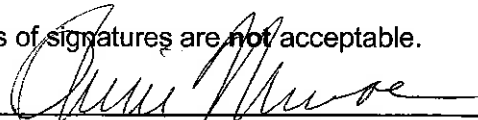
**AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:**

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.

Sherrie Munroe (Authorized Agent)

PRINTED NAME OF PROPERTY OWNER(S)



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.

See attached sheet(s) for other property owner's signatures.

**PROPERTY INFORMATION:**

Assessor's Parcel Number(s): 915-260-002

Section: 26 Township: 7S Range: 1W

Approximate Gross Acreage: 78.75

**APPLICATION FOR SUBDIVISION AND DEVELOPMENT**

General location (cross streets, etc.): North of Esplendida Way, South of Grey Squirrel Rd, East of Calle Cordova, West of Calle Marguerita.

Thomas Brothers map, edition year, page number, and coordinates: Pages 931,961 Grid C1, C7

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):

15 Lot Schedule D Tentative Tract Map

Related cases filed in conjunction with this request:

PAR 01339, HANS 02085

Is there a previous development application filed on the same site: Yes  No

If yes, provide Case No(s). N/A (Parcel Map, Zone Change, etc.)

E.A. No. (if known) NA E.I.R. No. (if applicable): N/A

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: Phase 1 Cultural Assessment

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/miles) 5 miles +

Is sewer service available at the site? Yes  No

If "No," how far must the sewer line(s) be extended to provide service? (No. of feet/miles) 15 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: 12,586 C.Y.

**APPLICATION FOR SUBDIVISION AND DEVELOPMENT**

Estimated amount of fill = cubic yards 12,586 C.Y.

Does the project need to import or export dirt? Yes  No

Import \_\_\_\_\_ Export \_\_\_\_\_ Neither X

What is the anticipated source/destination of the import/export?  
N/A

What is the anticipated route of travel for transport of the soil material?  
N/A

How many anticipated truckloads? N/A truck loads.

What is the square footage of usable pad area? (area excluding all slopes) 10,000 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  N/A

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  N/A

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       San Jacinto 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) *Chris Moore* Date 10-16-13

Owner/Representative (2) \_\_\_\_\_ Date \_\_\_\_\_



- 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): 915-260-002

Property Location or Address:

East of Calle Cordova and West of Calle Marguerita, South of Grey Squirrel Rd

**2. PROPERTY OWNER INFORMATION:**

Property Owner Name: Brown Brothers  
c/o Jim Brown

Phone No.: 760-419-8650

Firm Name: \_\_\_\_\_

Email: bigjimbrown@gmail.com &

Address: 1904 Rhodes Street

bigjimbrown2@gmail.com

Hermosa Beach, CA 90254-3252

**3. APPLICANT INFORMATION:**

Applicant Name: Same as Property Owner

Phone No.: \_\_\_\_\_

Firm Name: \_\_\_\_\_

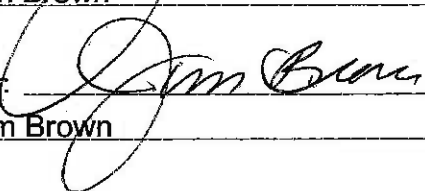
Email: \_\_\_\_\_

Address (if different from property owner)  
 \_\_\_\_\_  
 \_\_\_\_\_

**4. SIGNATURES:**

Signature of Applicant:  Date: 30 AUG 2013

Print Name and Title: Jim Brown

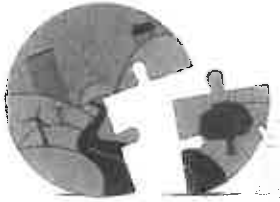
Signature of Property Owner:  Date: 30 AUG 2013

Print Name and Title: Jim Brown

Signature of the County of Riverside, by \_\_\_\_\_ Date: \_\_\_\_\_

Print Name and Title: \_\_\_\_\_

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



# RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna  
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.

CASE NUMBER: \_\_\_\_\_ DATE SUBMITTED: 10/15/13

### APPLICATION INFORMATION

Applicant's Name: Brown Bros c/o Jim Brown E-Mail: bigjimbrown2@gmail.com

Mailing Address: 1904 Rhodes Street  
\_\_\_\_\_  
Hermosa Beach, CA 90254-3152  
City State ZIP

Daytime Phone No: ( 760 ) 419-8650 Fax No: ( \_\_\_\_\_ ) N/A

Engineer/Representative's Name: MDMG, Inc. - Sherrie Munroe E-Mail: sim@markhamdmg.com

Mailing Address: 41635 Enterprise Circle North, Suite B  
\_\_\_\_\_  
Temecula, CA 92590  
City State ZIP

Daytime Phone No: ( 951 ) 296-3466 ext 213 Fax No: ( \_\_\_\_\_ ) 296-3476

Property Owner's Name: Same as Applicant E-Mail: \_\_\_\_\_

Mailing Address: \_\_\_\_\_  
\_\_\_\_\_  
City State ZIP

Daytime Phone No: ( \_\_\_\_\_ ) \_\_\_\_\_ Fax No: ( \_\_\_\_\_ ) \_\_\_\_\_

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

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

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



**APPLICATION FOR CHANGE OF ZONE**

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.

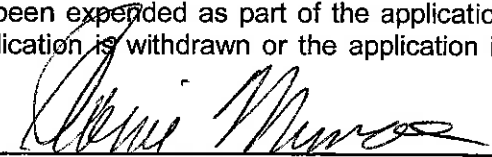
The Planning Department will primarily direct communications regarding this application to the person identified above as the Applicant. The Applicant may be the property owner, representative, or other assigned agent.

**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.

**Sherrie Munroe (authorized agent)**

PRINTED NAME OF APPLICANT



SIGNATURE OF APPLICANT

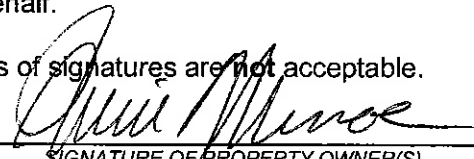
**AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:**

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.

**Sherrie Munroe (authorized agent)**

PRINTED NAME OF PROPERTY OWNER(S)



SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

If the property is owned by more than one person, 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): 915-260-002

Section: 26 Township: 7 S Range: 1 W

Approximate Gross Acreage: 78.75

General location (nearby or cross streets): North of Esplendida Way, South of Grey Squirrel Road, East of Calle Cordova, West of Calle Marguerita

**APPLICATION FOR CHANGE OF ZONE**

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Thomas Brothers map, edition year, page number, and coordinates: Pgs. 931, 961 Grid C1, C7

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

Existing zoning is R - R. Proposed zoning R - A - 5. Existing and proposed Land Use designation will remain the same R - R.

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Related cases filed in conjunction with this request:

PAR 01339, HANS 02085, TM36599

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



Juan C. Perez  
Agency Director

Carolyn Syms Luna  
Director,  
Planning Department

Juan C. Perez  
Director,  
Transportation Department

Mike Lara  
Director,  
Building & Safety Department

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 Brown Et Al hereafter "Applicant" and Brown Et Al "Property Owner".

Description of application/permit use:

Change of Zone Application

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): 915-260-002

Property Location or Address:  
Calle Cordova/Grey Squirrel/Calle Marguerita

**2. PROPERTY OWNER INFORMATION:**

Property Owner Name: Jim Brown Phone No.: 310-962-3675

Firm Name: \_\_\_\_\_ Email: bigjimbrown2@gmail.com

Address: 1904 Rhodes St  
Hermosa Beach, CA 90254

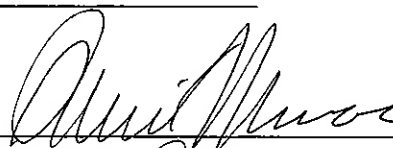
**3. APPLICANT INFORMATION:**

Applicant Name: Jim Brown Phone No.: 310-962-3675

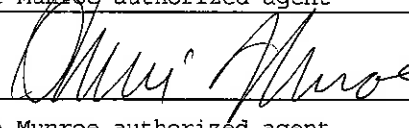
Firm Name: \_\_\_\_\_ Email: bigjimbrown2@gmail.com

Address (if different from property owner)  
\_\_\_\_\_  
\_\_\_\_\_

**4. SIGNATURES:**

Signature of Applicant:  Date: 10-15-13

Print Name and Title: Sherrie Munroe authorized agent

Signature of Property Owner:  Date: 10-15-13

Print Name and Title: Sherrie Munroe authorized agent

Signature of the County of Riverside, by \_\_\_\_\_ Date: \_\_\_\_\_

Print Name and Title: \_\_\_\_\_

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

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

A **PUBLIC HEARING** has been scheduled, pursuant to Riverside County Subdivision Ordinance No. 460, before the **RIVERSIDE COUNTY PLANNING COMMISSION** to consider the project shown below:

**TENTATIVE TRACT MAP NO. 36599 and CHANGE OF ZONE NO. 7809** – Intent to Adopt a Mitigated Negative Declaration – Applicant: Brown Brothers (Jim Brown) – Engineer/Representative: MDMG, Inc. (Sherrie Munroe) – Third/Third Supervisory District – Rancho California Zoning Area – Southwest Area Plan: Rural Mountainous (RM) and Rural Residential (RR) – Location: Southerly of Via Carmelo, easterly of Cordova, westerly of Exa Ely Road and northerly of Rope Road – 78.75 Gross Acres - Zoning: Rural Residential (RR) - **REQUEST:** The Change of Zone proposes to change the site's zoning classification from Rural Residential (R-R) to Residential Agriculture (RA-5). The Tentative Tract Map proposes to subdivide the existing 78.75 acres of land into 15 lot Schedule D with a minimum lot size of 5 acres. (Legislative)

TIME OF HEARING: **9:00 am** or as soon as possible thereafter  
**December 3, 2014**  
**COACHELLA VALLEY WATER DISTRICT**  
BOARD CHAMBERS  
75515 HOVLEY LANE EAST  
PALM DESERT, CALIFORNIA 92211

For further information regarding this project, please contact Project Planner, Matt Straite, at 951-955-8631 or email [mstraite@rctlma.org](mailto:mstraite@rctlma.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 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 Thursday, 8:30 a.m. to 5:00 p.m., at the County of Riverside Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501. For further information or 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: Matt Straite  
P.O. Box 1409, Riverside, CA 92502-1409

**PROPERTY OWNERS CERTIFICATION FORM**

I MATT STRAITE, certify that on 10/14/14 the attached property owners list was prepared by MATT STRAITE, APN(s) or case numbers TR36599/CZ07809 for Company or Individual's Name PLANNING DEPARTMENT Distance Buffered 1,200'.

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.

NAME: MATT STRAITE

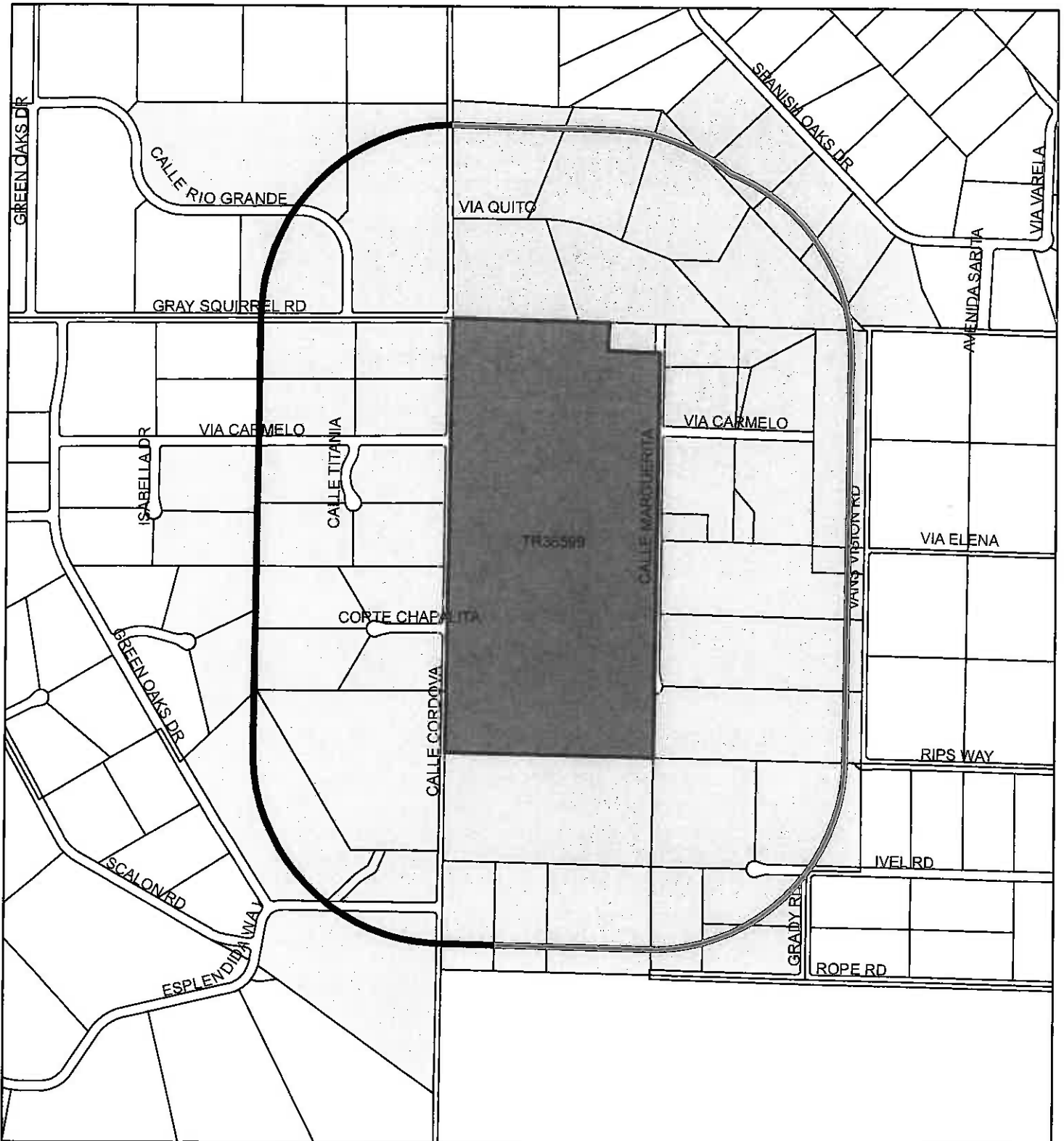
TITLE: PROJECT PLANNER

ADDRESS: 4080 Lemon Street, 12<sup>th</sup> Floor, Riverside CA 92501

TELEPHONE: 951-955-8631

*checked by [signature]  
expire 4/14/14*

# TR36599 (1,200 Foot Buffer)



-  Case Owner Buffer
-  Case Boundary
-  Parcel Boundaries
-  Surrounding Owner Parcels



Printed by mstraitte on 10/14/2014

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.

ATTN: Leslie Mouriquand  
Archaeologist  
Mail Stop 4035

3rd Supervisor District  
Jeff Stone, Supervisor  
Board of Supervisors, Riverside County  
Mail Stop 1003

ATTN: Jon Vasquez  
Building & Safety Department,  
Riverside County  
Mail Stop 2715

ATTN: Grading  
Building & Safety Department,  
Riverside County  
Mail Stop 2715

ATTN: Teresa Roblero  
Mail Location: 8031  
Engineering Department,  
Southern California Gas Company  
1981 W. Lugonia Ave.  
Redlands, CA 92374-9796

ATTN: Senior Public Health Engineer  
Environmental Health,  
Riverside County  
Mail Stop 3320

ATTN: Carolyn Syms-Luna  
Environmental Programs Dept.,  
Riverside County  
Mail Stop 2715

ATTN: David Jones  
Geologist  
Mail Stop 1070

ATTN: John Petty  
c/o Mary Stark, Planning Commission  
Secretary  
Planning Commission, Riverside  
County  
Mail Stop 1070

ATTN: Marc Brewer  
Regional Parks & Open Space District  
Riverside County  
4600 Crestmore Rd., MS2970  
Riverside, CA 92509-6858

ATTN: Steve Diaz  
Riverside County Fire Department  
Mail Stop 5036

ATTN: Stanley Sniff, Sheriff  
Sheriff's Department, Riverside County  
Mail Stop 1450

Southern California Edison  
2244 Walnut Grove Ave., Rm 312  
P.O. Box 600  
Rosemead, CA 91770

ATTN: County Surveyor  
Transportation Department,  
Riverside County  
Mail Stop 1080

Waste Resources Management,  
Riverside County  
Mail Stop 5950



RONALD G BENNER  
40560 CALLE CORDOVA  
TEMECULA, CA. 92592

REZA BIRJANDI  
57 SOUTH PEAK  
LAGUNA NIGUEL, CA. 92677

LUIS ALONSO BRAVO  
11135 SEABREEZE CT  
BLOOMINGTON, CA. 92316

GEORGE R BROWN  
C/O JAMES BROWN  
1904 RHODES ST  
HERMOSA BEACH, CA. 90254

WILLIAM B BROWN  
WILLIAM BROWN SR  
1904 RHODES ST  
HERMOSA BEACH, CA. 90254

ANTHONY CAND  
6118 PENNSWOOD AVE  
LAKEWOOD, CA. 90712

JAMES COPE  
40254 CALLE TITANIA  
TEMECULA, CA. 92592

DENTINO FAMILY LTD PARTNERSHIP  
C/O MAURO J DENTINO  
5405 SHANNON DR  
YORBA LINDA, CA. 92886

EAGLES EYE VIEW  
C/O GREG BRUNETTE  
601 E CHAPMAN AVE  
ORANGE, CA. 92866

EASTERN MUNICIPAL WATER DIST  
C/O JIM BUTLER  
P O BOX 8300  
PERRIS, CA. 92572

DONALD S ELMORE  
24563 CORTE JARAMILLO  
MURRIETA, CA. 92562

TERI LYNN FENTON  
8185 MELROSE LN  
EL CAJON, CA. 92021

RONALD EUGENE FOSTER  
33281 EASTRIDGE PL  
TEMECULA, CA. 92592

BRUCE P GARCIA  
640 AVENUE B  
REDONDO BEACH, CA. 90277

GARCIA BENTLEY CONST INC  
640 AVENUE B  
REDONDO BEACH, CA. 90277

RANDY L GILLASPY  
43874 CARINI CT  
TEMECULA, CA. 92592

GARY L GUMBERT  
C/O RANDAL S BARRON  
400 E 52ND ST NO 9E  
NEW YORK, NY. 10022

THOMAS J HAMILTON  
36955 SPANISH OAKS DR  
TEMECULA, CA. 92592

LOAN THI HIRT  
11321 GLENWOOD RD SW  
PORT ORCHARD, WA. 98367

JOHN HLEBASKO  
319 E 238TH PL  
CARSON, CA. 90745

RICHARD KIRKUP  
1912 LEEWARD LN  
NEWPORT BEACH, CA. 92660

VOULA KITSIGIANIS  
150 S VALLEY VIEW PL  
ANAHEIM HILLS, CA. 92807

ROBIN LAMBRECHT  
40400 IVEL RD  
HEMET, CA. 92544

TIMOTHY J LAWYER  
39695 SPANISH OAKS DR  
TEMECULA, CA. 92592

RICHARD JOSEPH LAYTON  
33664 HONEYSUCKLE LN  
MURRIETA, CA. 92563

HARRY LEE  
33231 WESTLONG ST  
LAKE ELSINORE, CA. 92530

CATHERINE J MCKENNA RICHELL  
1847 DONAHUE DR  
EL CAJON, CA. 92019

NHIEN NGUYEN  
39605 SPANISH OAKS DR  
TEMECULA, CA. 92592

JOHN W OWEN  
40239 CALLE CORDOVA  
TEMECULA, CA. 92592

MARYAM PAKDELAN  
7862 E MENTON AVE  
ANAHEIM HILLS, CA. 92808

JAMES L PAPASTATHIS  
1972 DERBY DR  
SANTA ANA, CA. 92705

PEPPER TREE DOWNS ENTERPRISES INC  
40190 CALLE TITANIA  
TEMECULA, CA. 92592

RAYMOND R SALDIVAR  
39875 CORTE CHAPALITA  
TEMECULA, CA. 92592

SALDIVAR RAMIRO R ESTATE OF  
4159 LEWIS ST  
OCEANSIDE, CA. 92056

SALDIVAR RAMIRO R ESTATE OF  
C/O JUAN R SALDIVAR  
4159 LEWIS ST  
OCEANSIDE, CA. 92056

SALDIVAR RAMOND D ESTATE OF  
C/O REFUGIO SALDIVAR  
4159 LEWIS ST  
OCEANSIDE, CA. 92056

FRANKLIN R SHAY  
39810 VIA CARMELO  
TEMECULA, CA. 92592

PETER MICHAEL TERRY  
613 W 14TH AVE  
SPOKANE, WA. 99204

THOMAS PROP LTD  
17032 KOMORI CIR  
GARDENA, CA. 90247

JESSICA THURMAN  
40330 ROPE RD  
HEMET, CA. 92544

OMAR URIZAR  
35977 AVD LA CRESTA  
MURRIETA, CA. 92562

LORENZO E VELASQUEZ  
42730 SETTLERS RIDGE  
MURRIETA, CA. 92562

PAULINE L WEEKS  
6204 ANVIL LAKE AVE  
SAN DIEGO, CA. 92119

PATRICIA WILLIAMS  
40520 GRAY SQUIRREL  
TEMECULA, CA. 92590

ROBERT H WILLIAMS  
40520 GRAY SQUIRREL  
TEMECULA, CA. 92592

WARREN L WOLFE  
40200 ROPE RD  
HEMET, CA. 92543



# RIVERSIDE COUNTY PLANNING DEPARTMENT

**Juan C. Perez**  
*Interim Planning 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.**

TR36599/ CZ07809

*Project Title/Case Numbers*

Matt Straite

*County Contact Person*

951-955-8631

*Phone Number*

N/A

*State Clearinghouse Number (if submitted to the State Clearinghouse)*

Brown Brother C/O Jim Brown

*Project Applicant*

1904 Rhodes Street, Hermosa Beach, CA 90254

*Address*

The project site is bounded by Grey Squirrel to the north, Esplendida Way to the south, Calle Cordova to the west, and Calle Marguerita to the east.

*Project Location*

The project proposes a Schedule "D" subdivision of 78.75 acres into 15 lots with a minimum lot size of 5 acres. In addition, the proposal also requests to change the project area zoning from Rural Residential (R-R) to Residential Agriculture (R-A-5) designation.

*Project Description*

This is to advise that the Riverside County Board of Supervisors, as the lead agency, has approved the above-referenced project on \_\_\_\_\_, and has made the following determinations regarding that project:

1. The project WILL NOT have a significant effect on the environment.
2. An Mitigated Negative Declaration was prepared for the project pursuant to the provisions of the California Environmental Quality Act (\$2,181.25+\$50.00) and reflect the independent judgment of the Lead Agency.
3. Mitigation measures WERE made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS 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 earlier EA, 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*

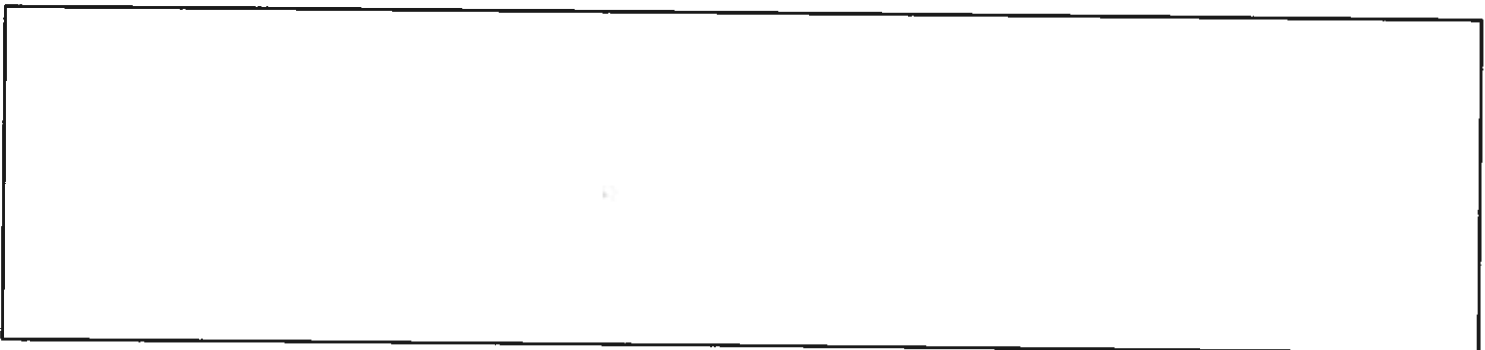
Project Planner

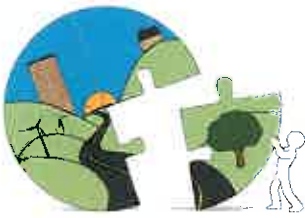
*Title*

10/20/2014

*Date*

Date Received for Filing and Posting at OPR: \_\_\_\_\_





**RIVERSIDE COUNTY**  
**PLANNING DEPARTMENT**

*Carolyn Syms Luna*  
*Director*

**MITIGATED NEGATIVE DECLARATION**

Project/Case Number: TR36599 and CZ07809

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 and Conditions of Approval)

**COMPLETED/REVIEWED BY:**

By: Matt Straite Title: Project Planner Date: 10/20/2014

Applicant/Project Sponsor: Brown Brothers Date Submitted: 10/16/2013

**ADOPTED BY:** Planning Commission

Person Verifying Adoption: Matt Straite Date: 10/20/2014

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 at

Y:\Planning Case Files-Riverside office\TR36288\DH-PC-BOS Hearings\DH-PC\MND.TR36288.docx

Please charge deposit fee case#: ZEA42629 ZCFG06606

**FOR COUNTY CLERK'S USE ONLY**

COUNTY OF RIVERSIDE  
SPECIALIZED DEPARTMENT RECEIPT  
Permit Assistance Center

\* REPRINTED \* R1401361

4080 Lemon Street  
Second Floor  
Riverside, CA 92502  
(951) 955-3200

39493 Los Alamos Road  
Suite A  
Murrieta, CA 92563  
(951) 600-6100

38686 El Cerrito Road  
Palm Desert, CA 92211  
(760) 863-8277

\*\*\*\*\*  
\*\*\*\*\*

Received from: BROWN BROTHERS C/O JIM BROWN \$2,181.25  
paid by: CK 234  
paid towards: CFG06006 CALIF FISH & GAME: DOC FEE  
TR36599 CZ07809 EA42629  
at parcel #:  
appl type: CFG3

By \_\_\_\_\_ Feb 13, 2014 11:32  
MGARDNER posting date Feb 13, 2014

\*\*\*\*\*  
\*\*\*\*\*

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$2,181.25

Overpayments of less than \$5.00 will not be refunded!

Additional info at [www.rctlma.org](http://www.rctlma.org)

COUNTY OF RIVERSIDE  
SPECIALIZED DEPARTMENT RECEIPT  
Permit Assistance Center

\* REPRINTED \* R1309946

4080 Lemon Street  
Second Floor  
Riverside, CA 92502  
(951) 955-3200

39493 Los Alamos Road  
Suite A  
Murrieta, CA 92563  
(951) 600-6100

38686 El Cerrito Road  
Palm Desert, CA 92211  
(760) 863-8277

\*\*\*\*\*  
\*\*\*\*\*

Received from: BROWN BROTHERS C/O JIM BROWN \$49.99  
paid by: CK 224  
paid towards: CFG06006 CALIF FISH & GAME: DOC FEE  
TR36599 CZ07809 EA42629  
at parcel #:   
appl type: CFG3

By \_\_\_\_\_ Oct 16, 2013 16:39  
MGARDNER posting date Oct 16, 2013

\*\*\*\*\*  
\*\*\*\*\*

Account Code	Description	Amount
658353120100208100	CF&G TRUST: RECORD FEES	\$49.99

Overpayments of less than \$5.00 will not be refunded!

Additional info at [www.rctlma.org](http://www.rctlma.org)



COUNTY OF RIVERSIDE  
SPECIALIZED DEPARTMENT RECEIPT  
Permit Assistance Center

O\* REPRINTED \* R1309947

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: BROWN BROTHERS C/O JIM BROWN \$ .01  
paid by: CASHCASH  
TR36599 CZ07809 EA42629  
paid towards: CFG06006 CALIF FISH & GAME: DOC FEE  
at parcel:  
appl type: CFG3

By \_\_\_\_\_ Oct 16, 2013 16:42  
MGARDNER posting date Oct 16, 2013

\*\*\*\*\*  
\*\*\*\*\*

Account Code	Description	Amount
658353120100208100	CF&G TRUST: RECORD FEES	\$ .01

Overpayments of less than \$5.00 will not be refunded!

Agenda Item No.: 4 . 2  
Area Plan: Eastern Coachella Valley  
Zoning District: Lower Coachella Valley  
Supervisory District: Fourth  
Project Planner: Paul Rull  
Planning Commission: December 3, 2014

GENERAL PLAN AMENDMENT NO. 1125  
(Agricultural Amendment)  
SPECIFIC PLAN NO. 385  
CHANGE OF ZONE NO. 7814  
TENTATIVE TRACT MAP NO. 36590  
Environmental Assessment No. 42633  
Applicant: Cal Thermal Real Estate, LLC  
Engineer/Representative: Paul Quill

## COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

### PROJECT DESCRIPTION AND LOCATION:

The project consists of four separate applications: a general plan amendment, specific plan, change of zone and a tentative tract map.

**General Plan Amendment No. 1125** proposes to amend the Riverside County General Plan Land Use Element as it applies to the 80.9 acre project site by changing the land use designations from Agriculture: Agriculture to Community Development: Medium Density Residential and Commercial Retail, as reflected on the proposed Land Use Plan.

**Specific Plan No. 385 (Vista Soleada)** proposes a master-planned community on 80.9 acres supporting a mixture of traditional single-family residential lots and large lot equestrian estates, commercial and equestrian way station, and open space land uses including recreational parks, buffer areas, and drainage areas. The Specific Plan proposes an 80.9 acre residential community of 230 homes in varying densities from 2 to 5 dwelling units per acre with an overall density of 2.8 per acre, and ranging in sizes from the smaller Citrus Village lots of minimum 4,000 sq.ft., to the larger Date Palm Estate lots of minimum 3/4 acres. The proposal also includes 19.4 acres of parks and retention areas, and 3.3 acres of rural market and equestrian way station. In addition, the Specific Plan designates 11.7 acres for major roadway improvements. The Specific Plan will also include a commercial rural market on 1.8 acres, and an equestrian way station on 1.6 acres for equestrian enthusiasts in the area. The project will be phased into three phases. Phase 1 includes 79 Citrus Villa Lots and 9 Date Palm Estate Lots on 35.2 acres located on the northern portion of the project adjacent to 60<sup>th</sup> Avenue. Phase 2 includes 72 Citrus Villa Lots and 3 Date Palm Estates Lots on 18.7 acres in the middle portion of the project. Phase 3 includes 60 Citrus Villa Lots and 7 Date Palm Estate Lots on 27 acres located on the southern portion of the project adjacent to 61<sup>st</sup> Avenue. Parks and recreational amenities will also be included within each of the phases.

**Change of Zone No. 7814** proposes to change the zoning classification from Light Agriculture-10 acre minimum to Specific Plan and to amend Ordinance No. 348 to include the Specific Plan Zoning Standards for the project site.

**Tentative Tract Map No. 36590** proposes a Schedule "A" subdivision to subdivide 80.9 gross acres into 230 residential lots, 9 open space lots, 1 equestrian way station lot, and 1 commercial lot. The project will be phased into three phases. Phase 1 includes 79 Citrus Villa Lots and 9 Date Palm Estate Lots on 35.2 acres located on the northern portion of the project adjacent to 60<sup>th</sup> Avenue. Phase 2 includes 72 Citrus Villa Lots and 3 Date Palm Estates Lots on 18.7 acres in the middle portion of the project. Phase 3 includes 60 Citrus Villa Lots and 7 Date Palm Estate Lots on 27 acres located on the southern portion of the project adjacent to 61<sup>st</sup> Avenue. Parks and recreational amenities will also be included within each of the phases.

**Environmental Assessment No. 42633** has been prepared to inform decision-makers and the public of the potential significant environmental effects associated with changing the General Plan Land Use designation, creation of a Specific Plan, rezoning, and tentative tract map subdivision.

The proposed project is located in the Eastern Coachella Valley Area Plan, more specifically the project is located on the northwest corner of 61<sup>st</sup> Avenue and Sundowner Avenue.

Specific Plan No. 385 and its Zoning Ordinance can be viewed at the Riverside County Planning Department, 4080 Lemon Street, 12<sup>th</sup> Floor, Riverside CA 92501.

### **BACKGROUND:**

#### *General Plan Initiation Proceedings*

General Plan Amendment No.1125 was heard at the January 15, 2014, Planning Commission for initiation. The Planning Commission had no comments. The Board of Supervisors initiated proceedings for the General Plan Amendment on February 25, 2014.

#### *Community Development Overlay*

The project site is located within a Community Development Overlay. The Community Development Overlay is a tool that allows Community Development land use designations to be applied through General Plan Amendments in the future within specified areas lying within Rural, Rural Community, Agriculture, or Open Space Foundation Component areas, while maintaining the underlying land use designations of these other foundation components until such time as the Community Development land uses are approved. The Overlay in the Vista Santa Rosa Community allows for a gradual transition between agriculture uses to other land use types (see policy ECVAP 1.1.d). When conversion of farmland to other uses occurs, adequate buffering shall be incorporated into development proposals to ensure that there will be adequate land use compatibility protection for other nearby landowners who desire to continue farming indefinitely. The overall density range of the Community Development Overlay area shall be 1-3 dwelling units per acre.

The project site is designated as Agriculture with a Community Development Overlay (CDO), which will allow for an overall density range of 1-3 dwelling units per acre for residential development and 0.20-0.35 FAR for commercial development. The CDO will allow changes from the Agricultural land use to the Residential and Commercial land uses. Implementation of the project will require a General Plan Amendment to change the land use designation from Agriculture to Community Development: Medium Density Residential and Commercial Retail. The project will provide a residential density of 2.8 dwelling units per acre, provide 1.8 acres of commercial retail, provide 29.9 acres of open space (approximately 37 percent of the site), and conform to the policies in the Vista Santa Rosa Land Use Concept Plan. The project is consistent with the ECVAP 1.1 policy by:

- providing 100-foot wide buffer grove of date palm trees along the projects northern, eastern, and southern boundaries,
- having a density is 2.8 dwelling units per acre,
- park areas of 1 acre minimum size are provided throughout the project, and
- the usage of split rail fencing as opposed to walls where possible to maintain the rural character of the area.

The project site is designated as Agriculture with a Community Development Overlay (CDO), which will allow for an overall density range of 1-3 dwelling units per acre for residential development and 0.20-0.35 FAR for commercial development. The CDO will allow changes from the Agricultural land use to

the Residential and Commercial land uses. Implementation of the project will require a General Plan Amendment to change the land use designation from Agriculture to Community Development: Medium Density Residential and Commercial Retail. The project will provide a residential density of 2.8 dwelling units per acre, provide 1.8 acres of commercial retail, provide 29.9 acres of open space (approximately 37 percent of the site), and conform to the policies in the Vista Santa Rosa Land Use Concept Plan.

*Vista Santa Rosa Land Use Concept Plan*

The project is located inside the Vista Santa Rosa Community Land Use Concept Plan (VSRCLUP) boundary (see Exhibit V), but outside the General Plan Vista Santa Rosa Policy Area boundary (see Vicinity Map). The VSRCLUP was approved on June 17, 2008, by the Board of Supervisors, but not included in a general plan amendment to be included in the County's General Plan. Thus, the VSRCLUP can be construed as an independent Board Policy for the Vista Santa Rosa area.

The project is located in Planning Area 3 of the VSRCLUP with the property designation of Low Density Residential (max. density 2 dwelling units per acre). Development is permitted in Planning Area 3 for areas designated Low Density Residential to up to 3 dwelling units per gross acre providing that at least 35% of the site is provided in Open Space and Community Amenities (OSCA), and the project site size is between 40 and 160 gross acres. The projects propose density is 2.8 dwelling units per acre, provides 36% OSCA, and is 80.9 gross acres in size.

The proposed project is consistent with the policies and densities prescribed in the VSRCLUP.

*Vista Santa Rosa Community Council*

On March 27, 2013, the applicant presented preliminary concept plans of the project to the Vista Santa Rosa Community Council (VSRCC). The applicant received overall guidance from the Council and comments from the public.

On May 29, 2013, the project was listed on the VSRCC agenda for review and advisory action requested. The applicant made a more detailed presentation to the VSRCC providing illustrative land use plans and community design concepts, designed accordingly with the Vista Santa Rosa Design guidelines and the Vista Santa Rosa Community Land Use Concept Plan. The project would provide a transitional buffer between the high density subdivisions to the west of the project in the City of La Quinta, and to the rural agricultural farming properties to the east of the project. The VSRCC voted unanimously to support the project and recommend approval of the Specific Plan to the Planning Commission and Board of Supervisors.

On January 29, 2014, the applicant discussed with the VSRCC the project's progress and presented the Specific Plan. The VSRCC and those in attendance voiced their support for the project, and the VSRCC Council voted unanimously to support the project and provided their recommendation to the 4<sup>th</sup> Supervisorial District Office.

*Planning Areas*

The project provides for a rural, equestrian-themed residential community on 80.9 gross acres. The project will contain 230 residences with multiple community parks, citrus themed country lanes and a 100-foot wide buffer grove of date palm trees. Residential density within the project averages approximately 2.8 dwelling units per gross acre, consisting of 211 residential Citrus Village Lots (Planning Area 1) (4,000 sq.ft. minimum, 6,000 sq.ft. average) at the core of the project, and 19 residential Date Palm Estate Lots (Planning Area 2) (3/4 acre minimum) that surround them.

There is a small rural commercial component (1.8 acres) located in the project's northeastern corner (Planning Area 3). This rural commercial area could be developed in the future with businesses that serve the community and surrounding area such as small convenience markets, restaurant/taverns, veterinary, farrier, vegetable stand and other conveniences.

An equestrian way station (1.6 acres) is also being proposed as an extension of the perimeter buffer located in the project's southeastern corner (Planning Area 4). The way station will provide amenities such as hitching racks, seating benches for riders and other conveniences. A pull through access drive for vehicle parking and loading/off-loading trailers from 61<sup>st</sup> Avenue will also be provided. Depending on the level of equestrian activity, a small stable to board horses temporarily may be constructed in the future.

Multiple parks and recreational open space amenities will be provided within each of the Planning Areas totaling 29.9 acres (36%). The project provides six community parks totaling 7.9 acres and distributed throughout the project granting nearby access for everyone within the community. Each park is approximately 1 acre in size and may include one or more of the following recreational amenities: swimming pool and fitness clubhouse, tennis courts, outdoor par course, basketball courts, tot lot, barbeques, community garden, picnic tables and turf play area. The perimeter buffer and equestrian way station also provides recreational opportunities. The project's parks and amenity package is also consistent with the Vista Santa Rosa Land Use Concept Plan (VSRLUCP) Open Space and Community Amenities (OSCA) standards.

#### Design Theme

The proposed theme for the project is rural equestrian community theme that is based on the guiding principles established by the Vista Santa Rosa Community Land Use Concept Plan.

The project focuses on creating an informal and relaxed suburban rural transitional neighborhood between the more intense suburban residential scale and densities to the west of the project in the City of La Quinta, and with the active agricultural and rural uses to the project's east. The project incorporates indigenous design and environmental influences from the surrounding Vista Santa Rosa community. The project seeks to evoke design elements rooted in Vista Santa Rosa by:

- establishing open space land uses, linear trail corridors, enhanced building setbacks that preserve mountain views and vistas;
- creating landscape streetscapes designed to calm traffic and soften roadway appearance;
- ensure adequate buffers to adjacent agricultural operations;
- encourage a harmonious blend of agricultural, rural residential, equestrian, country club, resort, tourist-oriented and more suburban residential lifestyles; and
- create community gathering places which are linked by cross-community enhanced trail systems called Lifestyle Corridors, as well as other inter-connecting multi-use trails and enhanced setbacks.

The project is also consistent with the Vista Santa Rosa Design Guidelines which provides guidance for establishing a visual and environmental quality design theme for the project which is characterized by:

- rural/agricultural/equestrian character;
- unpretentious/unadorned/simple elegance;
- clean, open, utilitarian style;
- preservation of mountain vistas; and
- an expression of Desert Lifestyle.

The project proposes six residential architectural conceptual styles for its theme: Spanish, Tuscan, Rural Ranch Contemporary, California Craftsman, Contemporary Southwest, and Rustic Western Ranch (Exhibit B).

### **ISSUES OF POTENTIAL CONCERN:**

#### **Cultural Resources**

General Plan Amendment No. 1125 was transmitted to the Native American Heritage Commission and subsequently Native American Tribes in the project area requesting consultation per Senate Bill 18 Local and Tribal Intergovernmental Consultation. Staff received one response comment from the Torres Martinez Desert Cahuilla Indians (TMDCI) tribe. Their comments were:

- Torres Martinez Cultural Monitors in 2004 discovered numerous cremation sites on the adjacent property (west of the project) located in the City of La Quinta.
- TMDCI requires a 100% Phase II testing program to determine the extent of cultural resources.
- Approved cultural resource monitors present during ground disturbing and construction activities.

A Phase I study was prepared for the project by McKenna in April, 2014. This study identified several sites that could have potential cultural significance on the project site. The report also failed to include several known sites. The study recommended that a Phase II study be prepared for the project site. The project site was surveyed in September 2014, and a Phase II study was prepared by Applied Earth Works, Inc. dated September 2014. The Phase II study was not completed in accordance with the approved scope of work approved by the County's Archaeologist. The study failed to identify any intact cultural deposits or features associated with the adjacent burial site. In addition, the site is currently being cultivated for carrots limiting the level of Phase II investigation and as such, the Phase II investigations have not completely eliminated the possibility that intact cultural deposits and/or features may still be present underlying the disturbed plow zone sediments within the portions of the project site. Therefore the project has been conditioned for controlled grading during grading activities and that Native American monitors are present to observe grading activities. In the event that potentially significant archaeological materials are encountered during project-related ground-disturbing activities, all work must be halted in the vicinity of the archaeological discovery until a qualified archaeologist can visit the site of discovery and assess whether the find should be considered a significant archaeological resource.

The Phase II study and recommendations were submitted to the TMDCI to which representatives of the tribe disagreed with the study's recommendations. The Tribe recommends that in order to avoid potential cemetery-related features being unearthed during grading and construction activities, that completion of the original scope of work for the Phase II testing program be completed, and the extended Phase II testing program be completed, post-harvest of the site, as agreed upon by the applicant. The County Archaeologist concurs with the Tribe's position and subsequent recommendation.

#### **Line of Sight into Parks**

The project proposes six community parks approximately 1 acre in size and are located throughout the site (see Exhibit R). Each of the parks obtains access via the community's internal private streets. The parks are also mostly surrounded by proposed residential lots. One concern is that the line of sight from the street will be limited due to the design of these homes surrounding the parks, which may have a potential impact on maintaining safety and security in these open areas. The project is proposing for residential lots abutting these park areas to have shorter walls along the side and rear property lines to enhance the openness and central theme of each park area and the adjoining residential lots. While this

certainly increases the line of sight into the park area from the street, it still leaves certain portions of the park area un-viewable from the street. Planning has advised the applicant of its concerns, but has not amended the design to address the concern.

#### Tile Drains

Large portions of the southern Coachella Valley have substantially high, salty groundwater. This high groundwater can damage agricultural crops, but can also impact residential development in the form of pool damage, landscape damage and possibly even damage to home foundations. The project site has historically featured agricultural uses and existing tile drains cross most of the project site. A 'tile' drain is usually a clay, concrete or tile pipe, about four to five inches in diameter, that is buried about four to six feet below the surface to form a barrier preventing groundwater from rising to the surface, and preventing percolating surface drainage from infiltrating the groundwater. The pipes are usually about three feet long, arranged in long linear patterns, butted together without sealing the joints and surrounded by gravel as they line up with each other. Long stretches of pipes are usually repeated about eighty to one hundred and twenty feet from each other and work together to form a barrier. The drains require very little maintenance, if any. Most tile drains in this area have been functioning without maintenance for over fifty years. Water travels into the pipes, through the gravel, and drains into drainages features like the Coachella Valley Storm Water Channel that carry the groundwater to the Salton Sea. It is important that the existing tile drains remain to protect the health safety and welfare of the future residents. Conditions of approval regulate the treatment of tile drains including requirements that they remain, they be noted in the title reports, that blanket easements be placed on all lots permitting maintenance of drains, and establishing maintenance responsibilities for tile drains.

#### Geological Lineaments

The project site lies across three potentially hazard unclassified geological lineaments (see Tentative Tract Map for location). These potential hazards have been identified in the project's Geologic Report. The project has been conditioned to fully investigate, assess, and appropriately mitigate this impact, and in the case of this project, an avoidance mitigation shall be applied if the lineaments are found to be associated with active earthquake faulting or if geotechnical and/or structural mitigation cannot be reasonably demonstrated adequate for any potentially adverse impacts that could result from the physical of the lineaments. This condition was written to accommodate the project moving forward to a public hearing. Avoidance mitigations have been placed on this project pending required trenching of lineaments to determine its significance. The project's Geology Report (GEO2347) will not be approved until all geologic/geotechnical hazards are adequately addressed.

#### **SUMMARY OF FINDINGS:**

- |  |   |
|--|---|
| 1. Existing General Plan Land Use (Ex. #6):    | Agriculture: Agriculture  |
| 2. Proposed General Plan Land Use (Ex. #6):    | Community Development: Medium Density Residential and Commercial Retail |
| 3. Surrounding General Plan Land Use (Ex. #6): | Agriculture: Agriculture, City of La Quinta                             |
| 3. Existing Zoning (Ex. #3):                   | Light Agriculture-10 acre minimum                                       |
| 4. Proposed Zoning (Ex. #3):                   | Specific Plan   |
| 5. Surrounding Zoning (Ex. #3):                | Light Agriculture-10 acre minimum, City of La Quinta                    |
| 5. Existing Land Use (Ex. #1):                 | Agriculture farming   |
| 6. Surrounding Land Use (Ex. #1):              | Vacant land, agriculture farming, single family                         |

7. Project Data: residence golf course communities  
Total Acreage: 80.9 gross acres  
Total Proposed Residential Lots: 230  
Total Proposed Non-Residential Lots: 9 open  
space, 1 equestrian, 1 commercial  
Proposed Minimum Lot Sizes: 4,000 sq.ft. and  $\frac{3}{4}$   
acre  
Schedule: A
8. Environmental Concerns: See attached environmental assessment

**RECOMMENDATIONS:**

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

**ADOPTION** of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42633 (EA42633)**, based on the findings incorporated in the initial study for EA42633 and the conclusion that the project will not have a significant effect on the environment; subject to resolution adoption for the project by the Riverside County Board of Supervisors and,

**TENTATIVE APPROVAL** of **GENERAL PLAN AMENDMENT NO. 1125**, amending the General Plan Land Use designation from Agriculture: Agriculture to Community Development: Medium Density Residential and Commercial Retail, as reflected on the proposed Land Use Plan, based upon the findings and conclusions incorporated in the staff report, pending final adoption of the General Plan Amendment Resolution by the Board of Supervisors; and,

**TENTATIVE APPROVAL** of **SPECIFIC PLAN NO. 385**, subject to the attached conditions of approval, and based on the findings and conclusions incorporated in the staff report, pending final adoption of Specific Plan Resolution by the Board of Supervisors; and,

**TENTATIVE APPROVAL** of **CHANGE OF ZONE NO. 7814**, amending the zoning classification for the subject property from Light Agriculture-10 acre minimum to Specific Plan in accordance with the Zoning Exhibit and to adopt a project specific zoning ordinance amendment to Ordinance No. 348 to include the Specific Plan Zoning Standards; based on the findings and conclusions incorporated in the staff report, pending final adoption of the Zoning Ordinance by the Board of Supervisors; and,

**APPROVAL** of **TENTATIVE TRACT MAP NO. 36590**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

**ADOPTION** of a **RESOLUTION NO. 2014-012 RECOMMENDING ADOPTION** for General Plan Amendment No. 1125 and Specific Plan No. 385 to the Board of Supervisors.

**FINDINGS:** The following findings are in addition to those incorporated in the summary of findings and in the attached environmental assessment, which is incorporated herein by reference.

1. The project site is currently designated Agriculture: Agriculture on the Eastern Coachella Valley Area Plan.



2. The proposed residential parcels with a minimum lot size of 4,000 sq.ft., is permitted in the proposed Community Development: Medium Density Residential (2 – 5 dwelling units per acre) land use designation.
3. The project site is surrounded by properties which are designated Agriculture: Agriculture and the City of La Quinta.
4. The zoning for the subject site is Light Agriculture-10 acre minimum.
5. The proposed 230 residential lots are consistent with the proposed change of zone to Specific Plan.
6. The project site is surrounded by properties which are zoned Light Agriculture-10 acre minimum and the City of La Quinta.
7. Similar residential uses have been approved and/or constructed and are operating in the project vicinity.
8. This project is not located within Conservation Area of the Coachella Valley Multiple Species Habitat Conservation Plan.
9. This project is within the Sphere of Influence of the City of La Quinta. The Riverside County Planning Department transmitted a copy of the project to the City of La Quinta's Planning Department on December 30, 2013, and received reply comments from the City on January 9, 2014. The comments indicated that the final draft project be transmitted to the City of La Quinta prior to scheduling for a public meeting. A copy of the project staff report package was
10. Environmental Assessment No. 42633 identified the following potentially significant impacts:
  - a. Biological Resources
  - b. Cultural Resources
  - c. Geology/Soils
  - d. Hazards & Hazardous Materials
  - e. Noise

These listed impacts will be fully mitigated by the measures indicated in the environmental assessment, conditions of approval, and attached letters. No other significant impacts were identified.

11. In order to support the proposed General Plan Amendment, it must be established that the proposal could possibly satisfy certain required findings. The Administration Element of the General Plan and Article II of Riverside County Ordinance No. 348 identify four categories of amendments, Technical, Entitlement/Policy, Foundation and Agriculture. Each category has distinct required findings.

General Plan Amendment 1125 falls into the Agriculture Foundation Amendment and Entitlement/Policy Amendment category, because it is changing 1) the Foundation Component from Agriculture to Community Development, and 2) it is changing the General Plan land use designation from Agriculture to Medium Density Residential.

### Agriculture Foundation Amendment

The Agriculture foundation allows up to 7% of all the land within one of three designated areas i). Palo Verde, Desert Center, and Eastern Desert Area Plans, ii. Eastern Coachella Valley and Western Coachella Valley Area Plans, iii. All other area plans) to be converted to another Foundation and Land Use Designations (LUDs) during a two and a half year cycle. In the event that the 7% threshold has been exceeded, an Agricultural Task Force would review the project.

The proposed Amendment is in the Eastern Coachella Land Use Plan which is part of the "Eastern Coachella Valley and Western Coachella Valley" designated area prescribed by the Administration Element. General Plan Amendment No. 1125 proposes to remove 80.9 acres from the Agriculture Foundation into the Community Development: Medium Density Residential.

The County is currently within our fifth 2 ½ year review cycle (January 1, 2014 to June 30, 2016) and has not converted any Agriculture Foundation area so far. Therefore, the adoption of GPA No. 1125 will not result in the 7% threshold being exceeded within the fifth Agriculture Foundation review cycle.

Therefore, the proposed 80.9 acres from GPA1125 is well within the 7% allowance per cycle for Agricultural Foundation conversion.

The Administration Element of the General Plan and Article II of Riverside County Ordinance No. 348 explains that findings must be made for the proposal that will be changing the project site's Foundation component from Agriculture to Community Development. The required finding is:

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

#### Consideration Finding:

The Land Use Element of the General Plan encourages a "balanced mixture of land uses, including commercial, office, industrial, agriculture, and open space, as well as a variety of residential product types, densities, and intensities in appropriate locations that respond to a multitude of market segments." The proposed General Plan Amendment would positively contribute towards the purposes of the General Plan by providing housing opportunities for a growing population. The creation of a variety of home types will contribute to the financial standing of the surrounding community by providing housing opportunity for a local job base, and also improve the health and wellbeing of its residents. This is consistent with General Plan Policy LU 22.4. The findings can be made that the proposed Amendment contributes to the purposes of the General Plan.

The intent of the Agricultural Foundation is to protect the Agricultural industry in the County. As previously mentioned, the General Plan uses a 7% threshold for the conversion of agriculture land to another designation. The proposed Amendment of converting 80.8 acres from agriculture to residential will not significantly alter or affect the overall agricultural identity of the County.

The County is currently within our fifth 2 ½ year review cycle (January 1, 2014 to June 30, 2016) and has not converted any Agriculture Foundation area so far. Therefore, the adoption of GPA

No. 1125 will not result in the 7% threshold being exceeded within the fifth Agriculture Foundation review cycle. Therefore, the proposed 80.9 acres from GPA1125 is well within the 7% allowance per cycle for Agricultural Foundation conversion. The proposed conversion is within the 7% conversion threshold as outlined in the Administration Element and is consistent with the purposes of the General Plan. The findings can be made that the proposed Amendment is not detrimental to the purposes of the General Plan.

Entitlement/Policy Amendment

The Administration Element of the General Plan and Article II of Riverside County Ordinance No. 348 explains that findings must be made for the proposal because the Land Use designation is changing from Agriculture to Medium Density Residential. Three required findings for the Land Use change must be made (first two being mandatory, and any one or more of the subsequent findings listed below):

2a) The proposed change does not involve a change in or conflict with the Riverside County Vision, any General Plan Principal, and any Foundation Designation.

2b) 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.

2c) Special circumstances or conditions have emerged that were unanticipated in preparing the General Plan.

2d) A change in policy is required to conform to changes in state or federal law or applicable findings of a court of law.

2e) An amendment is required to comply with an update of the Housing Element or change in State Housing Element law.

2f) 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.

2g) An amendment is required to address changes in ownership of land or land not under the land use authority of the Board of Supervisors

Consideration Finding:

2a) The proposed change does not involve a change in or conflict with the Riverside County Vision, any General Plan Principal, and any Foundation Designation.

The Vision for Riverside County states that housing and providing shelter is one of the most basic community needs and for leaders to accept the necessity to provide housing for the County's growing population. The proposed Amendment is consistent with the vision as it is providing housing and shelter to meet the needs of the County's growing population. The Land Use Element of the General Plan encourages a "balanced mixtures of land uses, including commercial, office, industrial, agriculture, and open space, as well as a variety of residential product types, densities, and intensities in appropriate locations that respond to a multitude of

market segments". The proposed Amendment would positively contribute towards the purposes of the General Plan and County Vision by providing housing opportunities for a growing population. The findings can be made that the proposed Amendment contributes to the County's vision and does not change or conflict with general plan principles.

The project is consistent with the Vista Santa Rosa Community Land Use Concept Plan (VSRCLUP) approved by the Board of Supervisors on June 17, 2008. The VSRCLUP identifies the project site as Low Density Residential (2 dwelling units per acre with a caveat of 3 dwelling units per acre providing 35% of the site is provided with open space and community amenities). The community of Vista Santa Rosa, the Vista Santa Rosa Community Council and the Board of Supervisors all identified that low density residential uses were the highest and best use for the project site, and therefore the proposed Amendment is consistent with this policy.

The project is requesting a Foundation component change and Land Use designation change based on the inconsistency with the existing designation. Should the Board act on the proposed application, the inconsistency would be addressed.

2b) 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 proposed Amendment would contribute to the achievement of the general plan principles and policies, and would not be detrimental to them. The project is consistent with a number of policies included in the General Plan, Vista Santa Rosa Land Use Concept Plan and Eastern Coachella Valley Area Plan:

LU 8.3. "Incorporate open space community green-belt separators, and recreational amenities into Community Development areas to enhance recreational opportunities and community aesthetics, and improve the quality of life". The project provides a variety of public and private recreational facilities including a 100-foot wide community separator green-belt buffer separating agriculture uses with denser units, open space parks and recreational amenities".

LU 17.2. "Require that adequate and available circulation facilities, water resources, sewer facilities, and/or septic capacity exist to meet the demands of the proposed land use". The project has adequate facilities to provide the needs and services of its residents as outlined in the project's environmental assessment. A master plan of circulation, sewer and water have been prepared and included in Specific Plan No. 385.

LU 22.10. "Require that residential units/projects be designed to consider their surroundings and to visually enhance, not degrade, the character of the immediate area". The proposed project has been designed to act as a transitional buffer in densities between the higher density areas in the City of La Quinta to the west of the project site, and the more rural agricultural uses to the east of the project. Specific Plan No. 385 also incorporates design guidelines that will ensure that the project is visually attractive and consistent with intended character of the area. The design guidelines addresses building architecture, landscaping, and community elements such as trails, walls, fencing, and parks.

LU 22.4. "Accommodate the development of a variety of housing types, styles and densities that are accessible to and meet the needs of a range of lifestyles, physical abilities, and income levels". The proposed project will provide a variety of housing opportunities in a rural style that is

compatible with its rural surrounding properties. The project proposes lots sizes between 4,000 sq.ft. to 3/4 acres. The differing lot sizes and housing products will appeal to different sectors in the markets from large rural estate living with equestrian opportunities to more smaller lots with villa types homes.

ECVAP 1.1. "Prepare a detailed land use plan, with community development policies, for the Vista Santa Rosa Community that will: provide for a harmonious blend of country club, residential, commercial, rural, agricultural, and equestrian uses and community facilities in this area, and promote unifying community themes through signs, landscaping, scale of development, and trail and road facilities for the community". Since this policy was approved in 2003, a Vista Santa Rosa Conceptual Land Use Plan (VSRCLUP) and Community Design Guidelines have been prepared. The VSRCLUP was approved by the County Board of Supervisors to guide community development in the Vista Santa Rosa area. The VSRCLUP is consistent with this policy of preparing a detailed land use plan for the Vista Santa Rosa area. The project is consistent with VSRCLUP and this policy.

ECVAP 4.1. "Require the inclusion of outdoor lighting features that would minimize the effects of the nighttime sky and wildlife habitat areas". The project includes the use of outdoor bollard lighting at the entrances and along the roundabouts and internal streets which will help reduce the lighting impacts and preserve the character of the night skies.

OS 19.3. "Review proposed development for the possibility of cultural resources and for compliance with the cultural resource program". A Phase I and Phase II Cultural Resource studies have been prepared for the project consistent with County and State protocols. The Native American Torres Martinez Tribe was contacted, consulted, and involved in the cultural review process. The studies concluded that no significant cultural resources were present on the property.

The project is consistent with the Vista Santa Rosa Community Land Use Concept Plan (VSRCLUP) approved by the Board of Supervisors on June 17 (revised June 20), 2008. The VSRCLUP identifies the project site as Low Density Residential (2 dwelling units per acre with a caveat of 3 dwelling units per acre providing 35% of the site is provided with open space and community amenities). The community of Vista Santa Rosa, the Vista Santa Rosa Community Council and the Board of Supervisors all identified that low density residential uses were the highest and best use for the project site, and therefore the proposed Amendment is consistent with this policy.

2f) 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.

The proposed Amendment is consistent with this finding as the project would create some jobs as part of the construction and operations of the master plan community. In addition, the housing the specific plan would create would attract people to the local area, potentially prompting them to look for nearby employment and sources to shop, both contributing to the County's economic base.

12. The proposed Change of Zone will make the zoning consistent with the proposed General Plan Amendment. The dwelling units allowance for the site is established by the General Plan, and the proposed zoning simply implements the proposed General Plan Amendment of 2-5 dwelling units per acre for the Community Development: Medium Density Residential land use designation. The proposed change of zone is consistent with the proposed General Plan Amendment. The zone change proposal will not specifically authorize any construction or permit any structures on the site, these elements will be authorized through approval of Tentative Tract Map No. 36590.

**CONCLUSIONS:**

1. The proposed project is in conformance with the Community Development: Medium Density Land Use Designation, and with all other elements of the Riverside County General Plan with the approval of General Plan Amendment No. 1125.
2. The proposed project is consistent with the Specific Plan zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348 with the approval of Change of Zone No. 7814.
3. The public's health, safety, and general welfare are protected through project design.
4. The proposed project is clearly compatible with the present and future logical development of the area.
5. The proposed project will not have a significant effect on the environment.
6. The proposed project will not preclude reserve design for the Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP).

**INFORMATIONAL ITEMS:**

1. As of this writing, no letters have been received.
2. The project site is not located within:
  - a. An Airport Influence Area;
  - b. A High Fire Area;
  - c. A Historic District;
  - d. A Specific Plan;
  - e. A 100-year flood plain;
  - f. Tribal Land;
  - g. A Fault zone;
  - h. A Conservation Area;
  - i. Not in an area drainage plan, or dam inundation area;
  - j. An Agriculture Preserve; or
  - k. The Stephens Kangaroo Rat Fee Area or Core Reserve Area.
3. The project site is located within:
  - a. The City of La Quinta sphere of influence;
  - b. High Liquefaction area;

- c. Paleontological Sensitivity area;
- d. The Mt. Palomar Observatory Area Zone B;
- e. Vista Santa Rosa Community Council area;
- f. Community Development Overlay;
- g. Vista Santa Rosa Community Land Use Concept Plan;
- h. The boundaries of the Coachella Valley Unified School District.

4. The subject site is currently designated as Assessor's Parcel Number: 764-290-003

2  
3 **RESOLUTION NO. 2014-012**  
4 **RECOMMENDING ADOPTION OF**  
5 **GENERAL PLAN AMENDMENT NO. 1125 and SPECIFIC PLAN NO. 385**  
6

7 **WHEREAS**, pursuant to the provisions of Government Code Section(s) 65350/65450 et. seq.,  
8 public hearings were held before the Riverside County Planning Commission in Riverside, California on  
9 December 3, 2014, to consider the above-referenced matter; and,

10 **WHEREAS**, all the provisions of the California Environmental Quality Act (CEQA) and  
11 Riverside County CEQA implementing procedures have been met and the environmental document  
12 prepared or relied on is sufficiently detailed so that all the potentially significant effects of the project on  
13 the environment and measures necessary to avoid or substantially lessen such effects have been evaluated  
14 in accordance with the above-referenced Act and Procedures; and,

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

17 **BE IT RESOLVED, FOUND, DETERMINED, AND ORDERED** by the Planning  
18 Commission of the County of Riverside, in regular session assembled on December 3, 2014, that it has  
19 reviewed and considered the environmental document prepared or relied on and recommends the  
20 following based on the staff report and the findings and conclusions stated therein:

21 **ADOPTION** of the Mitigated Negative Declaration environmental document, Environmental  
22 Assessment No. 42633; and,

23 **ADOPTION** of General Plan Amendment No. 1125; and,

24 **ADOPTION** of Specific Plan No. 385; and,

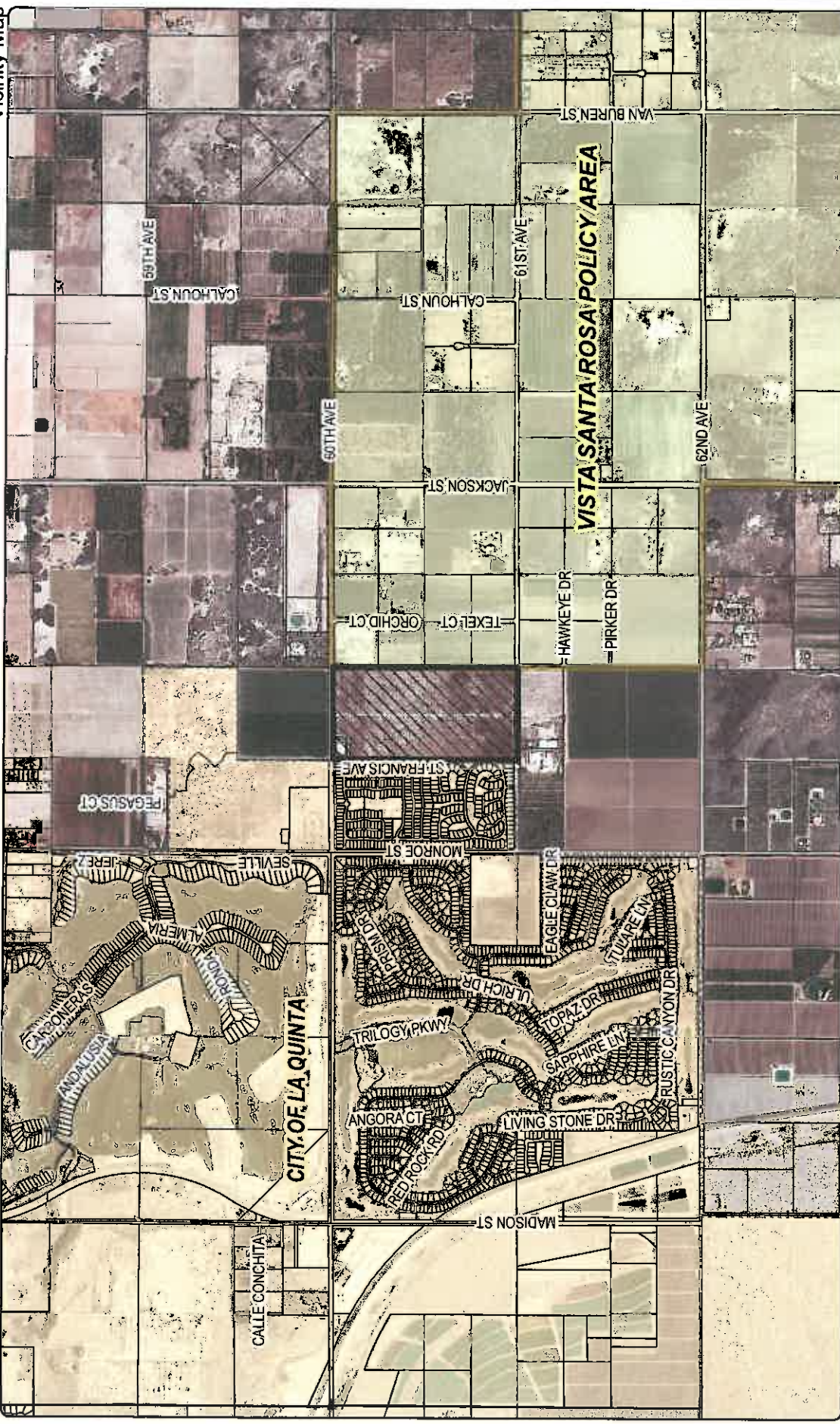
25 **APPROVAL** of Tentative Tract Map. No. 36590.  
26  
27  
28



**RIVERSIDE COUNTY PLANNING DEPARTMENT**  
**CZ07814 GPA01125 TR36590 SP00385**  
**VICINITY/POLICY AREAS**

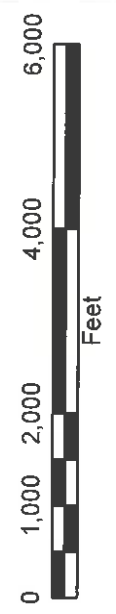
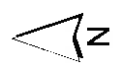
Supervisor Benoit  
 District 4

Date Drawn: 08/20/2014  
 Vicinity Map



Zoning District: Lower Coachella Valley

Author: Vinnie Nguyen



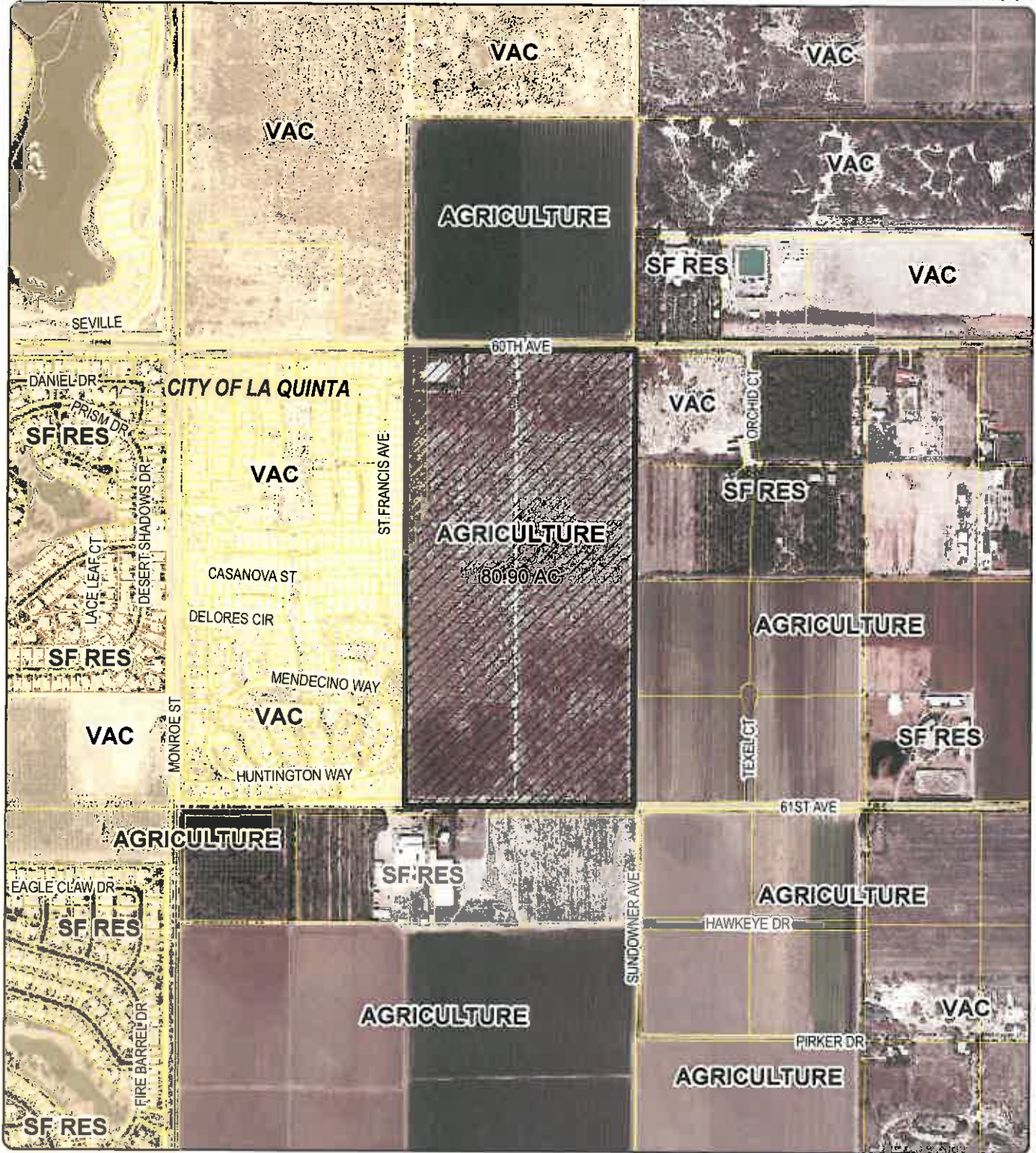
DISCLAIMER: On October 7, 2014, the County of Riverside adopted a new General Plan, providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use designations than those shown on this map. The County Department of Planning and Community Development is responsible for updating the General Plan. For more information, please contact the County Planning Department at (951) 948-2277 or visit our website at <http://www.riverside.ca.gov/planning>.

RIVERSIDE COUNTY PLANNING DEPARTMENT  
**CZ07814 GPA01125 TR36590 SP00385**

Supervisor Benoit  
 District 4

Date: 08/20/2014  
 Exhibit 1

**LAND USE**



Zoning District: Lower Coachella Valley

Author: Vinnie Nguyen

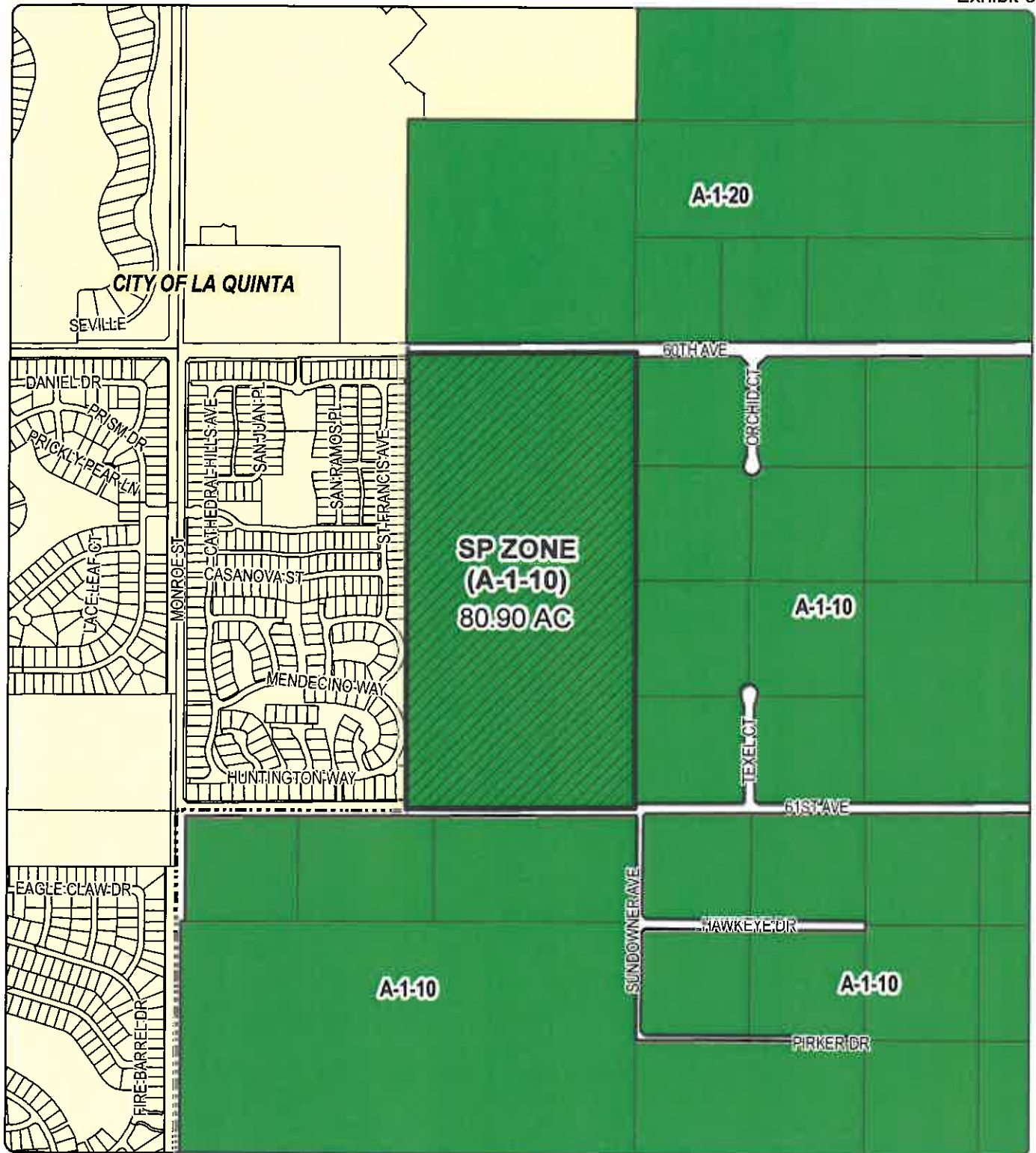


**DISCLAIMER:** On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)965-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.rcfdma.org>

RIVERSIDE COUNTY PLANNING DEPARTMENT  
**CZ07814 GPA01125 TR36590 SP00385**  
**PROPOSED ZONING**

Supervisor Benoit  
 District 4

Date: 08/20/2014  
 Exhibit 3



Zoning District: Lower Coachella Valley

Author: Vinnie Nguyen



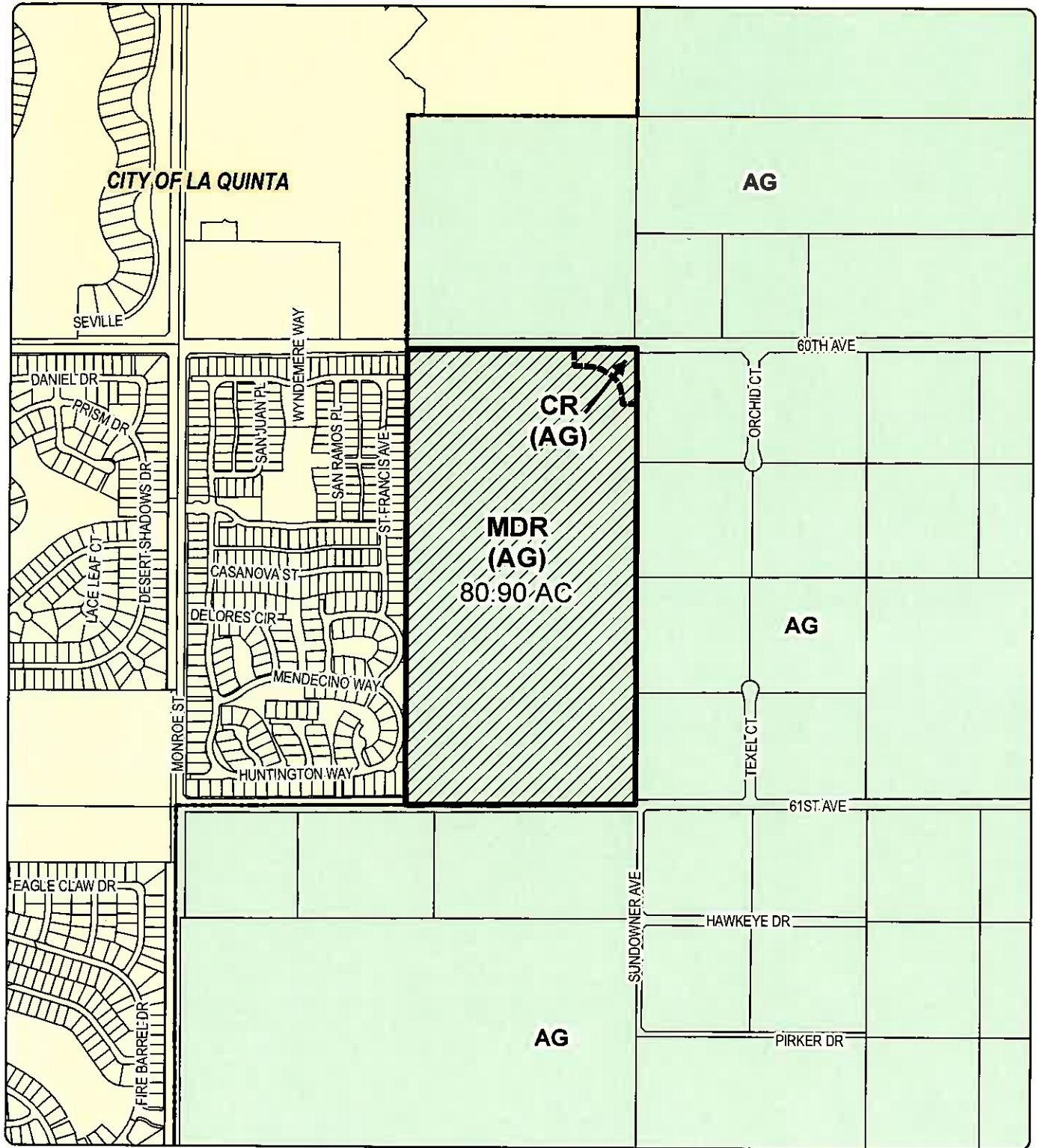
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RIVERSIDE COUNTY PLANNING DEPARTMENT  
**CZ07814 GPA01125 TR36590 SP00385**

Supervisor Benoit  
 District 4

Date: 08/20/2014  
 Exhibit 6

**PROPOSED GENERAL PLAN**



Zoning District: Lower Coachella Valley

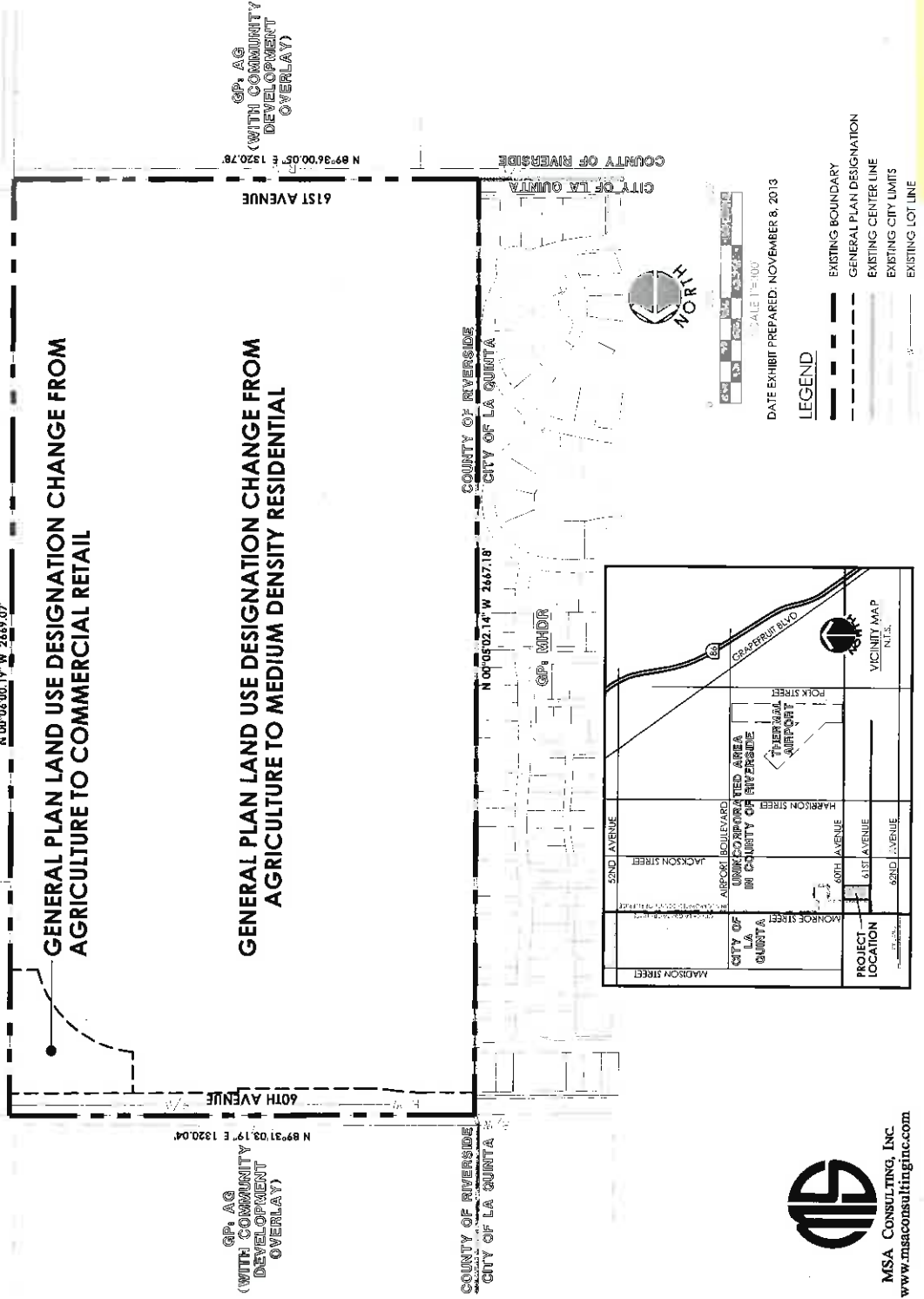
Author: Vinnie Nguyen



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# GENERAL PLAN AMENDMENT EXHIBIT GPA1125

<b>APPLICANT / LAND OWNER:</b>	CAL THERMAL REAL ESTATE, LLC, 4675 MACARTHUR COURT SUITE 1550 NEWPORT BEACH, CALIFORNIA 92660
<b>CONTACT:</b>	JIM STOCKHAUSEN (949) 252-2482 PAUL QUILL (760) 771-8650
<b>EXHIBIT PREPARER:</b>	MSA CONSULTING, INC. 34200 BOB HOPE DRIVE RANCHO MIRAGE, CALIFORNIA 92270
<b>CONTACT:</b>	PAUL D'EPALATIS, AICP (760) 320-9811
<b>ASSESSOR'S PARCEL NUMBER:</b>	764-290-003
<b>LEGAL DESCRIPTION:</b>	THE EAST HALF OF NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 6 SOUTH, RANGE 7 EAST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY UNITED STATES GOVERNMENT SURVEY.
<b>THOMAS BROTHERS MAP:</b>	PAGE: 5590, GRID: F1, F2, G1, AND G2 / YEAR: 2013
<b>EXISTING GENERAL PLAN DESIGNATION:</b>	AGRICULTURE (AG)
<b>PROPOSED GENERAL PLAN DESIGNATION:</b>	MEDIUM DENSITY RESIDENTIAL (MDR) COMMERCIAL RETAIL (CR)
<b>PUBLIC UTILITY PURVEYORS:</b>	
<b>ELECTRIC:</b>	IMPERIAL IRRIGATION DISTRICT
<b>GAS:</b>	THE GAS COMPANY
<b>TELEPHONE:</b>	VERIZON COMPANY
<b>WATER:</b>	COACHELLA VALLEY WATER DISTRICT
<b>CABLE:</b>	TIME WARNER CABLE
<b>SEWER:</b>	COACHELLA VALLEY WATER DISTRICT



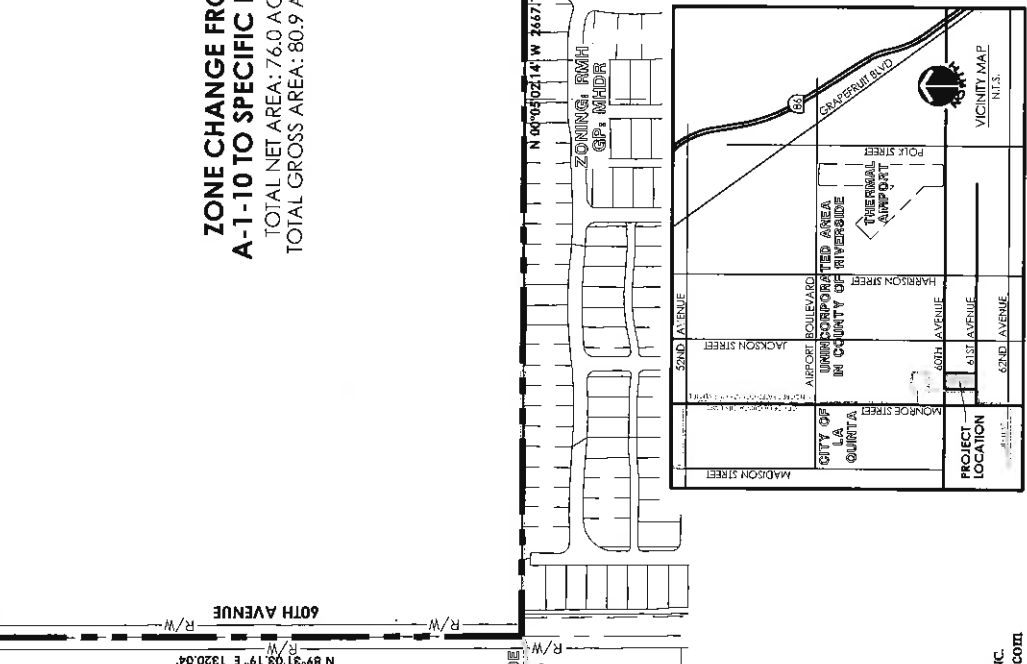
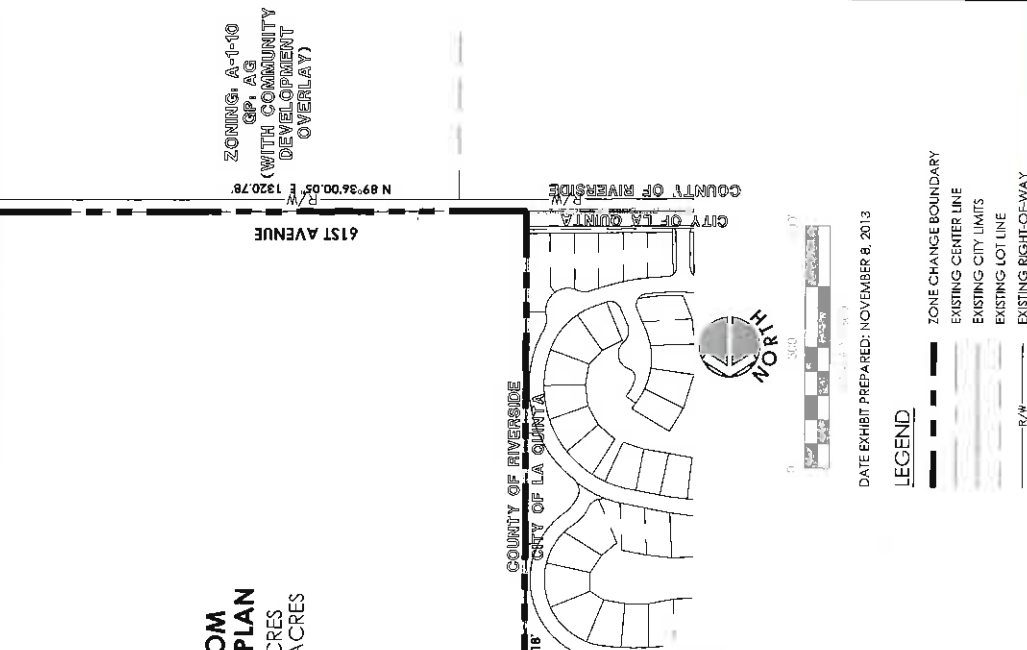
**CASE #: GPA1125**  
**DATED: 10/2/14**  
**PLANNER: P.RULL**



**MSA CONSULTING, INC.**  
[www.msaconsultinginc.com](http://www.msaconsultinginc.com)

# CHANGE OF ZONE EXHIBIT

<b>APPLICANT / LAND OWNER:</b>	CAL THERMAL BEAL ESTATE LLC 4625 MACARTHUR COURT SUITE 1550 NEWPORT BEACH, CALIFORNIA 92660
<b>CONTACT:</b>	JIM STOCKHAUSEN (949) 255-2482 PAUL QUIRL (760) 771-9050
<b>EXHIBIT PREPARER:</b>	MSA CONSULTING, INC. 34200 BOB HOPE DRIVE RANCHO MIRAGE, CALIFORNIA 92270
<b>CONTACT:</b>	PAUL DePALATIS, AICP (760) 320-9811
<b>ASSESSOR'S PARCEL NUMBER:</b>	764-290-003
<b>LEGAL DESCRIPTION:</b>	THE EAST HALF OF NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 6 SOUTH, RANGE 7 EAST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY UNITED STATES GOVERNMENT SURVEY.
<b>THOMAS BROTHERS MAP:</b>	PAGE: 5590, GRID: F1, F2, G1, AND G2 / YEAR: 2013
<b>EXISTING ZONING:</b>	A-1-10
<b>PROPOSED ZONING:</b>	SPECIFIC PLAN
<b>EXISTING GP LAND USE:</b>	AG (WITH COMMUNITY DEVELOPMENT OVERLAY)
<b>PROPOSED GP LAND USE:</b>	MDR
<b>PUBLIC UTILITY PURVEYORS:</b>	
<b>ELECTRIC:</b>	IMPERIAL IRRIGATION DISTRICT
<b>GAS:</b>	THE GAS COMPANY
<b>TELEPHONE:</b>	VERIZON COMPANY
<b>WATER:</b>	COACHELLA VALLEY WATER DISTRICT
<b>CABLE:</b>	TIME WARNER CABLE
<b>SEWER:</b>	COACHELLA VALLEY WATER DISTRICT
<b>SCHOOL DISTRICT:</b>	COACHELLA VALLEY UNIFIED
<b>FEMA FLOOD ZONE DESIGNATION:</b>	ZONE D



**ZONING: A-1-10 GP, AG**  
**ZONE CHANGE FROM A-1-10 TO SPECIFIC PLAN**  
 TOTAL NET AREA: 76.0 ACRES  
 TOTAL GROSS AREA: 80.9 ACRES

**ZONING: A-1-20 GP, AG (WITH COMMUNITY DEVELOPMENT OVERLAY)**

**DATE EXHIBIT PREPARED:** NOVEMBER 8, 2013

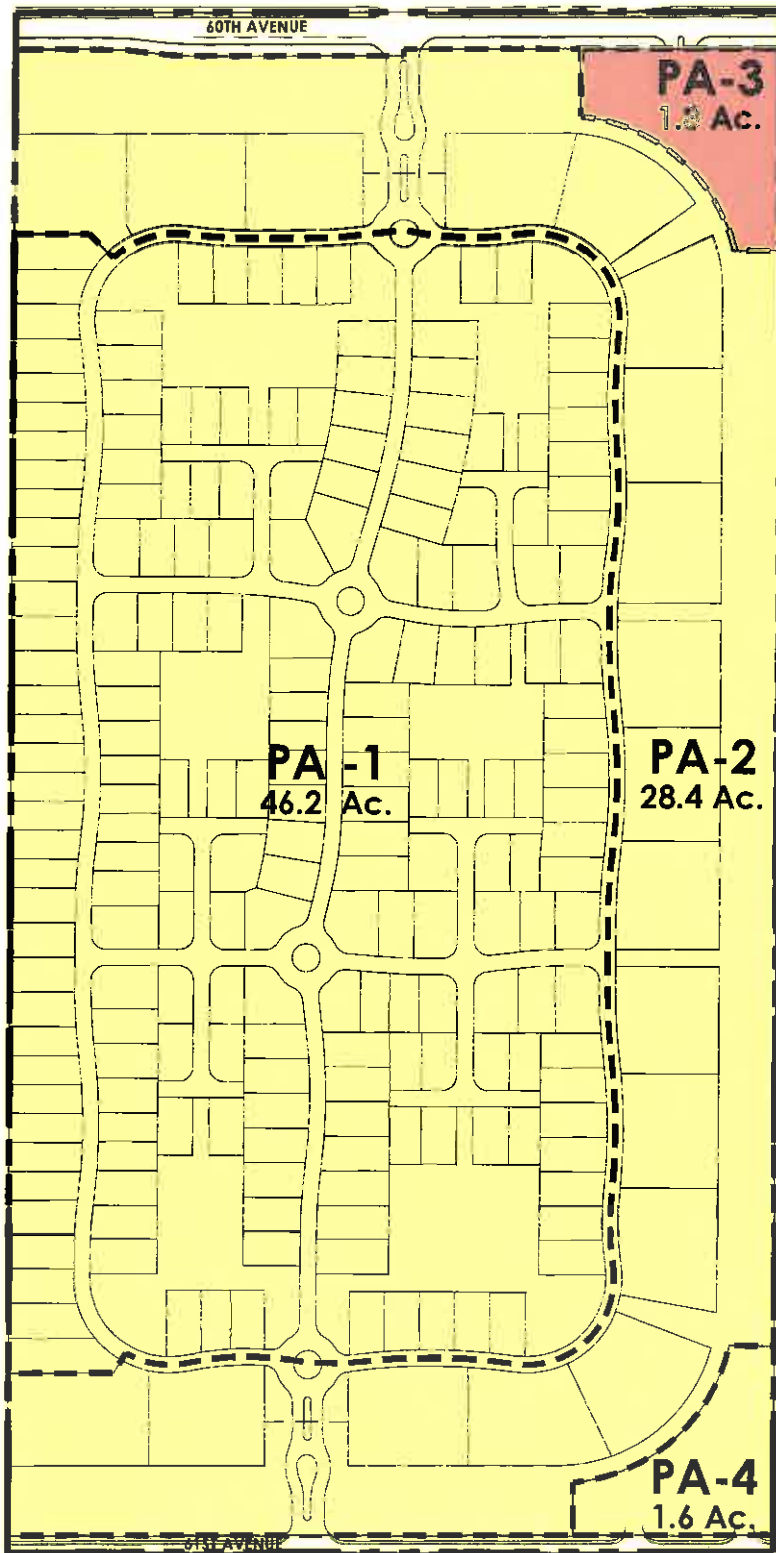
**LEGEND**

- ZONE CHANGE BOUNDARY
- - - EXISTING CENTER LINE
- EXISTING CITY LIMITS
- EXISTING LOT LINE
- EXISTING RIGHT-OF-WAY

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**CASE #: CZ7814**  
**DATED: 11/8/13**  
**PLANNER: P.RULL**



**LEGEND:**

- PROJECT BOUNDARY
- PLANNING AREA BOUNDARY
- MEDIUM DENSITY RESIDENTIAL
- COMMERCIAL RETAIL
- PUBLIC STREET ROW

Note: 1) See Table I - 1 for acreage summary by land use.  
 2) Acreages are approximate and subject to revision per implementing Tentative Tract Map.

Source: Tentative Tract Map No. 36590

Exhibit Date: July 23, 2014

**CONCEPTUAL LAND USE PLAN**



MSA CONSULTING, INC.  
 www.msaconsultinginc.com



**CASE #: SP385**  
**DATED: 9/18/14**  
**PLANNER: P.RULL**

IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA  
**TENTATIVE TRACT MAP NO. 36590**  
**VISTA SOLEADA**

PROJECT NAME: VISTA SOLEADA  
 PREPARED BY: [Name]  
 DATE: [Date]

**DATA TABLE**

OWNER	[Name]
ADDRESS	[Address]
PHONE	[Phone]
CONTACT	[Name]
DATE OF PREPARATION	[Date]
APPROVED IMPROVEMENTS	[List]
APPROVED EASEMENTS	[List]
APPROVED UTILITIES	[List]
APPROVED RIGHTS	[List]
APPROVED RESTRICTIONS	[List]
APPROVED NOTES	[List]

**GENERAL NOTES**

1. THIS TRACT MAP IS SUBJECT TO THE RECORDS OF THE COUNTY OF RIVERSIDE, CALIFORNIA.
2. THE LOTS SHOWN ON THIS TRACT MAP ARE SUBJECT TO THE RECORDS OF THE COUNTY OF RIVERSIDE, CALIFORNIA.
3. THE LOTS SHOWN ON THIS TRACT MAP ARE SUBJECT TO THE RECORDS OF THE COUNTY OF RIVERSIDE, CALIFORNIA.
4. THE LOTS SHOWN ON THIS TRACT MAP ARE SUBJECT TO THE RECORDS OF THE COUNTY OF RIVERSIDE, CALIFORNIA.
5. THE LOTS SHOWN ON THIS TRACT MAP ARE SUBJECT TO THE RECORDS OF THE COUNTY OF RIVERSIDE, CALIFORNIA.

**LOT TABLE**

LOT NO.	ACRES	APPROX. AREA
1	0.10	0.10
2	0.10	0.10
3	0.10	0.10
4	0.10	0.10
5	0.10	0.10
6	0.10	0.10
7	0.10	0.10
8	0.10	0.10
9	0.10	0.10
10	0.10	0.10
11	0.10	0.10
12	0.10	0.10
13	0.10	0.10
14	0.10	0.10
15	0.10	0.10
16	0.10	0.10
17	0.10	0.10
18	0.10	0.10
19	0.10	0.10
20	0.10	0.10
21	0.10	0.10
22	0.10	0.10
23	0.10	0.10
24	0.10	0.10
25	0.10	0.10
26	0.10	0.10
27	0.10	0.10
28	0.10	0.10
29	0.10	0.10
30	0.10	0.10
31	0.10	0.10
32	0.10	0.10
33	0.10	0.10
34	0.10	0.10
35	0.10	0.10
36	0.10	0.10
37	0.10	0.10
38	0.10	0.10
39	0.10	0.10
40	0.10	0.10
41	0.10	0.10
42	0.10	0.10
43	0.10	0.10
44	0.10	0.10
45	0.10	0.10
46	0.10	0.10
47	0.10	0.10
48	0.10	0.10
49	0.10	0.10
50	0.10	0.10
51	0.10	0.10
52	0.10	0.10
53	0.10	0.10
54	0.10	0.10
55	0.10	0.10
56	0.10	0.10
57	0.10	0.10
58	0.10	0.10
59	0.10	0.10
60	0.10	0.10
61	0.10	0.10
62	0.10	0.10
63	0.10	0.10
64	0.10	0.10
65	0.10	0.10
66	0.10	0.10
67	0.10	0.10
68	0.10	0.10
69	0.10	0.10
70	0.10	0.10
71	0.10	0.10
72	0.10	0.10
73	0.10	0.10
74	0.10	0.10
75	0.10	0.10
76	0.10	0.10
77	0.10	0.10
78	0.10	0.10
79	0.10	0.10
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81	0.10	0.10
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83	0.10	0.10
84	0.10	0.10
85	0.10	0.10
86	0.10	0.10
87	0.10	0.10
88	0.10	0.10
89	0.10	0.10
90	0.10	0.10
91	0.10	0.10
92	0.10	0.10
93	0.10	0.10
94	0.10	0.10
95	0.10	0.10
96	0.10	0.10
97	0.10	0.10
98	0.10	0.10
99	0.10	0.10
100	0.10	0.10

**GENERAL NOTES**

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**GENERAL NOTES**

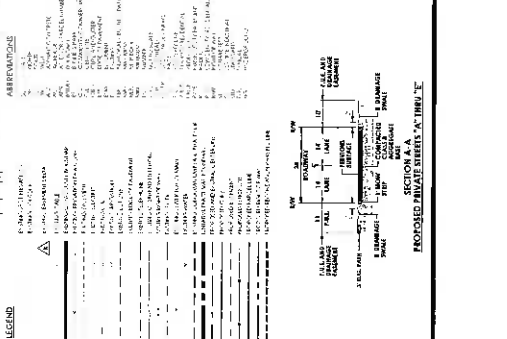
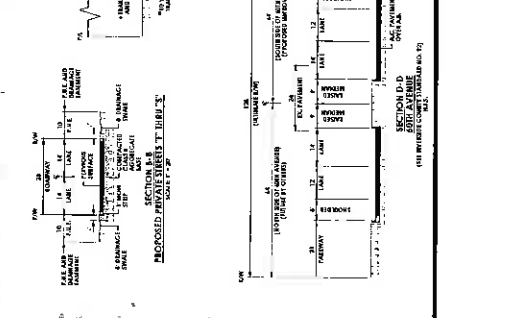
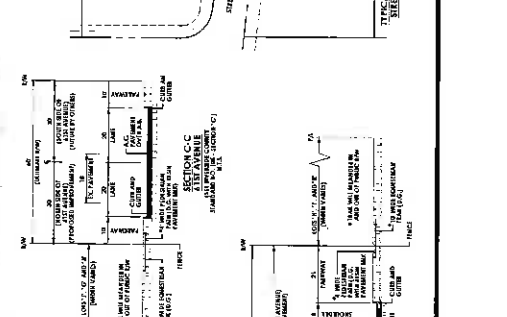
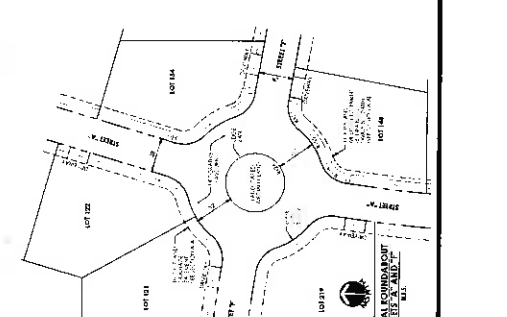
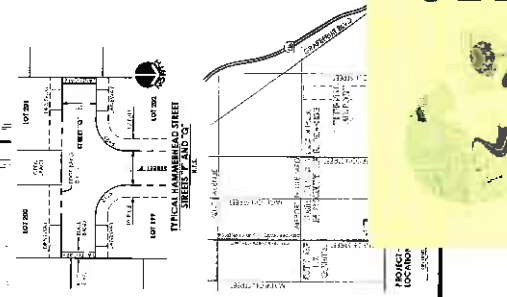
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**CASE #: TR36590 AMD#2**  
**DATED: 5/23/14**  
**PLANNER: P.RULL**



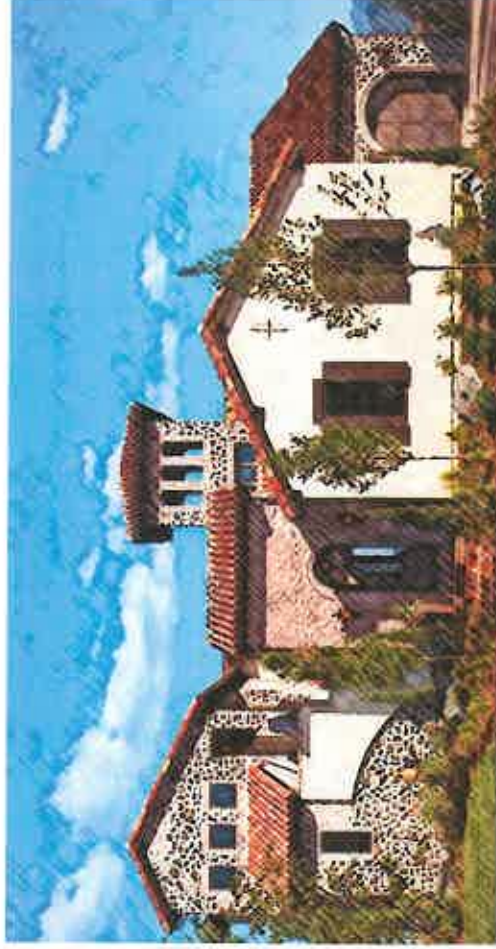


### Spanish Mission Architectural Style

The earliest Spanish Mission style homes were built in California and then spread eastward throughout the southwestern USA states. Deeply shaded porches make these homes particularly suited to warmer climates. Celebrating the architecture of early Hispanic settlers in California, Spanish Mission style houses usually have arched dormers and roof parapets combined with low-pitched red or terra cotta tiled roofs. Spanish Mission houses often incorporate details from other popular styles such as Prairie, Pueblo and Arts and Crafts.

#### Essential Elements of the Spanish Mission Architectural Style

- Low pitched red roof with concrete 'S' or barrel tiled roof;
- Smooth stucco siding in white or off-white "Navajo" color;
- Large square pillars and twisted columns as accents;
- Round or quatrefoil windows with decorative awnings for shading;
- Arcaded entry porches with deep stucco recesses and potted plants; and
- Decorative, detailed iron work for balconies, gates and fences.



### Tuscan Architectural Style

Tuscan style residences combine modern elements with classic design accents resulting in Old World charm historically found in the villas and villages of the Tuscany region of Northern Italy. Tuscan designs have their own distinct flavor and typically feature: stucco exteriors incorporating rustic stone accents with hues of rose, buff, ochre and terra cotta; terra cotta roof tiles; ornamental or cast stone; narrow, tall windows with shutters; detailed iron work; plants potted in terra cotta pots; and enclosed outdoor courtyards.

#### Essential Elements of the Tuscan Architectural Style

- Low pitched roof with concrete 'S' or barrel tiled roof;
- Rustic stone facade with hues of rose, buff, ochre and terra cotta;
- Rustic planked window shutters with narrow and tall windows;
- Covered patios, porches, loggias and walled outdoor courtyards;
- Decorative, detailed iron work balconies, gates and fences; and
- Decorative, deep stucco recesses at doors and windows .



CASE #: TR36590 AMD#2  
 EXHIBIT: B (arch.sheet 1-3)  
 DATED: 9/9/14  
 PLANNER: P.RULL



**Rural Ranch Contemporary Architectural Style**

Ranch-style housing, including California Ranch and Rural Ranch Contemporary residential design, is a domestic architectural style originating in the USA. The contemporary ranch style house is noted for its close to the ground profile and minimal use of exterior decoration. These houses fuse modernist ideas, styles and notions of the American Western period working ranches to create a very informal and casual living style. Rural Ranch Contemporary homes are typically single story with dormers, and feature exteriors of stucco, brick and wood.

**Essential Elements of the Rural Ranch Contemporary Architectural Style**

- Cross-gabled, side gabled or hip roof of concrete tiles simulating wood;
- Large overhanging eaves providing shade for large windows;
- Exteriors of stucco, brick, wood and glass with simple and rustic exterior trim;
- Wood window frames in lieu of aluminum frames;
- Asymmetrical rectangular, L-shaped or U-shaped open floor plan; and
- Exterior wall colors within a range of muted earth tones and subtle accents.



**California Craftsman Architectural Style**

California Craftsman residential architecture was initially inspired by the work of Greene and Greene Architects of Pasadena in the late 19th and early 20th centuries. They were influenced by the American Arts and Crafts movement, a uniquely American domestic architectural, interior design, landscape design and decorative arts style philosophy that still remains popular. California Craftsman homes typically feature low-pitched gable roofs with deeply overhanging eaves with exposed rafters and exterior walls of wood, stucco and stone.

**Essential Elements of California Craftsman Architectural Style**

- Low-pitched roof lines, gabled or hip roof of concrete tiles simulating wood;
- Deeply overhanging eaves with exposed rafters or decorative brackets;
- Front porch beneath extension of main roof with tapered, square columns;
- Hand-crafted stone and/or wood accents mixed throughout structure;
- 4-over-1 or 6-over-1 double hung, multi-paned wood framed windows; and
- Exterior wall colors within a range of muted earth tones and subtle accents.





### Contemporary Southwest Architectural Style

Encompassing influences of American Indian and Spanish Colonial architecture, Contemporary Southwest residences offer a unique mix of traditional and contemporary design features, adaptive to today's lifestyles while maintaining "old world charm". Set low to the ground with flat or low-pitched roofs, one and two story residences feature arched entryways, courtyard fountains, rustic wrought iron accents and traditional masonry construction covered in "Navajo" colored stucco with muted earth tone accents and wood trim elements.

#### Essential Elements of Contemporary Southwest Architectural Style

- Predominantly single story, set low to the ground, with long, low roof line;
- Lightly textured stucco walls in "Navajo" color range with wood accents;
- Majority with flat roofs and low pitched flat clay tile or 'S' tile roof accents;
- Simple, strong building massing with parapets and recessed windows;
- Exposed rafter tails and decorative roof drainage overflow spouts; and
- Arched entryways, courtyard fountains, and rustic wrought iron gates.



### Rustic Western Ranch Architectural Style

Rustic Western Ranch residences embody the spirit of the rugged "old west", exuding strength and confidence through the use of natural materials and bold horizontal and geometric lines. These homes are generally simple in detail, opting for functionality in lieu of excessive ornamentation. Pitched gable roofs of concrete tile simulating wood shingles top building masses that are crisply rectilinear and often dramatic in form. Exterior walls feature natural stone and stucco with bold exposed timbers or wood-appearing trim elements.

#### Essential Elements of Rustic Western Ranch Architectural Style

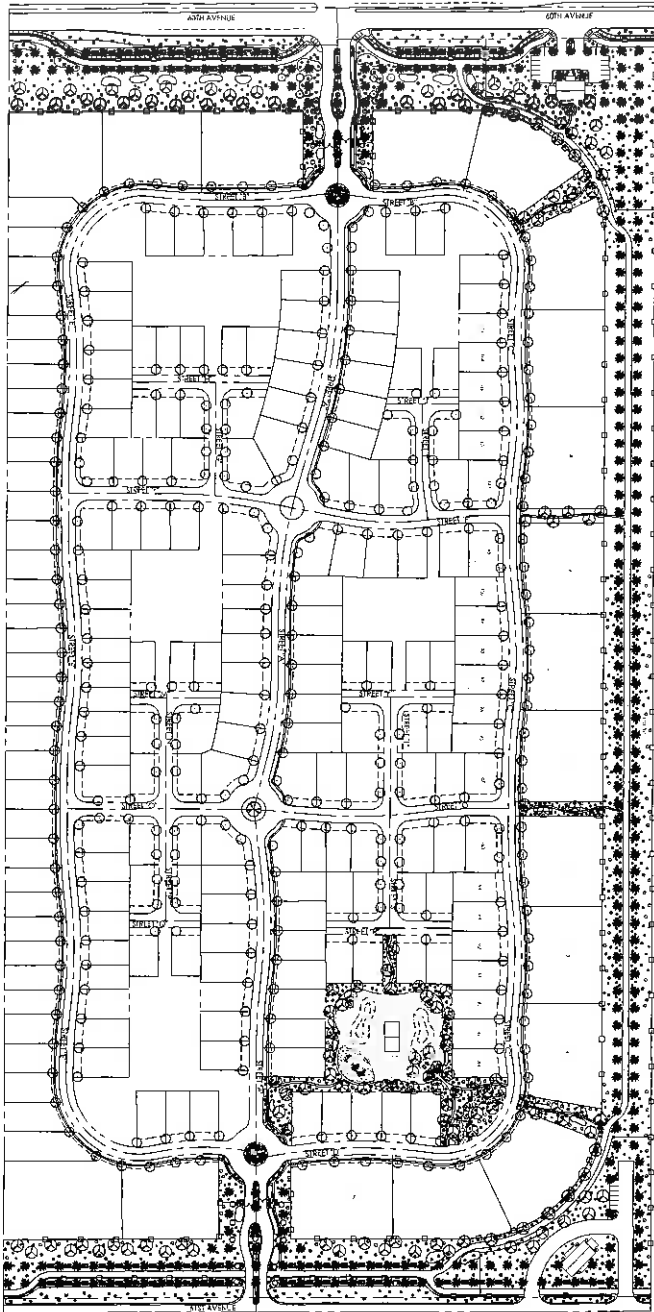
- Exterior walls of natural stone with some stucco surfaces and rustic wood;
- Steeply pitched gable roofs covered with concrete tile simulating wood;
- Bold geometric building massing to emphasize the site's horizontal terrain;
- Bold geometric roof lines to complement the nearby mountain ranges;
- Rusticated roof elements accenting fireplace chimneys and skylights; and
- Expansive but sun-shaded windows to capture unique views and vistas.





**PLANT MATERIAL LEGEND**

SYMBOL	DESCRIPTION	SIZE
	Tree	12" DBH
	Shrub	6" DBH
	Groundcover	1" DBH
	Planting	1" DBH
	Planting	2" DBH
	Planting	3" DBH
	Planting	4" DBH
	Planting	5" DBH
	Planting	6" DBH
	Planting	7" DBH
	Planting	8" DBH
	Planting	9" DBH
	Planting	10" DBH
	Planting	11" DBH
	Planting	12" DBH
	Planting	13" DBH
	Planting	14" DBH
	Planting	15" DBH
	Planting	16" DBH
	Planting	17" DBH
	Planting	18" DBH
	Planting	19" DBH
	Planting	20" DBH
	Planting	21" DBH
	Planting	22" DBH
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	Planting	39" DBH
	Planting	40" DBH
	Planting	41" DBH
	Planting	42" DBH
	Planting	43" DBH
	Planting	44" DBH
	Planting	45" DBH
	Planting	46" DBH
	Planting	47" DBH
	Planting	48" DBH
	Planting	49" DBH
	Planting	50" DBH



**VISTA SOLEADA**  
**TRACT 36590**  
 RIVERSIDE COUNTY, CALIFORNIA  
**CONCEPTUAL PLANTING PLAN**  
**EAST PERIMETER LANDSCAPE BUFFER**

**CASE #: TR36590 AMD#2**  
**EXHIBIT: L (land.sheet 1-7)**  
**DATED: 2/28/14**  
**PLANNER: P.RULL**

### PLANT MATERIAL LEGEND

SYMBOL	NAME	SIZE	QUANTITY
	Small Tree	8" DBH	100
	Medium Tree	12" DBH	50
	Large Tree	18" DBH	20
	Shrub	4" DBH	1000
	Flower Bed	2' x 2'	50
	Grass	1' x 1'	1000
	Water Feature	10' x 10'	1

### LANDSCAPE MATERIALS

SYMBOL	NAME	SIZE	QUANTITY
	Grass	1' x 1'	1000
	Grass	2' x 2'	500
	Grass	3' x 3'	200
	Grass	4' x 4'	100
	Grass	5' x 5'	50
	Grass	6' x 6'	20
	Grass	7' x 7'	10

### LANDSCAPE MATERIALS

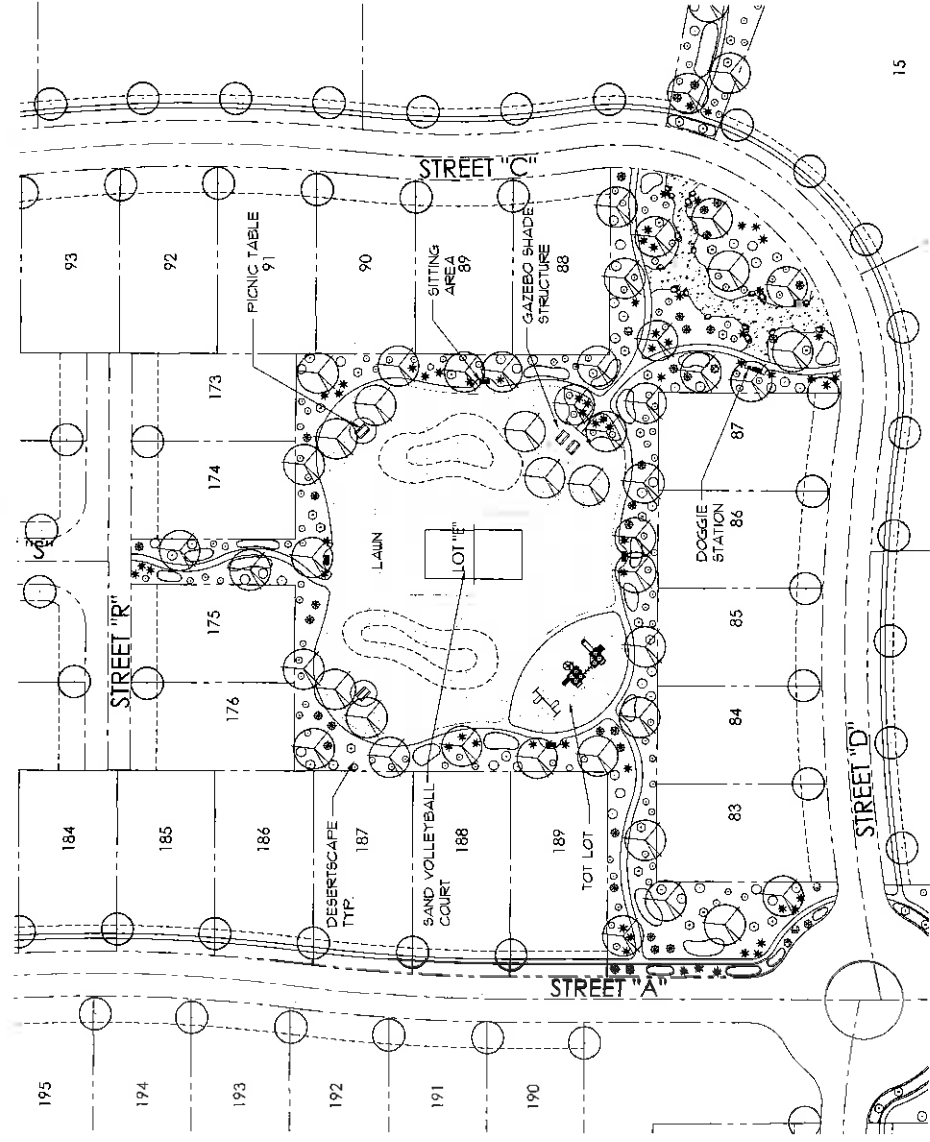
SYMBOL	NAME	SIZE	QUANTITY
	Grass	1' x 1'	1000
	Grass	2' x 2'	500
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### LANDSCAPE MATERIALS

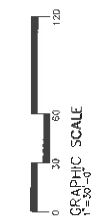
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### LANDSCAPE MATERIALS

SYMBOL	NAME	SIZE	QUANTITY
	Grass	1' x 1'	1000
	Grass	2' x 2'	500
	Grass	3' x 3'	200
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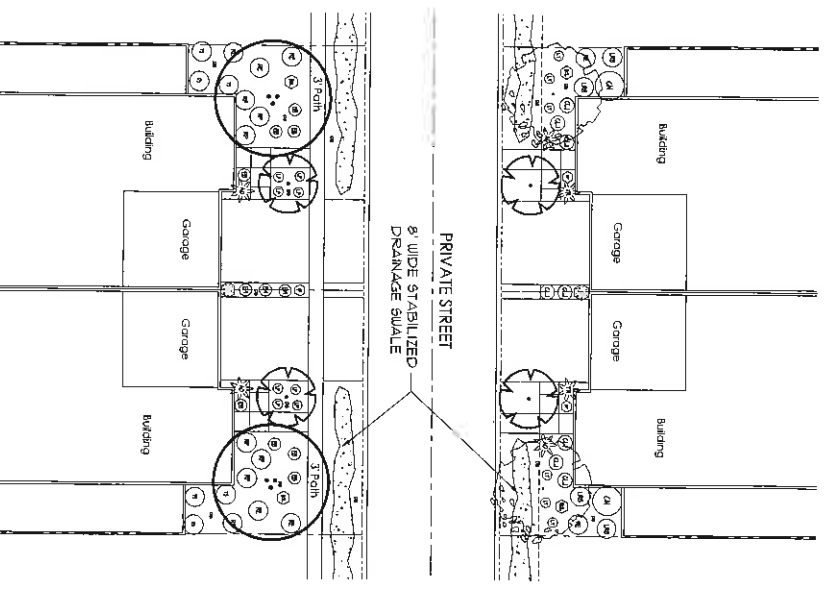
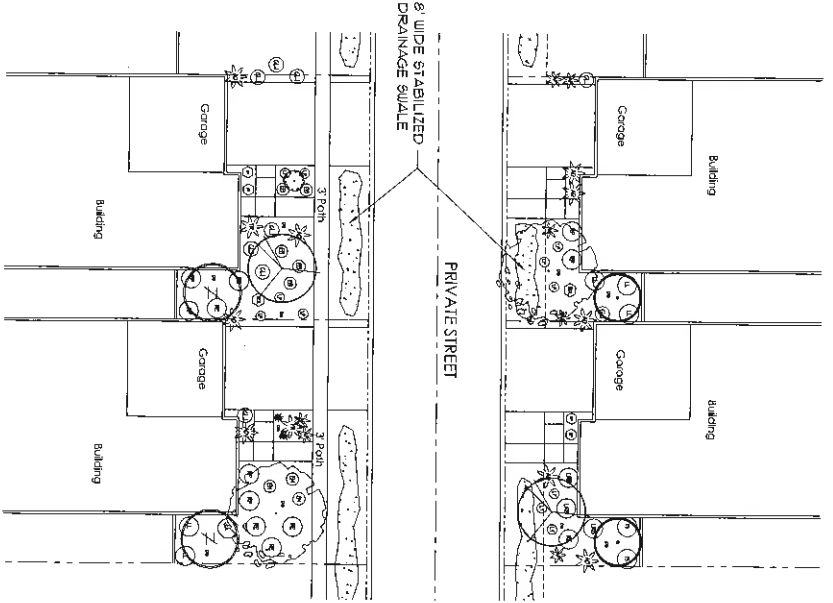
**VISTA SOLEADA**  
 TRACT 36590  
 RIVERSIDE COUNTY, CALIFORNIA  
**CONCEPTUAL PLANTING PLAN**  
**TYPICAL NEIGHBORHOOD PARK**



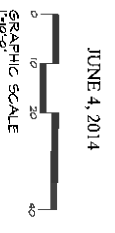
FEBRUARY 17, 2014

**PLANT MATERIAL LEGEND**

SYMBOL	PLANT NAME	SIZE	COUNT	SCALE
(1)	Orange Tree, 10'11" diameter	24" Pot	Quantity	1:1.5
(2)	Orange Tree, 10'11" diameter	24" Pot	441	1:1.5
(3)	Orange Tree, 10'11" diameter	24" Pot	441	1:1.5
(4)	Orange Tree, 10'11" diameter	24" Pot	441	1:1.5
(5)	Orange Tree, 10'11" diameter	24" Pot	441	1:1.5
(6)	Orange Tree, 10'11" diameter	24" Pot	441	1:1.5
(7)	Orange Tree, 10'11" diameter	24" Pot	441	1:1.5
(8)	Orange Tree, 10'11" diameter	24" Pot	441	1:1.5
(9)	Orange Tree, 10'11" diameter	24" Pot	441	1:1.5
(10)	Orange Tree, 10'11" diameter	24" Pot	441	1:1.5
(11)	Orange Tree, 10'11" diameter	24" Pot	441	1:1.5
(12)	Orange Tree, 10'11" diameter	24" Pot	441	1:1.5
(13)	Orange Tree, 10'11" diameter	24" Pot	441	1:1.5
(14)	Orange Tree, 10'11" diameter	24" Pot	441	1:1.5
(15)	Orange Tree, 10'11" diameter	24" Pot	441	1:1.5
(16)	Orange Tree, 10'11" diameter	24" Pot	441	1:1.5
(17)	Orange Tree, 10'11" diameter	24" Pot	441	1:1.5
(18)	Orange Tree, 10'11" diameter	24" Pot	441	1:1.5
(19)	Orange Tree, 10'11" diameter	24" Pot	441	1:1.5
(20)	Orange Tree, 10'11" diameter	24" Pot	441	1:1.5
(21)	Orange Tree, 10'11" diameter	24" Pot	441	1:1.5
(22)	Orange Tree, 10'11" diameter	24" Pot	441	1:1.5
(23)	Orange Tree, 10'11" diameter	24" Pot	441	1:1.5
(24)	Orange Tree, 10'11" diameter	24" Pot	441	1:1.5
(25)	Orange Tree, 10'11" diameter	24" Pot	441	1:1.5
(26)	Orange Tree, 10'11" diameter	24" Pot	441	1:1.5
(27)	Orange Tree, 10'11" diameter	24" Pot	441	1:1.5
(28)	Orange Tree, 10'11" diameter	24" Pot	441	1:1.5
(29)	Orange Tree, 10'11" diameter	24" Pot	441	1:1.5
(30)	Orange Tree, 10'11" diameter	24" Pot	441	1:1.5
(31)	Orange Tree, 10'11" diameter	24" Pot	441	1:1.5
(32)	Orange Tree, 10'11" diameter	24" Pot	441	1:1.5
(33)	Orange Tree, 10'11" diameter	24" Pot	441	1:1.5
(34)	Orange Tree, 10'11" diameter	24" Pot	441	1:1.5
(35)	Orange Tree, 10'11" diameter	24" Pot	441	1:1.5
(36)	Orange Tree, 10'11" diameter	24" Pot	441	1:1.5
(37)	Orange Tree, 10'11" diameter	24" Pot	441	1:1.5
(38)	Orange Tree, 10'11" diameter	24" Pot	441	1:1.5
(39)	Orange Tree, 10'11" diameter	24" Pot	441	1:1.5
(40)	Orange Tree, 10'11" diameter	24" Pot	441	1:1.5
(41)	Orange Tree, 10'11" diameter	24" Pot	441	1:1.5
(42)	Orange Tree, 10'11" diameter	24" Pot	441	1:1.5
(43)	Orange Tree, 10'11" diameter	24" Pot	441	1:1.5
(44)	Orange Tree, 10'11" diameter	24" Pot	441	1:1.5
(45)	Orange Tree, 10'11" diameter	24" Pot	441	1:1.5
(46)	Orange Tree, 10'11" diameter	24" Pot	441	1:1.5
(47)	Orange Tree, 10'11" diameter	24" Pot	441	1:1.5
(48)	Orange Tree, 10'11" diameter	24" Pot	441	1:1.5
(49)	Orange Tree, 10'11" diameter	24" Pot	441	1:1.5
(50)	Orange Tree, 10'11" diameter	24" Pot	441	1:1.5



**VISTA SOLEADA**  
TRACT 36590  
RIVERSIDE COUNTY, CALIFORNIA  
**CONCEPTUAL PLANTING PLAN**  
FRONT YARD TYPICALS



### PLANT MATERIAL LEGEND

SYM.	NAME	SIZE
	24' DB Palm	Standard
	24' DB Starburst	Standard
	24' DB Desert Sage	Standard
	24' DB Desert Olive	Standard
	24' DB Desert Willow	Standard
	24' DB Desert Yucca	Standard
	24' DB Desert Sage	Standard
	24' DB Desert Olive	Standard
	24' DB Desert Willow	Standard
	24' DB Desert Yucca	Standard
	24' DB Desert Sage	Standard
	24' DB Desert Olive	Standard
	24' DB Desert Willow	Standard
	24' DB Desert Yucca	Standard

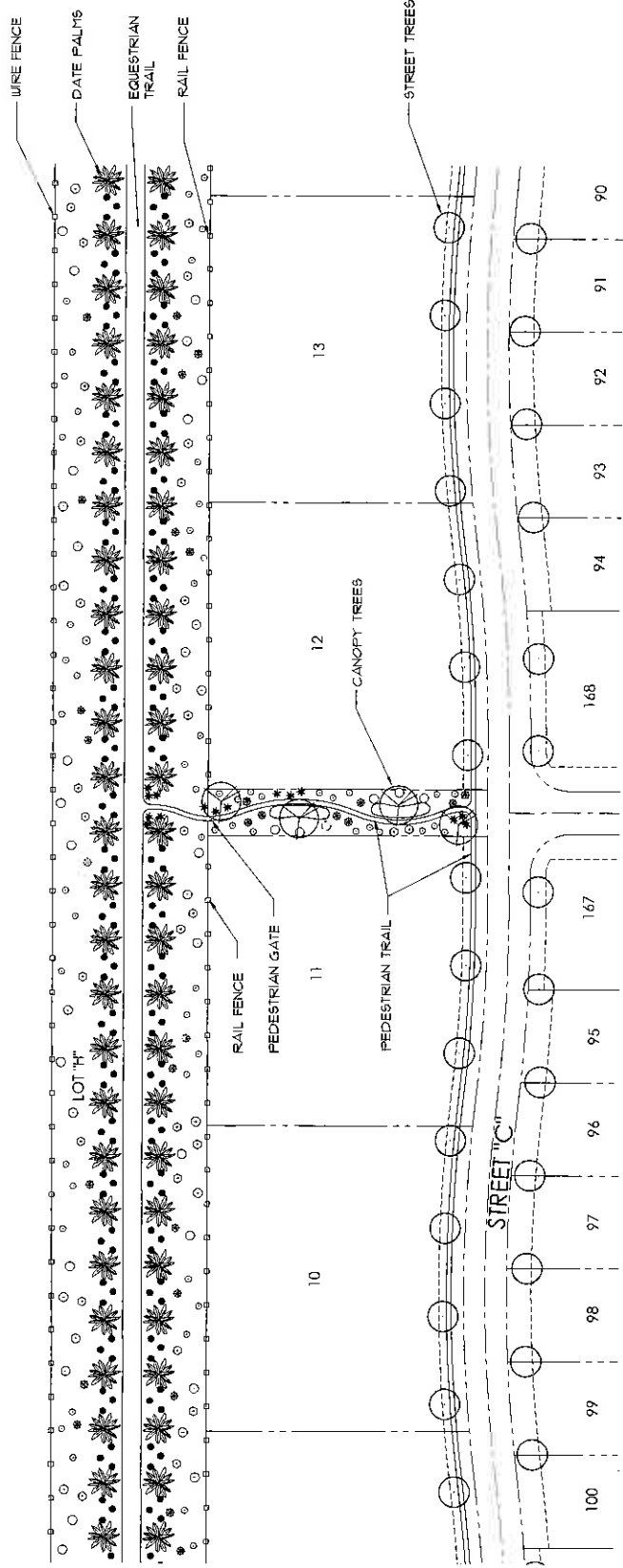
SYM.	NAME	SIZE
	24' DB Palm	Standard
	24' DB Starburst	Standard
	24' DB Desert Sage	Standard
	24' DB Desert Olive	Standard
	24' DB Desert Willow	Standard
	24' DB Desert Yucca	Standard

SYM.	NAME	SIZE
	24' DB Palm	Standard
	24' DB Starburst	Standard
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SYM.	NAME	SIZE
	24' DB Palm	Standard
	24' DB Starburst	Standard
	24' DB Desert Sage	Standard
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	24' DB Desert Willow	Standard
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SYM.	NAME	SIZE
	24' DB Palm	Standard
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SYM.	NAME	SIZE
	24' DB Palm	Standard
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	24' DB Desert Willow	Standard
	24' DB Desert Yucca	Standard



**VISTA SOLEADA**  
**TRACT 36590**  
 RIVERSIDE COUNTY, CALIFORNIA  
**CONCEPTUAL PLANTING PLAN**  
**EAST PERIMETER LANDSCAPE BUFFER**



FEBRUARY 17, 2014



**PLANT MATERIAL LEGEND**

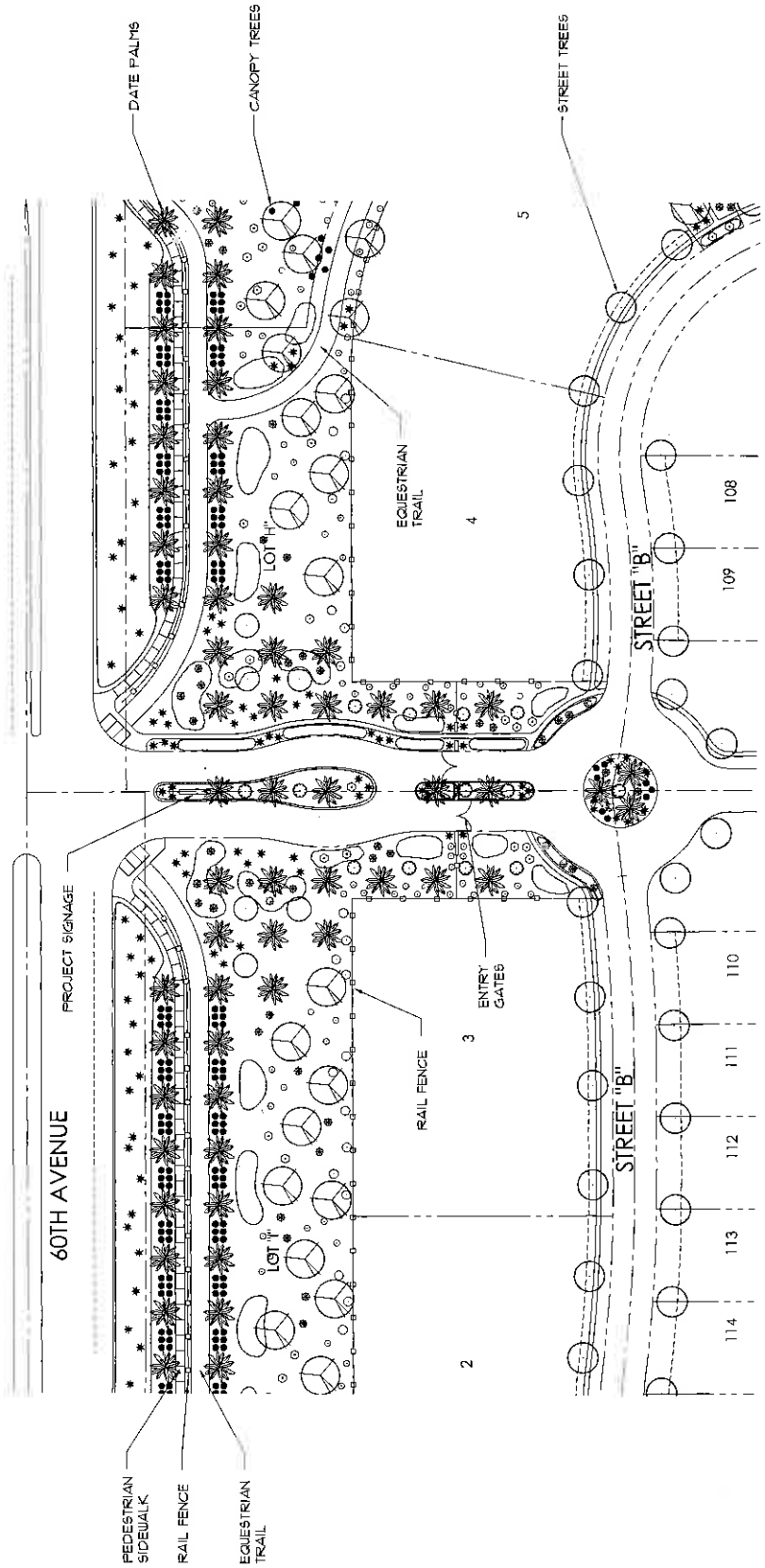
SYMBOL	NAME	SIZE	COMMENTS
(Circle with cross)	PEDESTRIAN SIDEWALK	24" Dia	Standard
(Circle with dot)	RAIL FENCE	24" Dia	Standard
(Circle with horizontal lines)	EQUESTRIAN TRAIL	24" Dia	Standard
(Circle with vertical lines)	RAIL FENCE	24" Dia	Standard
(Circle with diagonal lines)	EQUESTRIAN TRAIL	24" Dia	Standard

SYMBOL	NAME	SIZE	COMMENTS
(Circle with cross)	PEDESTRIAN SIDEWALK	24" Dia	Standard
(Circle with dot)	RAIL FENCE	24" Dia	Standard
(Circle with horizontal lines)	EQUESTRIAN TRAIL	24" Dia	Standard
(Circle with vertical lines)	RAIL FENCE	24" Dia	Standard
(Circle with diagonal lines)	EQUESTRIAN TRAIL	24" Dia	Standard

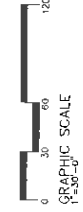
SYMBOL	NAME	SIZE	COMMENTS
(Circle with cross)	PEDESTRIAN SIDEWALK	24" Dia	Standard
(Circle with dot)	RAIL FENCE	24" Dia	Standard
(Circle with horizontal lines)	EQUESTRIAN TRAIL	24" Dia	Standard
(Circle with vertical lines)	RAIL FENCE	24" Dia	Standard
(Circle with diagonal lines)	EQUESTRIAN TRAIL	24" Dia	Standard

SYMBOL	NAME	SIZE	COMMENTS
(Circle with cross)	PEDESTRIAN SIDEWALK	24" Dia	Standard
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(Circle with vertical lines)	RAIL FENCE	24" Dia	Standard
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SYMBOL	NAME	SIZE	COMMENTS
(Circle with cross)	PEDESTRIAN SIDEWALK	24" Dia	Standard
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(Circle with horizontal lines)	EQUESTRIAN TRAIL	24" Dia	Standard
(Circle with vertical lines)	RAIL FENCE	24" Dia	Standard
(Circle with diagonal lines)	EQUESTRIAN TRAIL	24" Dia	Standard



**VISTA SOLEADA**  
**TRACT 36590**  
 RIVERSIDE COUNTY, CALIFORNIA  
**CONCEPTUAL PLANTING PLAN**  
**AVENUE 60 ENTRY & STREETScape**



FEBRUARY 17, 2014

**PLANT MATERIAL LEGEND**

SYMBOL	NAME	SIZE	COMMENTS
	MONROE PALM	12 FT	Standard
	MONROE PALM	18 FT	Standard
	MONROE PALM	24 FT	Standard
	MONROE PALM	30 FT	Standard
	MONROE PALM	36 FT	Standard
	MONROE PALM	42 FT	Standard
	MONROE PALM	48 FT	Standard
	MONROE PALM	54 FT	Standard
	MONROE PALM	60 FT	Standard
	MONROE PALM	66 FT	Standard
	MONROE PALM	72 FT	Standard
	MONROE PALM	78 FT	Standard
	MONROE PALM	84 FT	Standard
	MONROE PALM	90 FT	Standard
	MONROE PALM	96 FT	Standard
	MONROE PALM	102 FT	Standard
	MONROE PALM	108 FT	Standard
	MONROE PALM	114 FT	Standard
	MONROE PALM	120 FT	Standard

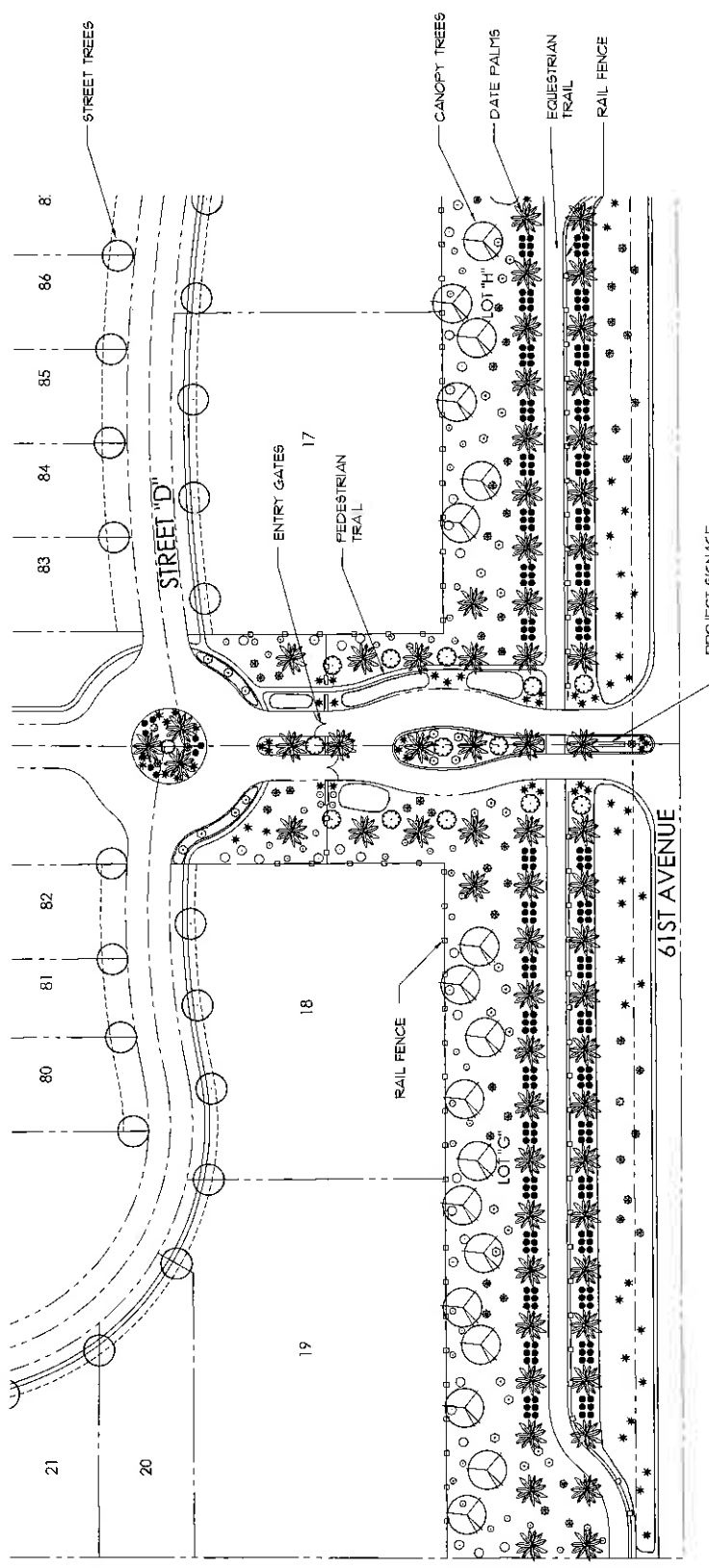
SYMBOL	NAME	SIZE	COMMENTS
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	MONROE PALM	18 FT	Standard
	MONROE PALM	24 FT	Standard
	MONROE PALM	30 FT	Standard
	MONROE PALM	36 FT	Standard
	MONROE PALM	42 FT	Standard
	MONROE PALM	48 FT	Standard
	MONROE PALM	54 FT	Standard
	MONROE PALM	60 FT	Standard
	MONROE PALM	66 FT	Standard
	MONROE PALM	72 FT	Standard
	MONROE PALM	78 FT	Standard
	MONROE PALM	84 FT	Standard
	MONROE PALM	90 FT	Standard
	MONROE PALM	96 FT	Standard
	MONROE PALM	102 FT	Standard
	MONROE PALM	108 FT	Standard
	MONROE PALM	114 FT	Standard
	MONROE PALM	120 FT	Standard

SYMBOL	NAME	SIZE	COMMENTS
	MONROE PALM	12 FT	Standard
	MONROE PALM	18 FT	Standard
	MONROE PALM	24 FT	Standard
	MONROE PALM	30 FT	Standard
	MONROE PALM	36 FT	Standard
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	MONROE PALM	54 FT	Standard
	MONROE PALM	60 FT	Standard
	MONROE PALM	66 FT	Standard
	MONROE PALM	72 FT	Standard
	MONROE PALM	78 FT	Standard
	MONROE PALM	84 FT	Standard
	MONROE PALM	90 FT	Standard
	MONROE PALM	96 FT	Standard
	MONROE PALM	102 FT	Standard
	MONROE PALM	108 FT	Standard
	MONROE PALM	114 FT	Standard
	MONROE PALM	120 FT	Standard

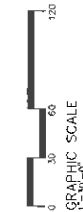
SYMBOL	NAME	SIZE	COMMENTS
	MONROE PALM	12 FT	Standard
	MONROE PALM	18 FT	Standard
	MONROE PALM	24 FT	Standard
	MONROE PALM	30 FT	Standard
	MONROE PALM	36 FT	Standard
	MONROE PALM	42 FT	Standard
	MONROE PALM	48 FT	Standard
	MONROE PALM	54 FT	Standard
	MONROE PALM	60 FT	Standard
	MONROE PALM	66 FT	Standard
	MONROE PALM	72 FT	Standard
	MONROE PALM	78 FT	Standard
	MONROE PALM	84 FT	Standard
	MONROE PALM	90 FT	Standard
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	MONROE PALM	102 FT	Standard
	MONROE PALM	108 FT	Standard
	MONROE PALM	114 FT	Standard
	MONROE PALM	120 FT	Standard

SYMBOL	NAME	SIZE	COMMENTS
	MONROE PALM	12 FT	Standard
	MONROE PALM	18 FT	Standard
	MONROE PALM	24 FT	Standard
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	MONROE PALM	36 FT	Standard
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	MONROE PALM	102 FT	Standard
	MONROE PALM	108 FT	Standard
	MONROE PALM	114 FT	Standard
	MONROE PALM	120 FT	Standard

**LANDSCAPE NOTE**  
 ALL PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITION OF THE CALIFORNIA PLANTING SPECIFICATIONS. ALL PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITION OF THE CALIFORNIA PLANTING SPECIFICATIONS. ALL PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITION OF THE CALIFORNIA PLANTING SPECIFICATIONS. ALL PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITION OF THE CALIFORNIA PLANTING SPECIFICATIONS.



**VISTA SOLEADA**  
 TRACT 36590  
 RIVERSIDE COUNTY, CALIFORNIA  
**CONCEPTUAL PLANTING PLAN**  
 AVENUE 61 ENTRY & STREETSCAPE



FEBRUARY 17, 2014



# VISTA SOLEADA



## LEGEND:

PROJECT BOUNDARY	
OPEN SPACE CATEGORY	AREA
	COMMUNITY PARK / RETENTION 7.9 AC.
	BUFFER / RETENTION 11.6 AC.
	BUFFER / RURAL MARKET AMENITY 1.8 AC.
	BUFFER / EQUESTRIAN WAY STATION 1.5 AC.
	MEDIANS / TRAFFIC CIRCLES 0.3 AC.
	MULTI-USE PATH / OPEN SPACE 4.6 AC.
	PUBLIC R.O.W. PARKWAY 1.2 AC.
<b>TOTAL OPEN SPACE: 28.9 AC.</b>	

- Note: 1) Total open space equals 36% of the 80.9 ac. gross project area.  
 2) Based on Open Space and Community Amenities (OSCA) per Vista Santa Rosa Land Use Concept Plan.  
 3) Consistent with Vista Santa Rosa Community Council Directional Advisory approved on May 29, 2013.  
 4) Acreages are approximate and subject to revision per implementing Tentative Tract Map.

Source: Tentative Tract Map No. 36590

Exhibit Date: February 24, 2014



MSA CONSULTING, INC.  
www.msaconsultinginc.com



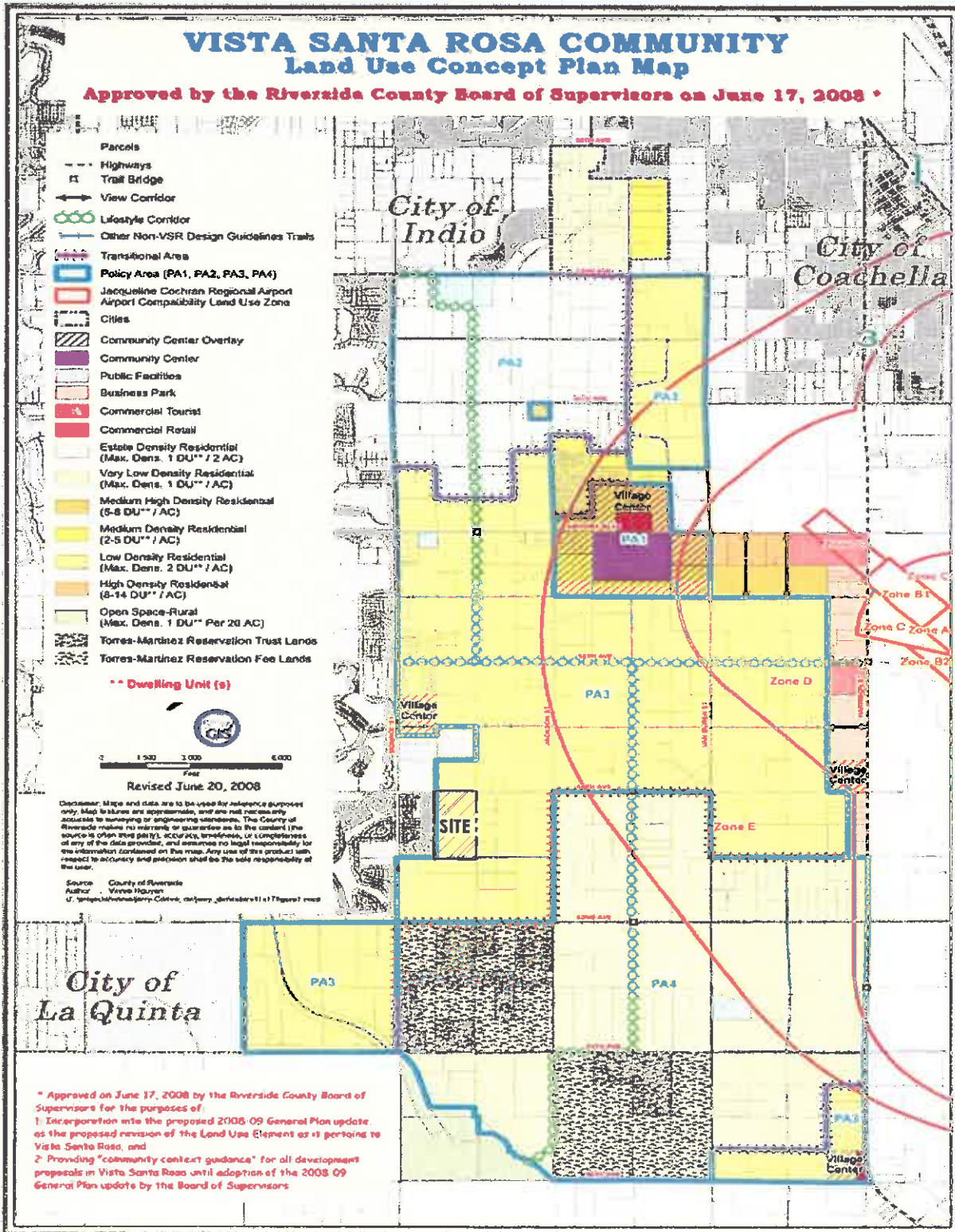
## CONCEPTUAL OPEN SPACE PLAN VISTA SOLEADA SPECIFIC PLAN



**CASE #: TR36590 AMD#2**  
**EXHIBIT: R**  
**DATED: 2/24/14**  
**PLANNER: P.RULL**



VISTA SOLEADA



Source: County of Riverside

Exhibit Date: December 11, 2013

## VISTA SANTA ROSA LAND USE CONCEPT PLAN VISTA SOLEADA SPECIFIC PLAN



**CASE #: TR36590 AMD#2**  
**EXHIBIT: V**  
**DATED: 12/11/13**  
**PLANNER: P.RULL**



**CHAPTER I: EXECUTIVE SUMMARY**

**A. PROJECT SUMMARY**

The Vista Soleada Specific Plan (Specific Plan) provides for a rural, equestrian-themed residential community on 80.9 gross acres in the eastern Coachella Valley, California. The project is located within unincorporated Riverside County south of Avenue 60 and west of Monroe Street within the Vista Santa Rosa Land Use Concept Plan, adjacent to the City of La Quinta. Great care was taken to ensure that the project reflects the guidelines, theme and character envisioned in the Vista Santa Rosa community plan.

As shown in Figure I-1, *Conceptual Land Use Plan*, the Vista Soleada project will contain 230 residences with multiple community parks, citrus themed country lanes and a 100' wide perimeter grove of date palm trees. Residential density within the project averages approximately 2.8 dwelling units per gross acre (du/ac), consisting of 211 smaller residential lots (4,000 s.f. minimum, 6,000 s.f. average) at the core of the project and 19 larger estate lots (¾ acre minimum) that surround them. The smaller lots abut a similarly sized residential project along the western boundary, transitioning to larger estate lots, and then the date palm buffer as the project moves outward toward the northern, southern and eastern edges. Community parks for joint recreation/retention/community garden use are interspersed throughout the project to provide common open space and a convenient location for outdoor community gatherings and activities. A breakdown of land use types and acreage follows in Table I-1, *Land Use Summary*.

**Table I-1 LAND USE SUMMARY**

Land Use	Acres	Density	DU's
<b>Medium Density Residential (MDR)</b>			
<b>RESIDENTIAL</b>			
PA-1 Citrus Village Lots	31.6	--	211
PA-1 Community Park/Retention	11.5	--	--
PA-2 Date Palm Estate Lots	14.9	--	19
PA-2 Perimeter Buffer/Retention	7.9	--	--
PA-1, PA-2 Interior Private Roadways	8.7	--	--
PA-4 Buffer/Equestrian Way Station	1.5	--	--
<b>SUBTOTAL</b>	<b>76.1</b>	<b>3.0</b>	<b>230</b>
<b>Commercial Retail (CR)</b>			
PA-3 Buffer/Rural Market	1.8	--	--
<b>SUBTOTAL</b>	<b>1.8</b>	--	--
<b>Roads</b>			
Perimeter Public Roadways	3.0	--	--
<b>SUBTOTAL</b>	<b>3.0</b>	--	--
<b>PROJECT TOTALS</b>	<b>80.9</b>	<b>2.8</b>	<b>230</b>



## VISTA SOLEADA

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The project is designed to facilitate efficient vehicular travel throughout the community while also accommodating joint pedestrian use through traffic calming devices such as traffic circles and alternative pavement types at intersections. The two main entries are connected by a central axis road with intermittent turning circles to distribute traffic to the rest of the project. To achieve a “country lane” feel within the community, the project proposes customized rural road sections and street standards with reduced centerline radii, hammerhead turnarounds rather than cul-de-sacs, traffic circles rather than standard T-intersections, and stabilized drainage swales in place of concrete curb and gutter.

The community contains ample open space including 7.9 acres of private community parks spaced throughout the project and at least 10.3 acres of date palm orchards in a minimum 100-foot wide buffer on three sides of the project. Amenities within these open space areas may include a community pool, community gardens, a rural market and an equestrian way station. The six community parks are conveniently distributed throughout the community and provide accessible focal points for neighborhood activities. Pedestrian access to all parts of the project is integrated through a system of multi-use “country lanes”, connecting pathways and multi-use trails.

Vista Soleada will be fully served with public utilities including sewer, water, electricity, natural gas and telecommunications systems. Sewer is available at 61<sup>st</sup> Avenue and Jackson Street to the southeast, where it will be extended approximately 1.2 miles to the site. Water is available at the northwest property corner and at the intersection of 61<sup>st</sup> and Monroe to the west, where it will be extended approximately a third of a mile to the site. Site drainage will be addressed through on-site retention basins which incorporate MS-4 compliant water quality management features.

The overall architectural theme encourages a diversity of architectural style and flexibility in residential product type. A unified landscaping concept compliments the architectural theme and creates a sense of community identity for residents and visitors. To promote water conservation and environmentally-friendly living, all landscaping is drought-resistant and water-efficient. The landscaping concept also increases the community’s energy sustainability through increased passive shading on homes and use of non-potable irrigation water from the CVWD managed irrigation system.

The project will be constructed in up to three phases subject to buyer demand and market factors.

### **B. DOCUMENT PURPOSE AND AUTHORITY**

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Within the State of California, a Specific Plan is a regulatory tool that local governments use to implement their General Plan and to guide development in a defined, localized area. While the General Plan is the recognized guiding document for a community’s growth and development, a specific plan is able to focus on the unique characteristics of a particular property by customizing the planning process and land use regulations to that defined area.

To an extent, the range of topics contained in a Specific Plan is left to the discretion of the local agency. However, all specific plans must comply with §65450 - 65457 of the Government Code. These provisions require that a specific plan be consistent with the adopted general plan of the jurisdiction within which it is located. In turn, all subsequent subdivision and parcel maps, all development, all public works projects, and zoning ordinances within an area covered by a specific plan must be consistent with that specific plan.

# COUNTY OF RIVERSIDE

## ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

**Environmental Assessment (E.A.) Number:** 42633

**Project Case Type (s) and Number(s):** General Plan Amendment No. 1125, Specific Plan No. 385  
Tentative Tract Map No. 36590

**Lead Agency Name:** County of Riverside Planning Department

**Address:** P.O. Box 1409, Riverside, CA 92502-1409

**Contact Person:** Paul Rull, Contract Planner

**Telephone Number:** (951) 955-3200

**Applicant's Name:** Cal Thermal Real Estate LLC

**Applicant's Address:** 4675 MacArthur Ct., Suite 1550, Newport Beach, CA 92660

### I. PROJECT INFORMATION

#### A. Project Description:

The Vista Soleada Specific Plan (Specific Plan) provides for a rural, equestrian-themed residential and commercial retail community on 80.9 gross acres in eastern Coachella Valley, California. The project is located within unincorporated Riverside County south of Avenue 60 and west of Monroe Street in the Vista Santa Rosa Policy Area, adjacent to the City of La Quinta.

The Vista Soleada Project will contain 230 residential units with multiple community parks, citrus themed country lanes, and a 100 foot wide perimeter grove of date palm trees. The project also consists of commercial retail on the northeastern corner of the project site for a rural market which will serve the community. Residential density within the project averages approximately 2.8 dwelling units per gross acres (du/ac) consisting of 211 smaller residential lots (4,000 s.f. minimum, 6,000 s.f. average) at the core of the project, known as Citrus Orchard Villas or Planning Area 1, and 19 larger estate lots (3/4 acres minimum) that surround those, known as Date Palm Orchard Estates or Planning Area 2. The smaller lots abut a similarly sized residential project along the western boundary transitioning to larger estate lots and then the date palm buffer, known as Planning Area 4, as the project moves outward toward the northern, southern, and eastern edges. Community parks for joint recreation, stormwater retention, and community garden uses are interspersed throughout the project to provide common open space and convenient locations for outdoor community gatherings and activities. Planning Area 3 will consist of the Rural Market which intends to reserve and zone land for a small, local convenience market which could include a feed and tack shop, neighborhood food market, restaurant/tavern, veterinary, farrier, vegetable stand, and other conveniences.

Two main entries to the project site are connected by a central axis road with traffic circles at intersections. To achieve a rural character within the community, the project proposes custom rural road sections and street standards with reduced centerline radii, hammerhead turnarounds rather than cul-de-sacs, traffic circles rather than standard T-intersections, and turf-lined drainage swales in place of concrete curb and gutter.

The construction period for the project is anticipated to consist of three phases and will last approximately three to five years, subject to market demand. Construction is estimated to begin in 2015 and be completed in 2020. Phasing extends from north to south and will be accompanied by the orderly extensions of roadways, public facilities, and infrastructure needed to serve each phase. Phase I will involve the construction of 79 Citrus Orchard Villa lots and nine Date Palm Orchard Estate lots. Phase II will consist of construction of 72 Citrus Orchard



Villa lots and three Date Palm Orchard Estate lots. Phase III will consist of construction of 60 Citrus Orchard Villa lots and seven Date Palm Orchard Estate lots. The project may or may not be phased subject to market conditions. The development of the rural market area will depend on market factors and purchase by an owner/operator with a site-specific development proposal. Until this occurs, the parcel will be planted with date palms and owned/maintained by the Homeowner's Association (HOA) as part of the perimeter date grove buffer.

Vista Soleada proposes a network of 8-inch water lines within the interior private street systems to convey domestic water to residences throughout the community. This interior system transitions to 18-inch waterlines as it extends north to south onto 60<sup>th</sup> Avenue and 61<sup>st</sup> Avenue, ultimately connecting with existing water mains to create a looped system. The Specific Plan also proposes a system of 8-inch sewer mains within interior private streets to serve the community. This interior system will connect at the southern end of the project to a 10-inch sewer main extending east in 61<sup>st</sup> Avenue, transitioning to a 15-inch main extending south on Jackson. The offsite extensions will end at a point of connection with existing sewer at the intersection of 62<sup>nd</sup> and Jackson.

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

**C. Total Project Area:** 80.9 gross acres

Residential Acres:	46.5	Lots:	230	Units:	230	Projected No. of Residents:	736
Commercial Acres:	1.8	Lots:		Sq. Ft. of Bldg Area:		Est. No. of Employees:	
Industrial Acres:		Lots:		Sq. Ft. of Bldg Area:		Est. No. of Employees:	
Other: Open Space:	29.6 Acres						

**D. Assessor's Parcel No(s):** 764-290-003

**E. Street References:** Northerly of Avenue 61, southerly of Avenue 60, easterly of Monroe Street, and westerly of Jackson Street.

**F. Section, Township & Range Description or reference/attach a Legal Description:**  
Township 6 South, Range 7 East, Section 35

**G. Brief description of the existing environmental setting of the project site and its surroundings:** The project site is comprised of approximately 81 acres of farmland that is currently being used to grow carrots. The land is topographically flat and level at an elevation ranging 81 to 88 feet below mean sea level. A system of tile agricultural drains are located approximately eight to ten feet below ground surface.

The surrounding area is a mixture of farmland and vacant land uses. There is vacant land north of Avenue 60, vacant unimproved land in the City of La Quinta west of Jackson Street, a date farm packaging plant and vacant residential building south of Avenue 61, and vacant land and some agricultural uses east of Monroe Street.

## II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

### A. General Plan Elements/Policies:

- 1. Land Use:** A General Plan Amendment is required to change the current Agriculture designation to the proposed Community Development: Medium Density Residential and Commercial Retail designation. The project is consistent with the Medium Density Residential land use designation (2-5 DU/ac density), Commercial Retail land use

designation (0.20-0.35 FAR), and other applicable land use policies within the General Plan.

2. **Circulation:** The project has adequate circulation to the site 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 meets with all applicable Multipurpose Open Space element policies.
4. **Safety:** The proposed project allows for sufficient provision of emergency response services to the future users of the project. The proposed project meets all other applicable Safety Element Policies.
5. **Noise:** Sufficient mitigation against any foreseeable noise sources in the area have been provided for in the design of the project. The project will not generate noise levels in excess of standards established in the General Plan or noise ordinance. The project meets all other applicable Noise Element Policies.
6. **Housing:** The proposed project meets all applicable Housing Element Policies.
7. **Air Quality:** The proposed project meets all other applicable Air Quality element policies.

**B. General Plan Area Plan(s):** Eastern Coachella Valley

**C. Foundation Component(s):** Agriculture

**D. Land Use Designation(s):** Agriculture (AG)

**E. Overlay(s), if any:** Community Development Overlay

**F. Policy Area(s), if any:** Vista Santa Rosa Land Use Concept Plan

**G. Adjacent and Surrounding:**

1. **Area Plan(s):** Eastern Coachella Valley
2. **Foundation Component(s):** Agriculture to north, south, and east. City of La Quinta to west.
3. **Land Use Designation(s):** Agriculture to north, south, and east. City of La Quinta to west (project site is within the City of La Quinta Sphere of Influence).
4. **Overlay(s), if any:** Community Development Overlay to north and south. Vista Santa Rosa Policy Area to north and south.

**H. Adopted Specific Plan Information**

1. **Name and Number of Specific Plan, if any:** Not Applicable
2. **Specific Plan Planning Area, and Policies, if any:** Not Applicable

**I. Existing Zoning:** Light Agriculture-10 acre minimum

J. **Proposed Zoning, if any:** Specific Plan

K. **Adjacent and Surrounding Zoning:** Agriculture to the north of Avenue 60, east of the project site, south of Avenue 61; Medium Density Residential as designated by the City of La Quinta to the west.

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

### IV. DETERMINATION

On the basis of this initial evaluation:

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

- I find that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project, described in this document, have been made or agreed to by the project proponent. **A MITIGATED NEGATIVE DECLARATION** will be prepared.
- I find that the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.

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

- I find that although the proposed project could have a significant effect on the environment, **NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED** because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, (b) all potentially significant effects of the proposed project have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, (c) the proposed project will not result in any new significant environmental effects not identified in the earlier EIR or Negative Declaration, (d) the proposed project will not substantially increase the severity of the environmental effects identified in the earlier EIR or Negative Declaration, (e) no considerably different mitigation measures have been identified and (f) no mitigation measures found infeasible have become feasible.
- I find that although all potentially significant effects have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, some changes or additions are necessary but none of the conditions described in California Code of Regulations, Section 15162 exist. An **ADDENDUM** to a previously-certified EIR or Negative Declaration has been prepared and will be considered by the approving body or bodies.

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

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

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

Paul Rull  
\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
For Juan C. Perez, Interim Planning Director

## V. ENVIRONMENTAL ISSUES ASSESSMENT

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>AESTHETICS</b> Would the project				
<b>1. Scenic Resources</b>				
a) Have a substantial effect upon a scenic highway corridor within which it is located?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features; obstruct any prominent scenic vista or view open to the public; or result in the creation of an aesthetically offensive site open to public view?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan, Eastern Coachella Valley Area Plan, Figure 10 "Scenic Highways"

### Findings of Fact:

a) The project is located approximately 6.5 miles west of State Route 111, which is a State designated scenic corridor, but is not located within the state eligible scenic highway corridor; therefore, the project will not have substantial effect upon this scenic highway.

b) The project site is located in an unincorporated area of Riverside County, immediately east of the City of La Quinta, and is currently being used for farming. The existing character of the project site is topographically flat, with views of the Santa Rosa Mountains to the west and the Mecca Hills and the edge of Joshua Tree National Park to the northeast.

Project development will include the construction of 230 residences with six private parks within the Vista Santa Rosa Community. The residences will be a maximum of 24 feet in height. The Vista Santa Rosa Specific Plan indicates "Sight Line Analyses" were conducted to analyze the visual impacts of the project. The analyses were conducted from the automobile driver's viewpoint on west bound lanes of 60<sup>th</sup> Avenue, east bound lanes of 61<sup>st</sup> Avenue, and pedestrian's viewpoint from the agricultural property adjacent to the eastern perimeter of Vista Soleada. The results show that the project was able to maintain and frame mountain views and vistas that surround the planned residential community. Therefore the project does not obstruct any scenic vistas surrounding the project site and implementation of the project will not obstruct the views of these mountains from areas adjacent to the project site.

The 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. In addition, the project will not result in the creation of an aesthetically offensive site open to public view. The northern perimeter of the project site will be visually buffered when viewing south from the center of Avenue 60 by 110-feet of right-of-way, the 100-foot date palm orchard, and the setbacks of the residences from the edge of the Date Plan Orchard Estate residential lots. The southern perimeter of the site will be visually buffered when viewing north from the center of Avenue 61 by the northern 50 feet of right-of-way, the 100-foot date palm orchard, and the setbacks of the residences from the edge of the Date Plan Orchard Estate residential lots. Therefore, impacts will be less than significant on scenic resources.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are 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; Riverside County Land Information System; Ord. No. 655 (Regulating Light Pollution)

Findings of Fact:

a) The project site is located 40.5 miles away from the Mt. Palomar Observatory; which is within the designated 45-mile (ZONE B) Special Lighting Area that surrounds the Mt. Palomar Observatory. Ordinance No. 655 requires methods of installation, definition, requirements for lamp source and shielding, prohibition, and exceptions to reduce light pollution in the area. The project will be designed to incorporate lighting requirements of the Riverside County Ordinance No. 655, including the use of low landscape bollard lights near the entry gates to the site, at roundabouts, and at hammerhead intersections. With incorporation Ordinance No. 655 lighting requirements into the proposed project, impacts will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are 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: MSA Consulting, Inc., *Vista Soleada Specific Plan*, December 2013; Ord. No. 655 (Regulating Light Pollution)

Findings of Fact:

a) The new structures will result in a new source of light and glare from the addition of residential lighting, street lighting, as well as vehicular lighting from cars traveling on adjacent roadways. The project will be required to comply with County Ordinance No. 655, which restricts lighting hours, types,

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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and techniques of lighting. Ordinance No. 655 requires the use of low pressure sodium fixtures and requires hooded fixtures to prevent spillover light or glare. The project will also incorporate a 100-foot wide Medjool date palm buffer, landscaping and open space which will minimize offsite light intrusion. The project includes no reflective surfaces that could result in substantial glare during the night. As a result, compliance with Ordinance No. 655 will reduce the potential impact to the surrounding residences to less than significant.

b) The project has been designed to include the use of bollard lighting at the entrances and along the roundabouts and internal streets for nighttime safety. These lights include low sodium bulbs and are directed downwards to minimize light spill offsite. Therefore, the project will not expose residential property to unacceptable light levels and impacts will be reduced to less than significant levels.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**AGRICULTURE & FOREST RESOURCES** Would the project

4. Agriculture	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan Figure OS-2 "Agricultural Resources"; GIS database; California Department of Conservation, Farmland Mapping and Monitoring Program "Riverside County"; California Department of Conservation, Riverside County Williamson Act FY 2008/2009 Sheet 2 of 3

Findings of Fact:

a) According to the General Plan, the project is located within the Eastern Coachella Valley Area Plan of the Vista Santa Rosa Land Use Concept Plan and designated as Agriculture with a Community Development Overlay. The map of Important Farmland in California (2010) prepared by the Department of Conservation identifies the project site as being Prime Farmland. However, the Riverside County General Plan Land Use Element includes the Agricultural Foundation Component, which identifies and preserves areas where agricultural uses are the long-term desired use. The Agriculture Foundation Amendment cycle allows up to 7 percent of all land designated as Agriculture to change to other foundation and land use designations. The proposed Amendment of converting

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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80.9 acres from agriculture to residential will not result in exceeding the 7 percent threshold. The project will not significantly alter or affect the overall agricultural identity of the County. Therefore, impacts related to the zone change will be less than significant.

b) According to the County GIS database, the project is not located within an Agriculture Preserve or under a Williamson Act contract; therefore, no impact will occur as a result of the proposed project.

c) The project site is surrounded by agriculturally zoned land along the eastern boundary. The Specific Plan provides a 100 foot wide date palm orchard around the northern, southern, and eastern perimeter of the site and places lots at a minimum of 110 feet away from the eastern edge of the parcel where the nearest agricultural use is located. According to the Riverside County Ordinance 625.1, the "Right to Farm Ordinance," potential buyers of the Date Palm Orchard Estate residential lots will be notified that active farming is conducted within 300 feet of the residence east of the site. The project design and notification required by Ordinance 625.1 will result in a less than significant impact.

d) The project is currently zoned as Agriculture with a Community Development Overlay. Though the project is identified as prime farmland, it is consistent with the Agricultural Foundation Amendment policies discussed within the Riverside County General Plan Land Use Element. As discussed in Section 4a, the Agricultural Foundation allows up to 7 percent of land, or 2,947 acres of existing agricultural land uses to be transferred to another foundation land use. The General Plan Amendment will provide a transition between residential uses, located immediately on the western boundaries of the project site, and agricultural uses, located on the eastern boundaries of the site, within the County. Therefore impacts will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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, Eastern Coachella Valley Area Plan "Land Use Map"

Findings of Fact:

a) The County has no designation of "forest land" (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Timberland Production (as defined by Govt. Code section 51104(g)). Therefore, the proposed project will not impact land designated as forest land, timberland, or timberland zoned Timberland Production.

b) According to the Eastern Coachella Valley Area Plan Land Use Map, 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 County has no designation of forest land, timberland, or timberland zoned areas. Therefore, the project will not involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use.

**Mitigation:** No mitigation measures are required.

**Monitoring:** No monitoring measures are required.

**AIR QUALITY** Would the project

**6. Air Quality Impacts**

a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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 type="checkbox"/>	<input checked="" type="checkbox"/>
f) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Source:** SCAQMD CEQA Air Quality Handbook; Meridian Consultants, *Technical Air Quality & Greenhouse Gas Emission Report for the Vista Soleada Specific Plan*, January 2014.

**Findings of Fact:** CEQA Guidelines indicate that a project will significantly impact air quality if the project violates any ambient air quality standard, contributes substantially to an existing air quality violation, or exposes sensitive receptors to substantial pollutant concentrations.

a) Pursuant to the methodology provided in Chapter 12 of the 1993 SCAQMD CEQA Air Quality Handbook, consistency with the South Coast Air Basin 2012 Air Quality Management Plan (AQMP) is affirmed when a project (1) does not increase the frequency or severity of an air quality standards

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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violation or cause a new violation and (2) is consistent with the growth assumptions in the AQMP.<sup>1</sup> Consistency review is presented below:

(1) The project 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 in Table 1 of this report; 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 and Specific Plan, and is therefore considered a *significant project*.

The project site is located in the South Coast Air Basin (SCAB) and managed under the South Coast Air Quality Management District (SCAQMD). Demographic growth forecasts for various socioeconomic categories (e.g., population, housing, employment), developed by the Southern California Association of Governments (SCAG) for their 2012 Regional Transportation Plan (RTP) were used to estimate future emissions within the 2012 Air Quality Management Plan (AQMP). According to the California Department of Finance estimates, the current (2013) population within the unincorporated areas of Riverside County is 358,827 residents. Based on the SCAG forecasts, the population projections for 2020 anticipated a population of 471,500. The project will generate approximately 736 residents. The project will account for approximately one percent of the anticipated growth of residents within the area between 2012 and 2020. This total is within the growth projections adopted by SCAG and the 2012 AQMP. The project will be consistent with the projections with any applicable air quality plans and impacts will be less than significant.

Based on the consistency analysis presented above, the proposed project will not conflict with the AQMP; impacts will be less than significant.

b-c) 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 project 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 SCAQMD. The South Coast Air Basin (SCAB) is in a nonattainment status for federal and state ozone standards, state carbon monoxide standards, and federal and state particulate matter standards. Any development in the SCAB, including the proposed project, will cumulatively contribute to these pollutant violations.

Project-related emissions were analyzed in the *Technical Air Quality and Greenhouse Gas Emission Report for the Vista Soleada Specific Plan*, conducted by Meridian Consulting in January 2014. The analysis concludes that construction emissions, operational emissions, and other project-related emissions will not exceed thresholds projected by SCAQMD. Table 1 provides a summary of construction and operational emissions from the project. Impacts will be less than significant.

**Table 1  
Project Emissions**

<sup>1</sup> South Coast Air Quality Management District. CEQA Air Quality Handbook. 1993

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

Source	ROG	NO <sub>x</sub>	CO	SO <sub>2</sub>	PM <sub>10</sub>	PM <sub>2.5</sub>
<i>Maximum Construction Emissions</i>						
Summer	40.12	29.90	76.25	0.13	9.38	5.06
Winter	39.32	29.92	70.04	0.12	9.38	5.06
<b>SCAQMD Threshold</b>	<b>75</b>	<b>100</b>	<b>550</b>	<b>150</b>	<b>150</b>	<b>55</b>
<b>Potential Impact?</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>
<i>Maximum Operational Emissions</i>						
Summer	57.70	19.84	103.45	0.17	11.32	3.60
Winter	56.24	21.22	104.96	0.16	11.32	3.60
<b>SCAQMD Threshold</b>	<b>75</b>	<b>100</b>	<b>550</b>	<b>150</b>	<b>150</b>	<b>55</b>
<b>Potential Impact?</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>
<i>Source: Technical Air Quality and Greenhouse Gas Emission Report for the Vista Soleada Specific Plan by Meridian Consulting in January 2014</i>						
<i>Note: Volatile organic compounds are measured as reactive organic compounds</i>						

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 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 long-term health care facilities, rehabilitation centers, convalescent centers, retirement homes, residences, schools, playgrounds, child care centers, and athletic facilities. Surrounding land uses include residential, which is considered a sensitive receptor, however, the project is not expected to generate substantial point source emissions because operational emissions do not exceed SCAQMD thresholds as shown in Table 1. In addition, the projects-specific localized significance thresholds (LST) are shown in Table 2, LST Worst-Case Emissions, and indicates that emissions will be well below the SCAQMD localized significance thresholds. Therefore, the long-term project impacts in the daily allowable emissions for the project's operational phase are considered to be less than significant.

**Table 2**  
**LST Worst-Case Emissions (pounds/day)**

Source	NO <sub>x</sub>	CO	PM <sub>10</sub>	PM <sub>2.5</sub>
<i>Construction</i>				
Total Mitigated Max Emissions	37.97	51.67	9.38	5.07
LST Threshold	80	498	14	8
<b>Potential Impact?</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>
<i>Operational</i>				
Area/Energy Emissions	1.94	19.8	0.54	0.54
LST Threshold	304	2,292	4	2
<b>Potential Impact?</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>
<i>Source: Technical Air Quality and Greenhouse Gas Emission Report for the Vista Soleada Specific Plan by Meridian Consulting in January 2014</i>				

e) As indicated in Table 2, the project will not create sensitive receptors located within one mile of an existing substantial point source emitter. No impact will occur.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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f) According to the CEQA Air Quality Handbook, land uses associated with odor complaints include agricultural operations, wastewater treatment plants, landfills, and certain industrial operations (such as manufacturing uses that produce chemicals, paper, etc.). Odors are typically associated with industrial projects involving the use of chemicals, solvents, petroleum products, and other strong-smelling elements used in manufacturing processes, as well as sewage treatment facilities and landfills. The proposed residential development does not include any of the above noted uses or processes and will not create objectionable odors affecting a substantial number of people. No impact will occur.

**Mitigation:** No mitigation measures are required.

**Monitoring:** No monitoring measures are required.

**BIOLOGICAL RESOURCES** Would the project

**7. Wildlife & Vegetation**

a) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Wildlife Service?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, 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:** Riverside County General Plan, Multipurpose Open Space Element; James W. Cornett Ecological Consultants, *General Biological Resources Assessment*, November 2013

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

a) The project site is located within the Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP) Area. According to the Conservation Area Map (Figure 4-1) of the CVMSHCP, the project site does not lie within a Conservation Area. Because the project is located within the CVMSHCP Area, a per-acre mitigation fee shall be paid to the County for potential impacts to sensitive species found elsewhere in the CVMSHCP area. However, the project site does not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan. Therefore, impacts will be less than significant.

b-c) A General Biological Resources Assessment has been prepared in compliance with Riverside County Planning Departments Biological Report Guidelines. According to the *General Biological Resources Assessment*, conducted by James W. Cornett Ecological Consultants in November 2013, no sensitive biological resources were identified on the project site and surrounding area. There was no presence of rare, endangered, threatened, candidate, sensitive or special status plant species on or adjacent to the project site. No additional plant surveys are recommended and impacts on sensitive plant species will be less than significant.

Surveys were conducted to determine the presence of sensitive wildlife species including insect species, amphibians, reptiles, birds, and mammals. The burrowing owl, Casey's June beetle, Desert Tortoise, or Loggerhead shrike were not observed or detected during the biological surveys. However, there is still the potential for the Burrowing Owl to occupy the project site and perimeter prior to grading due to suitable habitat for the species. Therefore, prior to issuance of grading permits, in accordance with County standard requirements and the recommendations of the project biologist, burrowing owl clearance surveys shall be conducted and appropriate mitigation shall be implemented by a qualified biologist if active nests are discovered (COA 60, EPD 2). Typical mitigation includes fencing active nests from disturbance until the young have fledged. Furthermore, other birds not observed on the project site but protected by the Migratory Bird Treaty Act (MBTA) and/or California Department of Fish and Wildlife (CDFW) codes have the potential to occur because of the existence of native vegetation and mature trees. While nesting birds were not located during the onsite Biological Habitat Assessments, nesting bird surveys will be required prior to issuance of grading permits to ensure that no nesting birds are present when site clearing activities occur (COA 60, EPD 1). Avoidance measures will be required if nesting birds are found. Impacts will be less than significant with mitigation incorporated.

d) Surveys were conducted for the *General Biological Resources Assessment* to determine the presence of wildlife corridors around the project set. No regularly used wildlife corridors could be detected through sign or observation. The project does not interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites. No impacts will occur.

e-f) The project site does not contain riverine/riparian areas or vernal pools. Therefore, no impacts will occur.

g) The proposed project will not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance. No impact will occur.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**Mitigation:** 7a. 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 disturbance shall be conducted outside of the avian nesting season (February 1<sup>st</sup> through August 31<sup>st</sup>). If habitat must be cleared during the nesting season, a preconstruction nesting bird survey must be conducted by a biologist who holds a current MOU with the County of Riverside. The biologist shall prepare and submit a report, documenting the results of the survey, to the Riverside County Planning Department, Environmental Programs Division (EPD) for review and approval. 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 30 days prior to any ground disturbance. If ground disturbance does not being within 30 days of the report date, a second survey must be conducted. (COA 60. EPD 1)

7b. Prior to grading or any ground disturbance activities a biologist who holds an MOU with the County of Riverside must conduct burrowing owl clearance surveys. The biologist shall prepare a report, documenting the results of the focused surveys, to the County Planning Department, Environmental Programs Division (EPD) for review and approval. If owls are found to be present on the site appropriate mitigation measures will have to be carried by a qualified biologist prior to the issuance of a grading permit. The burrowing owl clearance survey must be carried out within 30 days of ground disturbance. If ground disturbance does not occur within 30 days of the clearance survey a follow up survey will have to be conducted. (COA 60. EPD 2)

**Monitoring:** Department of Building and Safety Grading Division, Planning Department (County Biologist)

**CULTURAL RESOURCES** Would the project

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

**Source:** McKenna et al., Phase I Cultural Resources Investigation of Tract 36590 (The Vista Santa Rosa Community), April 2014; Applied Earthworks, *Phase II Investigation of Tentative Tract 36590 for the Proposed Vista Soleada Project, unincorporated Riverside County, Vista Santa Rosa Community, Coachella Valley, California*, October 2014

**Findings of Fact:**

a) *Phase I Cultural Resources Investigation of Tract 36590* did not identify the project site as historic. Therefore project implementation will not alter or destroy any historic site. No impacts will occur.

b) No structures are present on the project site. The Cultural Resources Investigation did not identify historical structures or other historical resources as defined in the California Code of Regulations, Section 15064.5 No impacts will occur.

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

**Monitoring:** No monitoring measures are 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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:** McKenna et al., *Phase I Cultural Resources Investigation of Tract 36590 (The Vista Santa Rosa Community)*, April 2014; Applied Earthworks, *Phase II Investigation of Tentative Tract 36590 for the Proposed Vista Soleada Project, unincorporated Riverside County, Vista Santa Rosa Community, Coachella Valley, California*, October 2014

**Findings of Fact:**

a-b) The Phase I archaeological survey prepared for the site identified the project area as a previously operating cemetery/crematorium associated with a large and significant Cahuilla Village. Destruction of on-site archaeological resources (including historic or pre-historic human remains) during proposed earthmoving activities constitutes a potentially significant impact due to the potential loss of important information related to the Cahuilla, other Native American tribes, and/or California history.

In order to accommodate for a September 10, 2014 carrot planting schedule, a partial Phase II Testing Program was designed to quickly and efficiently determine whether cultural deposits and/or discrete cultural features associated with CA-RIV-5211/H extend into the project area. Phase II investigations of the project area failed to identify any intact cultural deposits or features on site. However, Phase II investigations have not completely eliminated the possibility that intact cultural deposits and/or features associated with the project site may still be present underlying the disturbed plow zone sediments within portions of the project area. Tribal representatives from the Torres Martinez Band of Cahuilla Indians recommend an extended Phase II testing program to be conducted at the end of the 2015 carrot harvest (est. mid-April) to avoid potential cemetery-related features being unearthed during construction activities.

The recommendations from County Planning Staff and tribal representatives have been incorporated as Mitigation Measure 9a. In addition, the Phase I archaeological survey and partial Phase II survey ensures that the site was fully evaluated and is appropriate to determine the project as a Mitigated Negative Declaration. Impacts will be less than significant with mitigation incorporated.

c) The archaeological survey conducted for the Phase I report indicated the project site was previously used as a cemetery. The partial Phase II investigations also concluded that there are no intact cultural deposits or features within the project area but the investigations have not completely eliminated the possibility that intact cultural deposits and features may still be present. While both the Phase I and Phase II reports and on site investigations determined no significant archaeological

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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resources are located on site, the County is recommending additional future mitigation based upon stringent requirements and testing of the site to ensure the impacts remain less than significant. To accommodate the 2014 carrot planting schedule, a partial Phase II was conducted and an extended Phase II testing program will be conducted at the end of the 2015 carrot harvest. The analysis and mitigation discussed in this section pertains to the surveys completed at this time. As indicated in mitigation measure 9a, an extended Phase II Investigations program will be conducted and appropriate procedures will be followed to avoid damage to any human remains uncovered during construction. With proposed mitigation, the project will be less than significant.

d) The project will not restrict any religious or sacred uses within the project site. No impacts will occur.

**Mitigation:** 9a. **PRIOR TO GRADING PERMIT FINAL:** The developer/holder shall prompt the Project Cultural Resources Professional to submit one (1) wet-signed paper copy and (1) CD of a Phase IV Cultural Resources Monitoring Report that complies with the Riverside County Planning Department's requirements for such reports for all ground disturbing activities associated with this grading permit. The report shall follow the County of Riverside Planning Department Cultural Resources (Archaeological) Investigations Standard Scopes of Work posted on the TLMA website. The report shall also include evidence of the required cultural/historical sensitivity training for the construction staff held during the required pre-grade meeting. The Cultural Resource Professional shall also provide evidence to the satisfaction of the County Archaeologist that all archaeological materials recovered during the Phase IV Mitigation Monitoring of the project, have been curated at a Riverside County Curation facility that meets federal standards per 36 CFR Part 79 and therefore would be professionally curated and made available to other archaeologists/researchers 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. The County Archaeologist shall review the report to determine adequate mitigation compliance was met. Upon determining the report and mitigation is adequate, the County Archaeologist shall clear this condition.

9b. Prior to map recordation, an extended PHASE II Testing is required. In order to accommodate for a September 10, 2014 carrot planting schedule, a partial Phase II Testing Program was designed to quickly and efficiently determine whether cultural deposits and/or discrete cultural features associated with a nearby site extend into the project area. The entire scope of the Phase II plan was not completed prior to planting and results of the Phase II investigations have not completely eliminated the possibility that intact cultural deposits and/or features associated with the nearby site may still be present and the presence of artifacts within the Project area suggests that significant prehistoric cultural remains may still be present in subsurface contexts. Thus, at the conclusion of the 2015 carrot harvest (est. mid-April) completion of the Phase II investigations will be required or at a later date to be approved by Riverside County Archaeologist. A Post-harvest Testing Plan shall be developed by the Project Archaeologist and shall include but not be limited to the following:

- A blade, box scraper of similar equipment will be employed to remove sediments in no more than 1 inch layers beginning in the extreme southwest corner of the project. A County approved archaeologist as well as a Native American monitor from the Torres Martinez Band of Desert Cahuilla Indians will walk directly behind



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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the heavy equipment in order to identify any potential cultural features exposed during the removal of soils.

- The controlled removal of soils will proceed in a series of north / south transects until it is determined that there are no cultural deposits present. Should any significant features or deposits be identified, the testing will cease in that immediate area and the location of the resource will be mapped using a sub-meter Global Positioning System unit. The testing will then resume at a distance specified in the Post-Harvest Phase II Testing Plan. The removal of sediments will continue outward from the discovered resource until there has been a minimum horizontal 30-meter wide sterile gap in which no cultural deposits and/or discrete features are identified.
  - Should any cemetery related features be identified, these resources will be avoided through project design and preserved in place in perpetuity. This will necessarily require a revision of the Tract Map and potentially the Specific Plan.
- 9c. Prior to recordation, POST HARVEST PHASE II TESTING: A Treatment and Reburial of Remains Agreement shall be entered into by the project proponent and the Torres Martinez Band of Cahuilla Indians. This shall include provision by the applicant of a pre-determined location agreed upon by the proponent and the tribe for repatriation of any and all artifacts. This area shall be set aside in perpetuity to be used by the Torres Martinez as a reburial/repatriation location for all surface and subsurface artifacts that are collected during activities related to this project.
- 9d. Prior to recordation, the developer/permit applicant shall enter into a contract with a Tribal monitor(s) from the Torres Martinez Band of Cahuilla Indians who, at the tribe's discretion, shall be on-site during all ground disturbing activities associated with the Phase II Testing (extended). The developer shall submit a copy of a signed contract between the Torres Martinez Band of Cahuilla Indians and the developer/permit holder for the monitoring of the project, and which addresses the treatment of cultural resources, to the Planning Department and the County Archaeologist. The Native American Monitor(s) shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow recovery of cultural resources. Native American groups shall be given a minimum notice of two weeks that a monitor is required. If a monitor is not available, work may continue without the monitor. The Project Archaeologist shall include in the Phase II Archaeological report any concerns or comments that the monitor has regarding the project and shall include as an appendix any written correspondence or reports prepared by the Native American monitor. 2) Native American monitoring does not replace any Cultural Resources monitoring required by a County-approved Archaeologist, but rather serves as a supplement for coordination and advisory purposes for all groups' interests only. 3) The developer/permit applicant shall not be required to further pursue any agreement for Native American monitoring of this project if after 60 days from the initial attempt to secure an agreement the developer/permit applicant, through demonstrable good faith effort, has been unable to secure said agreement from the Tribe. A good faith effort shall consist of no less than 3 written attempts from the developer/permit applicant to the tribe to secure the required special interest monitoring agreement and appropriate e-mail and telephone contact attempts. Documentation of the effort made to secure the agreement shall be submitted to the County Archaeologist for review and consideration.
- 9e. Prior to map recordation, the applicant/developer shall retain and enter into a monitoring and mitigation service contract with a County approved Archaeologist for

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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professional services relative to review of grading plans, preparation of a monitoring plan for all areas of disturbance that may impact previously undisturbed deposits (if any), and monitoring of site grading for areas of previously undisturbed deposits. The applicant/developer shall submit a fully executed copy of the contract for archaeological monitoring and mitigation services to the County Archaeologist to ensure compliance with this condition of approval. Upon verification, the Planning Department shall clear this condition. Note: The project Archaeologist is responsible for implementing CEQA-based mitigation using standard professional practices for cultural resources archaeology. The project Archaeologist shall coordinate with the County, applicant/developer and any required tribal or other special interest group monitor throughout the process as appropriate. All documentation regarding the arrangements for the disposition and curation and/or repatriation of cultural resources shall be provided to the County for review and approval prior to issuance of the grading permit. The archaeologist shall also be responsible for preparing the Phase IV monitoring report. This condition shall not modify any approved condition of approval or mitigation measure.

- 9f. The applicant shall notify the County Archaeologist a minimum of one week in advance of the extended Phase II testing and site grading operations to allow the County Archaeologist the opportunity to arrange to observe the related cultural resources field activities.
- 9g. Recovered archaeological materials collected during field studies will be returned to the laboratory of the Project Archaeologist for initial processing and characterization of the recovered assemblage. Materials will be cleaned, sorted by class for material identification, analyzed, and briefly described. The recovered assemblage will be subjected to special analyses with the Tribe's approval. The special studies may include morphological analysis of flaked and ground stone tools, faunal analyses, ceramic analyses, botanical studies, shell artifact analyses, and radiocarbon assays. Upon completion of the project, and following analysis, cultural materials recovered during this project will be turned over to the Torres Martinez in accordance with a Treatment and Reburial of Remains Agreement entered into between the project proponent and the Torres Martinez Band. This shall include all cultural materials collected during all investigations related to this project.

**Monitoring:** Planning Department; County Archaeologist

**10. 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"; McKenna et al., Phase I Cultural Resources Investigation of Tract 36590 (The Vista Santa Rosa Community), April 2014; Applied Earthworks, *Phase II Investigation of Tentative Tract 36590 for the Proposed Vista Soleada Project, unincorporated Riverside County, Vista Santa Rosa Community, Coachella Valley, California*, October 2014

**Findings of Fact:**

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) The project is located within a high sensitivity area for the presence of paleontological resources as indicated in the General Plan and Phase I cultural assessment. A formal paleontological survey was not conducted in any manner other than in conjunction with the archaeological field survey. A recent paleontological overview completed for a nearby project, by Dr. Samuel McLeod of the Natural History Museum of Los Angeles County, identified the area consists primarily of younger Quaternary deposits that are unlikely to contain any evidence of significant vertebrate fossils. However, lacustrine and fluvial deposits (lake and stream channel deposits associated with the northern extend of Lake Cahuilla) and dating to the late Pleistocene or Holocene (less than 10,000 years of age) is likely to be present beneath the younger deposits. Therefore, a paleontological monitoring program is required to mitigate for potential impacts (COA 60. PLANNING 1). The Paleontological Resource Impact Mitigation Program (PRIMP) shall be developed by a qualified paleontologist that identifies the level of monitoring, methods to salvage fossils is unearthed, sediment sampling, and methods for curation of discoveries, and reporting requirements. Implementation of mitigation will ensure that any paleontological discoveries are not substantially impacted or destroyed. With implementation of mitigations, the project impacts will be less than significant.

**Mitigation:** 10a Throughout construction, the requirements of a Paleontological Resource Impact Mitigation Program (PRIMP) will be implemented (COA 60. PLANNING 1).

**Monitoring:** Department of Building and Safety Grading Division, Planning Department, County Geologist

**GEOLOGY AND SOILS** Would the project

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>11. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Source:** Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones," GIS database, California Department of Conservation, Alquist-Priolo Earthquake Fault Zoning Act

**Findings of Fact:**

a) The project site is not located within an Alquist-Priolo Earthquake Fault Zone. The proposed project will not expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death. 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, the impact is considered less than significant.

b) According to the Riverside County General Plan, the project site is not located within an Alquist-Priolo Earthquake Fault Zone and no known fault lines are present on or adjacent to the project site. However, the County Geologic Report, GEO02347, identifies there are "unclassified geologic

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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lineaments” within the project site. As indicated in mitigation measure 11a, the “unclassified geologic lineaments” will be fully investigated, assessed, and appropriately mitigated prior to approval. Therefore, impacts will be less than significant with mitigation incorporated.

**Mitigation:** 11a The potential hazards associated with the “unclassified geologic lineaments” identified in County geologic Report GEO02347 shall be fully investigated, assessed and appropriately mitigated. Mitigation shall include avoidance if the lineaments are found to be associated with active earthquake faulting or if geotechnical and/or structural mitigation cannot be reasonably demonstrated adequate for any potentially adverse impacts that could result from the physical cause of the lineaments.

**Monitoring:** Department of Building and Safety Grading Division, Planning Department (County Geologist)

**12. Liquefaction Potential Zone**

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

**Source:** Riverside County General Plan Figure S-3 “Generalized Liquefaction”; Earth Systems Southwest, *Geotechnical Engineering Report Proposed Vista Soleada Tentative Tract 36590*, September 2013

**Findings of Fact:**

a) Liquefaction is a phenomenon that occurs when soil undergoes transformation from a solid state to a liquefied condition due to the effects of increased pore-water pressure. This typically occurs where susceptible soils (particularly the medium sand to silt range) are located over a high groundwater table. Affected soils lose all strength during liquefaction and foundation failure can occur.

The Geotechnical Engineering Report, prepared by Earth Systems Southwest in September 2013, identifies recommendations to minimize seismic related ground failure, including liquefaction through moisture conditioning, over-excavation, and compaction of onsite soils. The project will be required to adhere to the 2010 CBC, which contains provisions for soil preparation to minimize hazards from liquefaction and other seismic-related ground failures. Impacts, with proposed mitigation, will be less than significant.

**Mitigation:** 12a. All grading and earthwork recommendations from the Geotechnical Engineering Report must be incorporated into the final project design, including the final grading, drainage, and erosion control plans, or other plans deemed necessary by the County Geologist and must ensure they meet the County’s Building Code requirements set forth in the CBC. All grading activities must be supervised by a certified engineering geologist: final grading, drainage, and erosion control plans must be reviewed and approved by the County Geologist before the County issues a grading permit.

**Monitoring:** Department of Building and Safety Grading Division, Planning Department (County Geologist)

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**13. Ground-shaking Zone**

Be subject to strong seismic ground shaking?

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

Findings of Fact:

There are no known active or potentially active faults that traverse the site and the site is not located within an Alquist-Priolo Earthquake Fault Zone. The principal seismic hazard that could affect the site is ground shaking resulting from an earthquake occurring along several major active or potentially active faults in Southern California, with the closest fault located four miles west in the City of La Quinta. California Building Code (CBC) requirements pertaining to development will mitigate the potential impact to less than significant. Some CBC requirements include specific guidelines for foundation construction, fire protection and earthquake protection systems, and so forth. As CBC requirements are applicable to all development, they are not considered mitigation for CEQA implementation purposes. Impacts from seismic ground shaking will be less than significant and no mitigation measures are necessary.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

**14. Landslide Risk**

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

Source: Earth Systems Southwest, *Geotechnical Engineering Report Proposed Vista Soleada Tentative Tract 36590*, September 2013

Findings of Fact:

a) The project site is topographically level and the potential for liquefaction induced lateral spreading under the project is considered low therefore impacts are less than significant. Potential for collapsible soil exists but impacts will be less than significant with implementation of Mitigation Measure 12a that requires appropriate earthwork, foundation, and structural design to reduce the potential for building collapse.

Mitigation: Implementation of Mitigation Measure 12a will reduce impacts from collapsible soil.

Monitoring: Department of Building and Safety Grading Division, Planning Department (County Geologist)

**15. Ground Subsidence**

a) Be located on a geologic unit or soil that is unstable,

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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or that would become unstable as a result of the project, and potentially result in ground subsidence?

Source: Earth Systems Southwest, *Geotechnical Engineering Report Proposed Vista Soleada Tentative Tract 36590*, September 2013

Findings of Fact:

a) The project area is in an area where multiple aerial photograph lineaments have been identified. The origin of these lineaments is unknown but may be the result of past tensional stresses related to areal subsidence of deep sediment profiles due to groundwater withdrawal. Currently, the effects of subsidence in the project area are considered to be stable as recharging of the aquifer is occurring locally. However, in the event that groundwater withdrawal and pumping patterns change in the future, the effects of areal subsidence and associated tensional stresses could include surface fissuring similar to those which have occurred in the southeast La Quinta area. Implementation of Mitigation Measure 15a will reduce potential lineament and fissuring impacts from subsidence to less than significant levels.

Mitigation: Refer to Mitigation Measure 11a.

Monitoring: Department of Building and Safety Grading Division, Planning Department (County Geologist)

**16. 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: Riverside County General Plan, Eastern Coachella Valley Area Plan, Figure 12 "Flood Hazards"; Riverside County General Plan Safety Element, Figure S-10, "Dam Failure Inundation Zones"

a) The project site is not located near any large bodies of water or in a known volcanic area; therefore, the project site is not subject to geologic hazards, such as seiche, mudflow, or volcanic hazard.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**17. Slopes**

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

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

- a) The project is topographically flat and development of the site will involve mass and fine grading which will not significantly change the existing topography on the subject site. The project is not anticipated to create any steep slopes during future construction activities. Impacts will be less than significant.
- b) The project will not cut or fill slopes greater than 2:1 or higher than 10 feet. No impacts will occur.
- c) The project will not result in grading that affects or negates subsurface sewage disposal systems. No impacts will occur.

**Mitigation:** No mitigation measures are required.

**Monitoring:** No monitoring measures are required.

18. Soils	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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:** MSA Consulting, Inc., *Vista Soleada Specific Plan*, December 2013; Earth Systems Southwest, *Geotechnical Engineering Report Proposed Vista Soleada Tentative Tract 36590*, September 2013

- a) The development of the site could result in the loss of topsoil from grading activities, but not in a manner that will result in significant amounts of soil erosion. Implementation of Best Management Practices (BMPs) will reduce the impact to below a level of significance. Some BMPs include the use of sediment filters and gravel bags to prevent water run-off and soil erosion during construction activity. BMPs are required pursuant to the National Pollution Discharge Elimination System (NPDES) permit requirements and are not considered mitigation pursuant to CEQA. Impacts will be less than significant.
- b) The project Geotechnical Engineering Report indicates soils tested on site were determined to have a very low expansive soil index. Compliance with the CBC requirements pertaining to residential development will mitigate any potential impact to less than significant. As CBC requirements are applicable to all development, they are not considered mitigation for CEQA implementation purposes.
- c) The project is not proposing the use of septic systems. Full sewer service will be provided. No impacts will occur.

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

**Monitoring:** No monitoring measures are required.

**19. 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"/>
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:** Earth Systems Southwest, *Geotechnical Engineering Report Proposed Vista Soleada Tentative Tract 36590*, September 2013

**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 such as the use of gravel bags and sediment filters during construction activity 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 measures are required.

**Monitoring:** No monitoring measures are required.

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

a) Be impacted by or result in an increase in wind erosion and blowsand, either on or off site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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**Source:** Riverside County General Plan Figure S-8 "Wind Erosion Susceptibility Map"

**Findings of Fact:**

a) The site is located in an area of Moderate to High 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 CBC. With such compliance, the project will not result in an increase in wind erosion and blowsand, either on or off site. CBC requirements are applicable to all development in the state and therefore are not considered mitigation pursuant to CEQA. The project will have less than significant impacts.



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

**Monitoring:** No monitoring measures are required.

<b>GREENHOUSE GAS EMISSIONS</b>	Would the project			
<b>21. Greenhouse Gas Emissions</b>				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Source:** Meridian Consultants, *Technical Air Quality & Greenhouse Gas Emission Report for the Vista Soleada Specific Plan*, January 2014

**Findings of Fact:**

a) The County of Riverside adopted the Climate Action Plan (CAP) for unincorporated areas in the County in 2012. The CAP allows the County to meet the requirements of AB32 and sets a screening threshold of 3,000 million metric tons of carbon dioxide equivalents (MTCO<sub>2</sub>e) for any project. If the project exceeds the screening threshold, additional modeling needs to be conducted to determine consistency with the CAP. The use of two air quality emission model runs comparing 2011 levels and project buildout levels, which results in a 25 percent reduction of GHG emissions from the 2011 model run, is discussed in the *Technical Air Quality & Greenhouse Gas Emission Report for Vista Soleada*. Table 3, Comparison of Operational Greenhouse Gas Emissions, summarizes the 2011 construction and operational sources and proposed project construction and operational sources. Both the 2011 and project GHG emissions will exceed the screening threshold but the proposed project construction and operational sources are 25% less than the 2011 construction and operational sources because the proposed project incorporated water conservation measures and energy conservation measures into the design as required by 2013 CALGREEN requirements pursuant to the CBC. CBC requirements are applicable to all development in the state and are therefore not considered mitigation pursuant to CEQA. Because the project results in greater than 25 percent reduction in GHG emissions with respect to the 2011 GHG emissions, impacts will be less than significant.

**Table 3  
Comparison of Operational Greenhouse Gas Emissions**

2011 GHG Emissions Source	2011 Emissions (MTCO <sub>2</sub> e/year)	Proposed Project GHG Emissions Source	Proposed Project Emissions (MTCO <sub>2</sub> e/year)
Construction	90.0	Construction	74.3
Operational Sources	4,700.5	Operational Sources	3,777.9
Subtotal	4,790.5	Subtotal	3,814.7
<b>Annual Difference (reduction)</b>			<b>975.9 (25.6%)</b>

b) Because the project will reduce GHG emissions from 2011 levels by 25 percent, the project will assist the County in reducing GHG emissions. Project development will not conflict with an applicable

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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plan, policy, or regulation adopted for the purpose of reducing the emissions of GHGs. Impacts will be less than significant.

**Mitigation:** No mitigation measures are required.

**Monitoring:** No monitoring measures are required.

<b>HAZARDS AND HAZARDOUS MATERIALS</b> Would the project				
<b>22. Hazards and Hazardous Materials</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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 checked="" type="checkbox"/>	<input 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 type="checkbox"/>	<input checked="" 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: MSA Consulting, Inc., *Vista Soleada Specific Plan*, December 2013; Shaw Environmental, Inc., Phase I Environmental Site Assessment, March 2012; Earth Systems Southwest, Phase I Environmental Site Assessment Update, May 2014

**Findings of Fact:**

a) The proposed residential and commercial project will not create a substantial hazard to the public or the environment transport, use, or disposal of hazardous materials because these activities are not associated with residential uses. However, widely used hazardous materials common at residential uses include paints and other solvents, cleaners, and pesticides. The remnants of these and other products are disposed of as household hazardous waste (HHW) that includes used dead batteries, electronic wastes, and other wastes that are prohibited or discouraged from being disposed of at local landfills. 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 from construction activity 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 residential uses do not engage in activities with risk of upset. If any accidents

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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occur during construction activity that will create a significant hazard to the public or the environment like oil spills, all standard hazardous remediation and removal procedures shall be implemented.

A Phase I Environmental Site Assessment (ESA) was conducted in March 2012 and the report determined that there was evidence of a recognized environmental condition (REC) in the form of pesticides and fertilizers. A Phase I (ESA) Update was conducted in May 2014 concluded that there are no new RECs on site other than the ones discussed in the previous impact. Prior to the issuance of a grading permit, a Phase II ESA report shall be submitted to the Riverside County Department of Environmental Health, Environmental Cleanup Program (RCDEH-ECP) for review and approval. (COA.60 E Health 1). The Phase II ESA will identify the exact extent of agricultural contamination and provide adequate methods for remediation. Impacts will be less than significant with mitigation incorporated. While no impacts are anticipated due to contaminated soils from prior agricultural uses, if any contaminated soils are located during the course of construction for the proposed project, all standard hazardous remediation and removal procedures shall be implemented.

c) The project includes adequate access for emergency response vehicles and personnel; therefore will not impair the implementation of, or physically interfere with an emergency response plan and/or emergency evacuation plan. In addition, construction impacts are not anticipated to cause significant impacts to emergency access or routes of travel during construction or operations of the proposed project. No impacts will occur.

d) The proposed project is not located within one quarter mile of an existing or proposed school. The nearest schools to the project site are Westside Elementary, located at 82225 Airport Boulevard in Thermal, approximately 2.25 miles north, and Coachella Valley High School, located at 83800 Airport Boulevard in Thermal, approximately 2.75 miles northeast of the project site. The project will not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste. Diesel particulate matter will be emitted during construction but based on distance from any sensitive receptors, no significant impacts will be anticipated. 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: Prior to the issuance of grading permits, a Phase II Environmental Site Assessment report shall be submitted to the RCDEH-ECP for review and approval (COA 60.E Health 1).

Monitoring: Riverside County Department of Environmental Health

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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or heliport, would the project result in a safety hazard for people residing or working in the project area?

Source: Riverside County General Plan Figure S-19 "Airport Locations"; Riverside County General Plan, Eastern Coachella Valley Area Plan, Figure 5 "Desert Resorts Regional Airport Influence Policy Area"; GIS database

- a) The project site is not located within the vicinity of any public or private airport. The closest airport to the project site is the Thermal Airport, approximately 3.5 miles to the northeast. According to the Area Plan, the proposed project is located outside of the airport influence policy area. Therefore, the project could not result in an inconsistency with an Airport Master Plan.
- b) The project site is not located within the vicinity of any public or private airport; therefore will not require review by the Airport Land Use Commission. No impact will occur.
- c) The project is not located within an airport land use plan and will not result in a safety hazard for people residing or working in the project area.
- d) The project is not within the vicinity of a private airstrip, or heliport and will not result in a safety hazard for people residing or working in the project area.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**24. 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?

Source: Riverside County General Plan, Eastern Coachella Valley Area Plan, Figure 13 "Wildfire Susceptibility"; GIS database

Findings of Fact:

a) According to the Area Plan, the proposed project site is located in an area designated as low for wildfire susceptibility. The proposed project will not expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands. Additionally, the project will be required to adhere to Riverside County Ordinance No. 787 and CBC, which contains provisions for prevention of fire hazards. These are standard conditions of approval and are not considered mitigation under CEQA. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**HYDROLOGY AND WATER QUALITY** Would the project

**25. Water Quality Impacts**

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?

b) Violate any water quality standards or waste discharge requirements?

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)?

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?

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?

f) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?

g) Otherwise substantially degrade water quality?

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)?

Source: MSA Consulting, Inc., Project Specific Preliminary Water Quality Management Plan, June 2014; Riverside County General Plan, Eastern Coachella Valley Area Plan, Safety Element, Figure S-9, 100 and 500-year Flood Hazard Areas

Findings of Fact:

a) The project site is generally flat and post-development of the project will result in pre-development runoff rates as required by the NPDES program through implementation of Low Impact Development (LID) standards. LID standards include requiring stormwater runoff to be infiltrated, captured and reused, and/or treated onsite through stormwater BMPs. Therefore, the project shall not 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. The impact is considered less than significant.

b) The construction of the project will implement BMP measures to reduce off-site water quality issues by including non-structural, structural, and treatment BMPs to minimize the potential for contaminated stormwater discharges and the potential for downstream pollutant loading. The project includes an on-

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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site stormwater drainage system with drainage swales and retention basins, designed in accordance with the NPDES program, as demonstrated in the project Preliminary Water Quality Management Plan (WQMP). The retention basins will conform to the MS4 Whitewater River Watershed Municipal Stormwater Program. Impacts will be less than significant.

c) The project site is located within a groundwater recharge area where groundwater levels are currently rising. The project will result in less water demand than that required for existing farm operations. Therefore, the project will not substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there will be a net deficit in aquifer volume or a lowering of the local groundwater table level. Impacts will be less than significant.

d) The project has been designed to include a comprehensive drainage system that collects storm flows, retains the increase in post-development flow, and discharges the surface water at pre-development levels. The project will not create or contribute runoff water that will exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff. Impacts will be less than significant.

e) The project is located within a 100-year flood hazard area. The Coachella Valley Stormwater Channel intercepts and conveys surface water flows in the Lower Whitewater River Subbasin of the Whitewater River Watershed to the Salton Sea. This channel is designed to convey 100 year flood event, in accordance with CBC, and the on-site storm drain system will convey these flows through the site. Impacts will be less than significant.

f) The project will be designed in accordance with the CBC to include building pad heights above the 100-year flood hazard area and will include an on-site storm drainage system that retains the post-development flow and discharges surface water at pre-development levels to protect on-site residences and downstream properties. Impacts will be less than significant.

g) The project does not propose any uses that will have the potential to otherwise degrade water quality beyond those issues discussed in Section 25 herein. No impacts will occur.

h) The project will be designed to treat stormwater runoff via drainage swales and retention basins in accordance with the MS4 Whitewater River Watershed Municipal Stormwater Program. On-site drainage facilities will be managed by the Vista Soleada Homeowners Association to minimize vector population and/or odors. Impacts will be less than significant.

Mitigation: No mitigation measures required.

Monitoring: No monitoring measures required.

**26. Floodplains**

Degree of Suitability in 100-Year Floodplains. As indicated below, the appropriate Degree of Suitability has been checked.

NA - Not Applicable  U - Generally Unsuitable  R - Restricted

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
result in flooding on- or off-site?				
b) Changes in absorption rates or the rate and amount of surface runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam (Dam Inundation Area)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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: MSA Consulting, Inc., *Vista Soleada Specific Plan*, December 2013; Riverside County General Plan, Figure S-16 "Inventory of Dam Locations" and Figure S-10 "Dam Failure Inundation Zones"

Findings of Fact:

- a) The project is located in an unincorporated area of Riverside County, east of the City of La Quinta and is currently being used for farming carrots. The construction of storm drain and/or other flood control devices are required by the Riverside County Flood Control and Water Conservation District. The project will not substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that will result in flooding on- or off-site. Impacts will be less than significant.
- b) The project will not substantially change absorption rates or the rate and amount of surface runoff pursuant to NPDES requirements as discussed in Section 25b. Impacts will be less than significant.
- c) The project site is located in an unincorporated area of Riverside County, east of the City of La Quinta, within the Vista Santa Rosa Community. According to the General Plan, the closest dam to the project site is located in La Quinta. The General Plan also designates the project site is outside an area subject to dam inundation. There are no levees in vicinity of the project. No impact will occur.
- d) The project will not cause changes in the amount of surface water in any water body.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

<b>LAND USE/PLANNING</b> Would the project				
<b>27. Land Use</b>				
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, Environmental Assessment No. 38875

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

**Source:** Riverside County General Plan, Eastern Coachella Valley Area Plan, Vista Santa Rosa Community; Riverside County Land Information System; City of La Quinta General Plan, Exhibit II-1, "Land Use"

**Findings of Fact:**

a) The project is located in an unincorporated area of Riverside County, immediately east of the City of La Quinta, within the Vista Santa Rosa Policy Area and within the City of La Quinta Sphere of Influence. The project site is designated as Agriculture with a Community Development Overlay (CDO), which will allow for an overall density range of 1-3 dwelling units per acre for residential development and 0.20-0.35 FAR for commercial development. The CDO will allow changes from the Agricultural land use to the Residential and Commercial land uses. Implementation of the project will require a General Plan Amendment to change the land use designation from Agriculture to Community Development: Medium Density Residential and Commercial Retail. The project will provide a residential density of 2.8 dwelling units per acre, provide 1.8 acres of commercial retail, provide 29.9 acres of open space (approximately 37 percent of the site), and conform to the policies in the Vista Santa Rosa Land Use Concept Plan. Therefore the project will not result in a substantial alternation to the present land use of the area and impacts will be less than significant.

b) According to the Riverside County Land Information System and the City of La Quinta General Plan, the project site is located within the City of La Quinta Sphere of Influence. The City of La Quinta designates the project site as low density residential, which is appropriate for single family residential development and allowing for up to 4 dwelling units per square acres (du/ac). Residential density within the project will average 2.8 du/ac, consisting 211 Citrus Orchard Villa residential lots ranging from 4,000 to 6,000 sq. ft. in the middle of the site and 19 Date Palm Orchard Estate residential lots ranging in size from 0.75 to 1 acre in size on the edges of the site on Avenue 60, along the eastern perimeter, and Avenue 61. The smaller lots abut similar sized residential lots along the western boundary, transitioning to larger estate lots, then to the date palm buffer on the northern, southern, and eastern edges. The project will also be located west of an approved residential subdivision project which will construct 133 residential units. Therefore, project development will be in accordance with land use designations of the City of La Quinta and impacts will be less than significant.

**Mitigation:** No mitigation measures are required.

**Monitoring:** No monitoring measures are required.

28. Planning	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 type="checkbox"/>	<input checked="" 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 Comprehensive General Plan (including those of any applicable Specific Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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; Riverside County General Plan, Eastern Coachella Valley Area Plan; MSA Consulting, Inc., *Vista Soleada Specific Plan*, December 2013

Findings of Fact:

a-b) The project is zoned Light Agriculture-10 Acre Minimum (A-1-10), which allows for one family dwelling unit, with a Community Development Overlay, which allows for the conversion of agricultural uses to residential uses. The proposed development will require a General Plan Amendment to change the current Agricultural land use to Community Development: Medium Density Residential and Commercial Retail. Surrounding land uses include agricultural uses to the north, east, and south and low density residential uses to the east. Therefore the proposed project is consistent and compatible with the site's proposed zoning; no impact will occur.

c) The project is currently zoned as Agriculture with a Community Development Overlay. With a General Plan Amendment to change the agriculture use to residential and commercial uses, the project proposes to build 230 dwelling units on low and medium sized lots and designate a rural market area on 1.8 acres of land in the northeastern corner of the project site. The project will provide similar residential density to the approved project west of the site. The commercial retail area will be developed depending on market demand. Impacts will be less than significant.

d) The project is consistent with the Riverside County General Plan and Vista Santa Rosa Land Use Conceptual Plan. The project will have no impact.

e) The project is surrounded by agricultural to the north, east, and south and low density residential to the west. Therefore the project will not disrupt or divide any existing community and no impacts will occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**MINERAL RESOURCES** Would the project

**29. 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	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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mine?

d) Expose people or property to hazards from proposed, existing or abandoned quarries or mines?

Source: Riverside County General Plan, Multipurpose and Open Space Element, Figure OS-5 "Mineral Resources Area"

a) According to Figure OS-5 "Mineral Resources Area", the project site is located in an area that has not been studied for the presence or absence of mineral deposits. The General Plan identifies policies that encourage protection for existing mining operations and for appropriate management of mineral extraction. A significant impact that will constitute a loss of availability of a known mineral resource will include unmanaged extraction or encroach on existing extraction. No existing or abandoned quarries or mines exist in the area surrounding the project site. The project does not propose any mineral extraction on the project site. Therefore, the project will not result in the permanent loss of significant mineral resources.

b) The project will not result in the loss of availability of a known mineral resource in an area classified or designated by the State that would be of value to the region or the residents of the State. The project will not result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan. No impact will occur.

c) The project will not be an incompatible land use located adjacent to a State classified or designated area or existing surface mine. No impact will occur.

d) The project will not expose people or property to hazards from proposed, existing or abandoned quarries or mines. No impact will occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are 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

**30. 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?

NA  A  B  C  D

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?

NA  A  B  C  D

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Riverside County General Plan, Eastern Coachella Valley Area Plan, Figure 5 "Desert Resorts Regional Airport Influence Policy Area"

Findings of Fact:

a) 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 will expose people residing on the project site to excessive noise levels. The closest airport is Thermal Airport, located four miles east of the project site. No impact will occur.

b) The project is not located within the vicinity of a private airstrip that will expose people residing on the project site to excessive noise levels. No impact will occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**31. Railroad Noise**

NA  A  B  C  D

Source: Riverside County General Plan, Eastern Coachella Valley Area Plan, Local Circulation Policies, "Rail"

Findings of Fact: There are no railroad tracks in the vicinity of this project site. The closest railroad tracks are located six miles east of the project site. The project has no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**32. Highway Noise**

NA  A  B  C  D

Source: Riverside County General Plan, Circulation Element

Findings of Fact: The project is not directly adjacent to any Highway. The closest highway is State Route 86 which is approximately 5.9 miles east of the project site. There will be no significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**33. Other Noise**

NA  A  B  C  D

Source: Project Application Materials

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**Findings of Fact:** No additional noise sources have been identified near the project site that will contribute a significant amount of noise to the project. There will be no impact.

**Mitigation:** No mitigation measures are required.

**Monitoring:** No monitoring measures are required.

34. Noise Effects on or by the Project	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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:** Meridian Consultants, LLC, *Technical Noise Report for the Vista Soleada Specific Plan*, May 2014; County of Riverside, Department of Environmental Health, *Noise Clearance for Technical Noise Report for the Vista Soleada Specific Plan*, May 28, 2014

**Findings of Fact:**

a) The existing noise environment for the roadways in the project area was modeled in the Technical Noise Report to determine if noise levels are acceptable in the project vicinity. The County of Riverside Noise Element and Ordinance contain land use compatibility guidelines for community noise. Among the various land uses, schools and single-family/multi-family residential uses are generally unacceptable in areas between 65 and 75 dBA CNEL and are conditionally acceptable in areas between 65 and 70 dBA CNEL. Recreational land uses, such as open space areas with horseback riding trails, are generally acceptable in areas up to 65 dBA CNEL and generally unacceptable in areas between 65 and 70 dBA CNEL. The results of the noise modeling shows existing roadway noise levels range from a low 46.1 to a high of 67.2 dBA CNEL at 75 feet from the roadway centerline. Existing ambient noise levels were measured at five off-site locations and one on-site location and noise measurements ranged from 48.0 dBA to 66.8 dBA. Vehicle noise can potentially affect the project site, as well as land uses located along the studied roadway system. According to the Technical Noise Report for the Vista Soleada Specific Plan, the existing with project roadway noise levels indicate there is no significant change in CNEL that will occur from project traffic along the majority of the roadway locations. Roadway noise changes due to the proposed project range from no change to 8.0 dBA which does not pose significant impacts. Noise analysis from the proposed rural market was not analyzed due to the provision that the commercial development will be built depending on market demand. An owner/operator is required to purchase the land with a site specific development proposal. Until that occurs, the parcel will be planted with date palm and be a part of the perimeter date grove buffer so the parcel will not generate any noise at the current state. 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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Future residents located on the project site, as well as off-site uses, including nearby sensitive receptors, may experience noise due to an increase in human activity within the area from people living on the premises and utilizing the on-site amenities including common open space and trail areas. Potential residential-type noise sources include people talking, doors slamming, stereos, and other noises associated with human activity. These noise sources are not unique and generally contribute to the ambient noise levels experienced in all residential areas. Noise levels for residential areas are typically between 48 to 52 dBA CNEL. Therefore impacts to ambient noise levels will be less than significant.

b) The construction period for the project is anticipated to consist of several phases and will last approximately 60 months. Phase I will involve the excavation of earth materials and replacement with properly compacting fill materials. Grading activities will involve the use of standard earth moving equipment, such as drop hammer, dozers, loaders, excavators, graders, back hoes, pile drivers, dump trucks, and other related heavy-duty equipment, which will be stored on site during construction to minimize disruption of the surrounding land uses. Phase II will consist of construction of the residential buildings and will involve finishing of the structures. Above-grade construction activities will involve the use of standard construction equipment, such as hoists, cranes, mixer trucks, concrete pumps, laser screeds, and other related equipment.

Equipment used during the construction phases will generate both steady state and episodic noise that will be heard both on and off the project site. Noise levels generated during construction will primarily affect the residential land uses adjacent to the project site to the south. In addition, daily transportation of construction workers and the hauling of materials both on and off the project site are expected to cause increases in noise levels along study area roadways, although noise levels for such trips will be less than peak hour noise levels. Table 4, Typical Maximum Noise Levels for Construction Phases, summarizes the maximum noise levels associated with the construction phases. The project will adhere to all County noise standards and implement several mitigation measures to alleviate construction noise. Mitigation Measures 25a through 25k have been incorporated pursuant to the recommendations of the project noise impact analysis and County of Riverside Department of Environmental Health noise clearance. These measures include construction activity restrictions and best management practices to minimize daily, temporary noise impacts. Impacts will be considered less than significant with mitigation incorporated.

**Table 4  
Typical Maximum Noise Levels for Construction Phases**

Construction Phases	Approximate Leq dBA Without Noise Attenuation			
	25 Feet	50 Feet	100 Feet	200 Feet
Clearing	90	84	78	72
Excavation	94	88	82	78
Foundation/Conditioning	94	88	82	78
Laying Subbase, Paving	85	79	73	67
Source: US Department of Transportation, Construction Noise Handbook, 2006				

c) Future residents located on the project site, as well as off-site uses, including nearby sensitive receptors, may experience noise due to an increase in human activity within the area from people living on the premises and utilizing the on-site amenities. These noise sources are not unique and generally contribute to the ambient noise levels experienced in all residential areas. The noise

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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generated by the project's residential land uses will not exceed the City of La Quinta or County of Riverside's compatibility thresholds and is considered less than significant.

d) Persons might be exposed to groundborne vibration or groundborne noise levels during construction and operation of the project; however, to minimize ambient noise levels during construction and operation of the proposed project, construction and operation shall be restricted substantially to daylight hours. Impacts will be less than significant.

**Mitigation:**

25a. Whenever a construction site is within one-quarter (1/4) of a mile of an occupied residence or residences, no construction activities shall be undertaken between the hours of 6:00 p.m. and 6:00 a.m. during the months of June through September and between the hours of 6:00 p.m. and 7:00 a.m. during the months of October through May. Exceptions to these standards shall be allowed only with the written consent of the building official.

25b. All construction vehicles, equipment fixed or mobile shall be equipped with properly operating and maintained mufflers.

25c. During construction, best efforts should be made to locate stockpiling and/or vehicle staging area as far as practicable from existing residential dwellings to the site.

25d. Implement noise attenuation measures to the extent feasible, which may include, but are not limited to, temporary noise blankets stationary construction noise sources.

25e. Use electric air compressors and similar power tools rather than diesel equipment, where feasible.

25f. Turn off construction-related equipment, including heavy-duty equipment, motor vehicles, and portable equipment, when not in use for more than 30 minutes.

25g. No music or electronically reinforced speech from construction workers shall be audible at noise-sensitive property.

25h. Clearly post construction hours, allowable workdays, and the phone number of the job superintendent at all construction entrances to allow for surrounding owners to contact the job superintendent. If the City or the job superintendent receives a complaint, the superintendent shall investigate, take appropriate corrective action, and report the action taken to the reporting party.

25i. Construction staging areas along with the operation of earth-moving equipment within the project area shall be located as far away from vibration- and noise-sensitive sites as possible.

25j. The exterior noise standard shall apply to an outdoor location on each residential lot that is adjacent to the residential structure and encompass a minimum of 600 square feet. The applicable location shall be at rear of the infrastructure.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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25k. Provide "windows closed" condition requiring mechanical ventilation per the 2012 California Building Code requirements in Section 1203 Ventilation for residential units along 60<sup>th</sup> Avenue and 61<sup>st</sup> Avenue.

Monitoring: Department of Building and Safety, Code Enforcement

<b>POPULATION AND HOUSING</b> Would the project				
<b>35. Housing</b>	<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 type="checkbox"/>	<input checked="" 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: Riverside County General Plan Housing Element

Findings of Fact:

- a) The project site is currently used for farming and does not contain existing housing. The proposed project will not displace any housing, necessitating the construction of replacement housing elsewhere. The project will have no significant impact.
- b) The project will not create a demand for additional housing, particularly housing affordable to households earning 80 percent or less of the County's median income. The project will have no significant impact.
- c) The project will not displace substantial numbers of people, necessitating the construction of replacement housing elsewhere because the project is currently used as agricultural land. No impact will occur.
- d) The project is not located within a County Redevelopment Project Area. Therefore, the project will have no impact.
- e-f) The project will generate approximately 736 residents within the unincorporated portion of the Coachella Valley. According to the growth forecasts from Southern California Association of Governments (SCAG), a population of 349,100 was recorded in 2008 and an anticipated population of

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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471,500 is projected for 2020 in unincorporated areas of Riverside County. This total is within the growth projections and impacts will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

**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. The closest fire station is the Thermal Fire Station, located 4.8 miles east of the project site.

Any potential significant effects will be mitigated by the payment of standard fees to the County of Riverside. The project will not directly physically alter existing facilities or result in the construction of new facilities. Any construction of new facilities required by the cumulative effects of surrounding projects will have to meet all applicable environmental standards. The project shall comply with County Ordinance No. 659 to mitigate the potential effects to fire services (COA 10.PLANNING.13). 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 measures are required.

Monitoring: No monitoring measures are required.

**37. Sheriff Services**

Source: Riverside County Sheriff's Department, Thermal Sheriff's Station

Findings of Fact:

The proposed area is serviced by the Riverside County Sheriff's Department. The proposed project will not have an incremental effect on the level of sheriff services provided in the vicinity of the project area. Any construction of new facilities required by the cumulative effects of this project and surrounding projects will have to meet all applicable environmental standards. The project shall comply with County Ordinance No. 659 to mitigate the potential effects to sheriff services (COA 10.PLANNING.13). County Ordinance No. 659 establishes the utilities and public services mitigation



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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 measures are required.

**Monitoring:** No monitoring measures are required.

**38. Schools**

**Source:** Coachella Valley Unified School District

**Findings of Fact:** The project site is located within the Coachella Valley Unified School District (CVUSD). The nearest schools to the project site are Westside Elementary, located at 82225 Airport Boulevard in Thermal, approximately 2.25 miles to the north, and the Coachella Valley High School, located at 83800 Airport Boulevard, approximately 2.75 miles northeast of the project site. The project will not physically alter existing facilities or result in the construction of new facilities. The project is required to comply with School Mitigation Impact Fees to provide adequate school services. This is a standard condition of approval and is not considered mitigation under CEQA. Impacts will be less than significant.

**Mitigation:** No mitigation measures are required.

**Monitoring:** No monitoring measures are required.

**39. Libraries**

**Source:** Riverside County General Plan

**Findings of Fact:**

The closest library to the project site is the Coachella Valley Branch Library, located at 1538 7<sup>th</sup> Street in the City of Coachella, approximately 5.6 miles to the northeast of the site. The proposed project will not create a significant incremental demand for library services. The project will not require the provision of new or altered government facilities at this time. Any construction of new facilities required by the cumulative effects of surrounding projects would have to meet all applicable environmental standards. This project shall comply with County Ordinance No. 659 to mitigate the potential effects to library services (COA 10.PLANNING.13). 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 measures are required.

**Monitoring:** No monitoring measures are required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**40. Health Services**

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan

Findings of Fact:

The project site is located within an area served by the County Health Centers. The closest health center to the project site is Eisenhower Health Center, located at 45280 Steeley Drive in the City of La Quinta, approximately 8.5 miles northwest of the site. The proposed project will not cause an impact on health services. The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. Health services are funded through private insurance or state-funded medical programs. Impacts will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**RECREATION**

**41. Parks and Recreation**

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 type="checkbox"/>	<input checked="" type="checkbox"/>
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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 type="checkbox"/>	<input checked="" type="checkbox"/>
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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"/>
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Source: MSA Consulting, Inc., *Vista Soleada Specific Plan*, December 2013; Riverside County Parks Lake Cahuilla County Park

Findings of Fact:

a) The project will include the construction of 230 residential units within the project site. The project will also include six pocket parks within the interior of the project site and an Equestrian Way Station located at the northeast corner. The nearest public park to the project site is Lake Cahuilla County Park, located at 58075 Jefferson Street (in La Quinta), approximately 3.5 miles northwest. Project implementation will not require the construction or expansion of recreational facilities that can cause adverse physical effects on the environment. No impact will occur.

b) The project will include six pocket parks and an Equestrian Way Station that will be open to residents and guests. The project will not include the use of existing neighborhood or regional parks or other recreation facilities such that substantial physical deterioration of the facility would occur or be accelerated. The project will have no impact.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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c) The project is located within the Desert Recreation District which requires all residential projects to pay park and recreation fees to mitigate impacts on existing neighborhood and regional parks. This is a standard condition of approval and is not considered mitigation under CEQA. Payment of park fees will result in a less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**42. Recreational Trails**

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riverside County General Plan; MSA Consulting, Inc., *Vista Soleada Specific Plan*, December 2013

Findings of Fact: According to the Area Plan, the project is located adjacent to a Class I Bike Path/Regional Trail along Avenue 60. The project will provide a 12-foot wide public equestrian multi-use trail along Avenue 60 to connect to the proposed regional trail system. The equestrian trail will also connect Avenue 60 along the eastern perimeter south to Avenue 61 and along the southern project boundary. No impacts will occur.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

**TRANSPORTATION/TRAFFIC** Would the project

**43. Circulation**

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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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?

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"/>
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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"/>
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d) Alter waterborne, rail or air traffic?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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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"/>
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
f) Cause an effect upon, or a need for new or altered maintenance of roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Urban Crossroads, *Vista Soleada (TTM 36590) Traffic Impact Analysis*, December 2013

Findings of Fact:

a) Nine intersections were analyzed in the Traffic Impact Analysis, including the two project entrance streets. The existing seven intersections operate at a level of service (LOS) A under Existing Conditions. The project will generate 2,197 weekday daily trips with 175 trips in the AM Peak Hour and 232 trips in the PM Peak Hour. The nine intersections analyzed in the Traffic Impact Analysis will experience a slight increase in the delay at each intersection but will still remain at a LOS A. The project will not conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system. Trip generation from the proposed rural market was not analyzed in the Traffic Impact Report due to the provision that the commercial development will be built depending on market demand. An owner/operator is required to purchase the land with a site specific development proposal. Until that occurs, the parcel will be planted with date palm and be a part of the perimeter date grove buffer so the parcel will not generate any trips at the current state. According to the Institution of Transportation Engineers (ITE) Trip Generation Manual, 9<sup>th</sup> Edition, the rural market falls under the "Specialty Retail Center (Code 826)" which has a daily trip generation of 44.32 trips per 1,000 square feet and the Riverside County land use standards indicate commercial retail land use allows for 0.20 to 0.35 FAR. Based on the ITE trip generation rate and Riverside County land use density, the proposed rural market can generate 946 daily trips. The predicted rural market trip generation will not create a substantial increase in traffic in the project area. Additional analysis may be required upon proposal and construction of the rural market. Impacts will remain less than significant.

b) As discussed in 43a, the project will not result in an increase of traffic during peak-hours. 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. Impacts are less than significant.

c-d) The project does not propose any design issues that will cause a change in air traffic patterns, alter waterborne, or rail and air traffic. The project will have no impact.

e-f) The project will provide two gated entrances, roundabouts, and hammerhead intersections to minimize potential hazards as a result of the project design features. The internal circulation system will be designed 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. The project will not substantially increase hazards due to

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a design feature or cause an effect upon a need for new or altered maintenance of roads. No impact will occur.

g) The project will incorporate traffic control measures as a design feature which will minimize construction conflicts on Avenue 60, Avenue 61, and Jackson Street. Impacts will be less than significant.

h) The project will not cause inadequate emergency access or access to nearby uses. Internal streets constructed for the project will connect to existing streets surrounding the project site. Impacts will be less than significant.

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. The project will provide adequate internal pathways and connections to regional bike paths and trails. Impacts will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**44. Bike Trails**

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

Findings of Fact:

According to the General Plan, a Class I Bike Path/Regional Trail is designated along Avenue 60 on the southern edge of the project site. The project will provide a 12-foot wide public equestrian multi-use trail along Avenue 60 to connect to the proposed regional trail system. No impact will occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**UTILITY AND SERVICE SYSTEMS** Would the project

**45. 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?

b) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?

Source: Riverside County Land Information System; Coachella Valley Water District, 2010 Urban Water Management Plan, Table 3-10 and Table 3-19

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**Findings of Fact:**

a) The project site is currently used as farmland and is served by the Coachella Valley Water District (CVWD). The project will not require construction of new water treatment facilities or expansion of existing facilities. Any construction of new facilities required by the cumulative effects of the project and surrounding projects will have to meet all applicable environmental standards.

b) Existing water use at the site totals 501.6 acre-feet per year with up to three crops. According to the CVWD 2010 Urban Water Management Plan (UWMP), average single family water demand is 448 gallons of potable water per day. The project will demand 115.4 acre-feet of potable water per year, which is a reduction of 386.2 acre-feet of potable water per year for the project area. In addition, the Vista Soleada Specific Plan emphasizes that the amount of turf and other high water usage materials will be kept to a minimum for water conservation and east of maintenance purposes. The reduction in water use on the site and surplus of water supplies will result in sufficient water supplies available to serve the project from existing entitlements and resources and will not require new or expanded entitlements. Impacts will be less than significant impact.

**Mitigation:** No mitigation measures are required.

**Monitoring:** No monitoring measures are required.

**46. 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?

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?

**Source:** Coachella Valley Water District, 2010 Urban Water Management Plan; MSA Consulting, Inc., *Vista Soleada Specific Plan*, December 2013

**Findings of Fact:**

a) The proposed project will be fully served from public water and sewer systems managed by the Coachella Valley Water District (CVWD). The project proposes a system of 8-inch sewer mains within interior private streets to serve the community. This interior system will connect at the southern end of the project to an existing 10-inch sewer main extending east in Avenue 61, transitioning to a 15-inch main extending south to Jackson Street. The project will not require or result in construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, the construction of which could cause significant environment effects.

b) Sewage is treated at Water Reclamation Plant #4 located at Avenue 62 and Filmore Street. The annual average flow to this facility is 4.75 million gallons per day (mgd) with a maximum capacity of 9.9 mgd. The project will generate 448 gallons per day (gpd), or 0.004 mgp, of wastewater. Project

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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development will not require the construction or expansion of additional water treatment facilities. The plant is currently undergoing a planned renovation to enhance its ability to treat recycled water. No capacity issues are anticipated either now or in the future. Impacts will be less than significant.

**Mitigation:** No mitigation measures are required.

**Monitoring:** No monitoring measures are required.

**47. 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"/>
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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"/>
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**Source:** Riverside County General Plan, Riverside County Waste Management District

**Findings of Fact:**

a) The project will not substantially alter existing or future solid waste generation patterns and disposal services. The closest landfill to the project is the Oasis Sanitary Landfill, which accepts up to 400 tons per day of solid waste and is anticipated to close in 2055. In 2012, unincorporated Riverside County had an annual disposal rate of 4.5 pounds per person per day. The project will generate 1.67 tons per day, which is within the permitted maximum tonnage allowed at Oasis Sanitary Landfill. The project site is relatively flat and currently vacant therefore construction of the project will generate minimal amounts of waste. Impacts will be less than significant.

b) The proposed development will be required to comply with all applicable laws and regulations governing solid waste. The project will not affect Riverside County's ability to continue to meet the required AB 939 waste diversion requirements. Impacts will be less than significant.

**Mitigation:** No mitigation measures are required.

**Monitoring:** No monitoring measures are required.

**48. 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"/>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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g) Other governmental services?

Source: Riverside County General Plan

Findings of Fact:

a-c) The project will require utility services in the form of electricity, natural gas, and communications systems. Utility service infrastructure is currently available within the area and will be connected to the project site. The project is not anticipated to create a need for new facilities.

d) Storm water drainage will be handled on-site. Additional details regarding storm water drainage are discussed in Section 25. Impacts will be less than significant.

e-f) Street lighting exists for access to the project site. The project will have an incremental impact on the maintenance of public facilities, including roads. County Ordinance No. 659 establishes the utilities and public services (including transportation facilities) mitigation fee applicable to all projects to reduce incremental impacts to these services. Impacts will be less than significant

g) The project will not require construction or expansion of new government facilities. The project will function sufficiently with existing government services like schools, libraries, medical centers, parks, and so forth. County Ordinance No. 659 establishes the utilities and public services mitigation fee applicable to all projects to reduce incremental impacts to these services. Impacts will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**49. Energy Conservation**

a) Would the project conflict with any adopted energy conservation plans?

Source:

a) The proposed project will not conflict with any adopted energy conservation plans. The project will have no impact.

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
--------------------------------	--	------------------------------	-----------

**MANDATORY FINDINGS OF SIGNIFICANCE**

50. 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?
- 

Source: Staff review, Project Application Materials

Findings of Fact: As discussed in this Environmental Assessment, implementation of the proposed project will 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 will be less than significant.

51. 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)?
- 

Source: Staff review, Project Application Materials

Findings of Fact: As discussed in this Environmental Assessment, the project does not have impacts which are individually limited, but cumulatively considerable. Impacts will be less than significant.

52. Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?
- 

Source: Staff review, project application

Findings of Fact: As discussed in this Environmental Assessment, the proposed project will not result in environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly. Impacts will be less than significant.

**VI. EARLIER ANALYSES**

Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration as

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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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: Riverside County General Plan and Environmental Impact Report

Location Where Earlier Analyses, if used, are available for review: 4080 Lemon Street

County of Riverside Planning Department  
4080 Lemon Street, 12<sup>th</sup> Floor  
Riverside, CA 92502

File: EA.PP10130R3

Revised: 11/19/2014 12:23 PM

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10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 SP - Definitions

RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Specific Plan No. 385 shall be henceforth defined as follows:

SPECIFIC PLAN = Specific Plan No. 385.

CHANGE OF ZONE = Change of Zone No. 7814.

GPA = General Plan Amendment No. 1125.

EA = Environmental Assessment No. 42633

10. EVERY. 2 SP - SP Document

RECOMMND

20 sets of Specific Plan No. 385 shall provided and include the following:

a. Specific Plan Document, which shall include:

1. Board of Supervisors Specific Plan Resolution including the Mitigation Reporting/Monitoring Program
2. Conditions of Approval.
3. Specific Plan Zoning Ordinance.
4. Land Use Plan in both 8 1/2" x 11" black-and-white and 11" x 17" color formats.
5. Specific Plan text.
6. Descriptions of each Planning Area in both graphical and narrative formats.

b. Environmental Assessment No. 42633 Document, which must include, but not be limited to, the following items:

1. Mitigation Monitoring/Reporting Program.
2. Environmental Assessment
3. Comments received on the Environmental Assessment.
4. A list of person, organizations and public agencies commenting on the Environmental Assessment.
5. Responses of the County to significant environmental point raised in the review and consultation process.
6. Technical Appendices

If any specific plan conditions of approval differ from the

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10. GENERAL CONDITIONS

10. EVERY. 2                    SP - SP Document (cont.)                    RECOMMND

specific plan text or exhibits, the specific plan conditions of approval shall take precedence.

10. EVERY. 3                    SP - Ordinance Requirements                    RECOMMND

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

10. EVERY. 4                    SP - Limits of SP DOCUMENT                    RECOMMND

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

10. EVERY. 5                    SP - HOLD HARMLESS                    RECOMMND

The applicant/permittee or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside or its agents, officers, and employees (COUNTY) from the following:

(a) any claim, action, or proceeding against the COUNTY to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the SPECIFIC PLAN; and,

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

The COUNTY shall promptly notify the applicant/permittee of any such claim, action, or proceeding and shall cooperate fully in the defense. If the COUNTY fails to promptly notify the applicant/permittee of any such claim, action, or proceeding or fails to cooperate fully in the defense,

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10. GENERAL CONDITIONS

10. EVERY. 5                      SP - HOLD HARMLESS (cont.)                      RECOMMND

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.

BS GRADE DEPARTMENT

10.BS GRADE. 1                      SP - GSP-1 ORD. NOT SUPERSEDED                      RECOMMND

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.

10.BS GRADE. 2                      SP - GSP-2 GEO/SOIL TO BE OBEY                      RECOMMND

All grading shall be performed in accordance with the recommendations of the included -County approved- geotechnical/soils reports for this Specific Plan.

10.BS GRADE. 3                      SP - ALL CLEARNC'S REQ'D B-4 P                      RECOMMND

Prior to issuance of a grading permit, all certifications affecting grading shall have written clearances. This includes, but is not limited to, additional environmental assessments, erosion control plans, geotechnical/soils reports, and departmental clearances.

FIRE DEPARTMENT

10.FIRE. 1                              SP - #86-WATER MAINS                              RECOMMND

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

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10. GENERAL CONDITIONS

10.FIRE. 2                      SP - #47 SECONDARY ACCESS                      RECOMMND

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

PARKS DEPARTMENT

10.PARKS. 1                      SP - PARK PLAN                      RECOMMND

The applicant shall provide park plan for both park sites to the Riverside County Regional Park and Open-Space District for review and approval.

PLANNING DEPARTMENT

10.PLANNING. 2                      SP - MAINTAIN AREAS & PHASES                      RECOMMND

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

10.PLANNING. 3                      SP - NO P.A. DENSITY TRANSPER                      RECOMMND

Density transfers between Planning Areas within the SPECIFIC PLAN shall not be permitted, except through the Specific Plan Amendment process.

10.PLANNING. 4                      SP - GEO02347 NOT APPROVED                      RECOMMND

THIS CONDITION WAS WRITTEN TO ACCOMMODATE MOVING THIS PROJECT FORWARD TO PUBLIC HEARING WITH DICTATED AVOIDANCE MITIGATION PENDING REQUIRED TRENCHING OF LINEAMENTS (GEO02347 WILL NOT BE APPROVED UNTIL ALL GEOLOGIC/GEOTECHNICAL HAZARDS ARE ADEQUATELY ADDRESSED):

The potential hazards associated with the "unclassified geologic lineaments" identified in County geologic Report GEO02347 shall be fully investigated, assessed and appropriately mitigated. Mitigation shall include avoidance if the lineaments are found to be associated with active earthquake faulting or if geotechnical and/or structural mitigation cannot be reasonably demonstrated

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10. GENERAL CONDITIONS

10.PLANNING. 4                    SP - GEO02347 NOT APPROVED (cont.)                    RECOMMND

adequate for any potentially adverse impacts that could result from the physical cause of the lineaments.

10.PLANNING. 5                    SP - PDA04874R1                    RECOMMND

The County of Riverside and Tribal representatives from the Torres Martinez Band of Cahuilla Indians disagree with the above recommendations. The Tribe recommends and the County concurs, that in order to avoid potential cemetery-related features being unearthed during construction activities, that completion of the original scope of work for the Phase II testing program be completed and the extended Phase II testing program be completed, post-harvest of the site, as agreed upon by the applicant.

10.PLANNING. 6                    SP - HUMAN REMAINS                    RECOMMND

Sites that may contain human remains important to Native Americans must be identified and treated in a sensitive manner, consistent with state law (i.e., Health and Safety Code §7050.5 and Public Resources Code §5097.98), as reviewed below.

In the event that human remains are encountered during project development and in accordance with the Health and Safety Code Section 7050.5, the County Coroner must be notified if potentially human bone is discovered. The Coroner will then determine within two working days of being notified if the remains are subject to his or her authority. If the Coroner recognizes the remains to be Native American, he or she shall contact the Native American Heritage Commission (NAHC) by phone within 24 hours, in accordance with Public Resources Code Section 5097.98. The NAHC will then designate a Most Likely Descendant (MLD) with respect to the human remains. The MLD then has the opportunity to recommend to the property owner or the person responsible for the excavation work means for treating or disposing, with appropriate dignity, the human remains and associated grave goods.

10.PLANNING. 7                    SP - CLEAR GEOLOGIC HAZARDS                    RECOMMND

The potential hazards associated with the "unclassified geologic lineaments" identified in County geologic Report GEO02347 shall be fully investigated, assessed and appropriately mitigated. Mitigation shall include avoidance if the lineaments are found to be associated with active

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10. GENERAL CONDITIONS

10.PLANNING. 7                    SP - CLEAR GEOLOGIC HAZARDS (cont.)                    RECOMMND

earthquake faulting or if geotechnical and/or structural mitigation cannot be reasonably demonstrated adequate for any potentially adverse impacts that could result from the physical cause of the lineaments.

10.PLANNING. 8                    SP - UNANTICIPATED RESOURCES                    RECOMMND

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

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

- 1) All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted until a meeting is convened between the developer, the project archaeologist\*\*, the Native American tribal representative (or other appropriate ethnic/cultural group representative), and the County Archaeologist to discuss the significance of the find.
- 2) The developer shall call the County Archaeologist immediately upon discovery of the cultural resource to convene the meeting.
- 3) At the meeting with the aforementioned parties, the significance of the discoveries shall be discussed and a decision is to be made, with the concurrence of the County Archaeologist, as to the appropriate mitigation (documentation, recovery, avoidance, etc) for the cultural resource.
- 4) Further ground disturbance shall not resume within the area of the discovery until a meeting has been convened with the aforementioned parties and a decision is made, with the concurrence of the County Archaeologist, as to the appropriate mitigation measures.

\* A cultural resource site is defined, for this condition, as being a feature and/or three or more artifacts in close association with each other, but may include fewer artifacts if the area of the find is determined to be of significance due to sacred or cultural importance.



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10. GENERAL CONDITIONS

10.PLANNING. 8                    SP - UNANTICIPATED RESOURCES (cont.)                    RECOMMND

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

10.PLANNING. 9                    SP - TREATMENT/REBURIAL AGREE                    RECOMMND

A Treatment and Reburial of Remains Agreement shall be entered into by the project proponent and the Torres Martinez Band of Cahuilla Indians. This shall include provision by the applicant of a pre-determined location agreed upon by the proponent and the tribe for repatriation of any and all artifacts. This area shall be set aside in perpetuity to be used by the Torres Martinez as a reburial/repatriation location for all surface and subsurface artifacts that are collected during activities related to this project.

10.PLANNING. 10                    SP - NATIVE AMERICAN MONITOR                    RECOMMND

The developer/permit applicant shall enter into a contract with a Tribal monitor(s) from the Torres Martinez Band of Cahuilla Indians who, at the tribe's discretion, shall be on-site during all ground disturbing activities associated with the Phase II Testing (extended). The developer shall submit a copy of a signed contract between the Torres Martinez Band of Cahuilla Indians and the developer/permit holder for the monitoring of the project, and which addresses the treatment of cultural resources, to the Planning Department and the County Archaeologist. The Native American Monitor(s) shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow recovery of cultural resources. Native American groups shall be given a minimum notice of two weeks that a monitor is required. If a monitor is not available, work may continue without the monitor. The Project Archaeologist shall include in the Phase II Archaeological report any concerns or comments that the monitor has regarding the project and shall include as an appendix any written correspondence or reports prepared by the Native American monitor. 2) Native American monitoring does not replace any Cultural Resources monitoring required by a County-approved Archaeologist, but rather serves as a supplement for coordination and advisory purposes for all

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10. GENERAL CONDITIONS

10.PLANNING. 10            SP - NATIVE AMERICAN MONITOR (cont.)            RECOMMND

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

10.PLANNING. 11            SP - CULT.RESOURCE PROFESSION            RECOMMND

The applicant/developer shall retain and enter into a monitoring and mitigation service contract with a County approved Archaeologist for professional services relative to review of grading plans, preparation of a monitoring plan for all areas of disturbance that may impact previously undisturbed deposits (if any), and monitoring of site grading for areas of previously undisturbed deposits. The applicant/developer shall submit a fully executed copy of the contract for archaeological monitoring and mitigation services to the County Archaeologist to ensure compliance with this condition of approval. Upon verification, the Planning Department shall clear this condition. Note: The project Archaeologist is responsible for implementing CEQA-based mitigation using standard professional practices for cultural resources archaeology. The project Archaeologist shall coordinate with the County, applicant/developer and any required tribal or other special interest group monitor throughout the process as appropriate. All documentation regarding the arrangements for the disposition and curation and/or repatriation of cultural resources shall be provided to the County for review and approval prior to issuance of the grading permit. The archaeologist shall also be responsible for preparing the Phase IV monitoring report. This condition shall not modify any approved condition of approval or mitigation measure.

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10. GENERAL CONDITIONS

10.PLANNING. 12                    SP - NOTIFY COUNTY ARCHAEOLOGY                    RECOMMND

The applicant shall notify the County Archaeologist a minimum of one week in advance of the extended Phase II testing and site grading operations to allow the County Archaeologist the opportunity to arrange to observe the related cultural resources field activities.

10.PLANNING. 13                    SP - ARTIFACT DISPOSITION                    RECOMMND

Recovered archaeological materials collected during field studies will be returned to the laboratory of the Project Archaeologist for initial processing and characterization of the recovered assemblage. Materials will be cleaned, sorted by class for material identification, analyzed, and briefly described. The recovered assemblage will be subjected to special analyses with the Tribe's approval. The special studies may include morphological analysis of flaked and ground stone tools, faunal analyses, ceramic analyses, botanical studies, shell artifact analyses, and radiocarbon assays. Upon completion of the project, and following analysis, cultural materials recovered during this project will be turned over to the Torres Martinez in accordance with a Treatment and Reburial of Remains Agreement entered into between the project proponent and the Torres Martinez Band. This shall include all cultural materials collected during all investigations related to this project.

TRANS DEPARTMENT

10.TRANS. 1                        SP - LANDSCAPING PLANS                        RECOMMND

All landscaping plans shall be prepared in accordance with Ordinance No. 859.2 (as adopted and any amendments thereto), the Riverside County Guide to California Landscaping, and Ordinance No. 348, Section 18.12. In the event conflict arises between Ordinance No. 859.2 and the SPECIFIC PLAN, then the requirements of Ordinance No. 859.2 shall prevail.

10.TRANS. 2                        SP - WQMP REQUIREMENT                        RECOMMND

In compliance with the currently effective Municipal Stormwater Permit issued by the Colorado River Regional Water Quality Control Board [Order No. R7-2008-0001], and beginning June 15, 2009, all projects that 1) are located within the drainage boundary (watershed) of the Whitewater

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10. GENERAL CONDITIONS

10.TRANS. 2

SP - WQMP REQUIREMENT (cont.)

RECOMMND

River; and 2) require discretionary approval by the County of Riverside required to comply with the Water Quality Management Plan (WQMP) for Urban Runoff. The WQMP addresses post-development water quality impacts from new development and significant redevelopment projects. The WQMP provides detailed guidelines and templates to assist the applicant in completing the necessary documentation and calculations. These documents are available on-line at: [www.rcflood.org/npdes](http://www.rcflood.org/npdes).

To comply with the WQMP, applicants must prepare and submit a "Project Specific" WQMP. At a minimum, the WQMP must: a) identify the post-project pollutants associated with the development proposal together with any adverse hydrologic impacts to receiving waters; b) identify site-specific mitigation measures or Best Management Practices (BMPs) for the identified impacts including site design, source control and treatment control post-development BMPs; and c) identify a sustainable funding and maintenance mechanism for the aforementioned BMPs. A template for this report is included as 'Exhibit 1' in the WQMP.

The applicant has submitted a report that meets the criteria for a Preliminary Project Specific WQMP (see Flood Hazard Report). However, the report will need to be revised to meet the requirements of a Final Project Specific WQMP. However, in order to meet the requirements of a Final Project Specific WQMP, it shall be prepared in substantial conformance to the Preliminary Project Specific WQMP. Also, the applicant should note that, if the project requires a Section 401 Water Quality certification, the Regional Water Quality Control Board may require additional water quality impact mitigation measures.

10.TRANS. 3

SP - WQMP ESTABL MAINT ENTITY

RECOMMND

This project proposes BMP facilities that will require maintenance by a public agency or homeowners association. To ensure that the public is not unduly burdened with future costs, prior to final approval or recordation of this subdivision, the Transportation Department will require an acceptable financial mechanism to be implemented to provide for maintenance of the project's site design, source control and treatment control BMPs in perpetuity. This may consist of a mechanism to assess individual benefiting property owners, or other means as approved by

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10. GENERAL CONDITIONS

10.TRANS. 3                      SP - WQMP ESTABL MAINT ENTITY (cont.)                      RECOMMND

the Transportation Department. The BMPs must be shown on the project's grading plans and any other improvement plans the selected maintenance entity may require.

10.TRANS. 4                      SP - SP385/TS CONDITION                      RECOMMND

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 following intersections based on the traffic study assumptions.

Madison Street (NS) at:  
58th Avenue (EW) 60th Avenue (EW)

Monroe Street (NS) at:  
58th Avenue (EW)  
60th Avenue (EW)  
61st Avenue (EW)

Jackson Street (NS) at:  
60th Avenue 62nd Avenue

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.

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20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 1            SP - 90 DAYS TO PROTEST

RECOMMND

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

20.PLANNING. 2            SP - SUBMIT FINAL DOCUMENTS

RECOMMND

Within 30 days of project approval, Fifteen (15) copies of the final SPECIFIC PLAN and EIR documents (SP/EIR) documents shall be submitted to the Planning Department for distribution. The documents shall include all the items listed in the condition titled "SP - Documents". The final SP/EA documents shall be distributed in the following fashion:

Building and Safety Department Second Floor land use file  
1 copy  
Department of Transportation Department 1 copy  
County Planning Department in Riverside 1 copy  
City of La Quinta 1 copy  
Clerk of the Board of Supervisors 1 copy

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

This condition cannot be DEFERRED or considered as NOT APPLICABLE.

20.PLANNING. 3            SP - POST HARVEST PHASE II

RECOMMND

Post-Harvest Phase II Testing Required In order to accommodate for a September 10, 2014 carrot planting schedule, a partial Phase II Testing program was designed to determine whether cultural deposits and/or discrete cultural features associated with a nearby site extend into the project area. The entire scope of the Phase II plan was not completed prior to planting and the results of the Phase II investigations have not completely eliminated the possibility that intact cultural deposits and/or features associated with the nearby site may still be present and

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20. PRIOR TO A CERTAIN DATE

20.PLANNING. 3

SP - POST HARVEST PHASE II (cont.)

RECOMMND

the presence of artifacts within the Project area suggests that significant prehistoric cultural remains may still be present in subsurface contexts. Thus, at the conclusion of the 2015 carrot harvest (est. mid-April) completion of the Phase II investigations will be required or at a later date to be approved by Riverside County Archaeologist. A Post-harvest Testing Plan shall be developed by the Project Archaeologist and shall include but not be limited to the following.

A blade, box scraper of similar equipment will be employed to remove sediments in no more than 1 inch layers or lifts beginning in the extreme southwest corner of the project area. A County approved archaeologist as well as a Native American monitor from the Torres Martinez Band of Desert Cahuilla Indians will walk directly behind the heavy equipment in order to identify any potential cultural resources exposed during the removal of soils.

The controlled removal of soils will proceed in a series of north / south transects until it is determined that there are no significant cultural deposits present. Should any significant features or deposits be identified, the testing will cease in that immediate area and the location of the resource will be mapped using a sub-meter Global Positioning System unit. The testing will then resume at a distance specified in the Post-Harvest Phase II Testing Plan. The removal of sediments will continue outward from the discovered resource until there has been a minimum horizontal 30-meter wide sterile gap in which no cultural deposits and/or discrete features are identified.

Should any significant resources be identified, these resources will be avoided through project design and preserved in place in perpetuity. This will necessarily require a revision of the Tract Map and potentially the Specific Plan.

30. PRIOR TO ANY PROJECT APPROVAL

E HEALTH DEPARTMENT

30.E HEALTH. 1

SP - "WILL-SERVE" LETTER

RECOMMND

Prior to the approval of any implementing project within the Specific Plan (i.e.: tract map, parcel map, use

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30. PRIOR TO ANY PROJECT APPROVAL

30.E HEALTH. 1                    SP - "WILL-SERVE" LETTER (cont.)                    RECOMMND

permit, plot plan, grading permit, etc.), the following conditions shall be placed on the implementing project:

An original copy of "will-serve" letter for water and sewer service from Coachella Valley Water District shall be submitted to the Department of Environmental Health for review and approval.

30.E HEALTH. 1                    SP - INDUSTRIAL HYGIENE                    RECOMMND

An original copy of a Noise Study shall be submitted to the Department of Environmental Health, Office of Industrial Hygiene for review and approval.

30.E HEALTH. 2                    SP - ENV CLEANUP PROGRAMS                    RECOMMND

An original copy of an Environmental Site Assessment, Phase 1 study (ESA Phase 1) shall be submitted to the Department of Environmental Health, Environmental Cleanup Programs for review and approval.

EPD DEPARTMENT

30.EPD. 1                    SP - MBTA BUOW SURVEYS                    RECOMMND

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

Prior to issuance of any grading permit a nesting bird survey is required between February 1st and August 31st. No grading or site preparation shall occur between February 1st and August 31st unless a qualified biologist, currently holding an MOU with the County, conducts a nesting bird survey. The results of the survey shall be submitted to EPD for review and approval prior to issuance of any grading permit. Nesting birds are protected by the Federal Migratory Bird Treaty Act (MBTA). If nesting activity is observed the California Department of Fish and Wildlife & U.S. Fish and Wildlife (USFWS) shall be contacted in order to establish proper buffers. Documentation of the installation of buffers and consultation with the wildlife agencies shall be provided to EPD prior to initiating grading activities. This condition only applies if a grading permit is sought between February 1st and August



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30. PRIOR TO ANY PROJECT APPROVAL

30.EPD. 1                      SP - MBTA BUOW SURVEYS (cont.)                      RECOMMND  
31st.

PARKS DEPARTMENT

30.PARKS. 1                      SP - TRAIL PLAN                      RECOMMND

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

Prior to issuance of project recordation  
Prior to issuance of project recordation, the applicant shall submit a project exhibit/trail plan identifying the proposed trail network(s) under the jurisdiction of the Regional Park and Open-Space District and/or other entity. Included as part of the exhibit, the applicant shall provide for review and approval; all alignments, easement widths, typical trail cross sections, fencing, trail separations, pavement markings, street crossings signage, bollards (if applicable) and landscape and irrigation plan.

30.PARKS. 2                      SP - OFFER OF DEDICATION                      RECOMMND

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

Prior to, or in conjunction with the recordation of the project map, the applicant shall offer the Regional Trail easement(s) shown on the map for dedication to Riverside County Regional Park and Open-Space District or County managed Landscape and Lighting Maintenance District for trails purposes. Said easements will be offered on behalf of the vested interest of the citizens of Riverside County and will not become part of the District's maintained trail system.

PLANNING DEPARTMENT

30.PLANNING. 1                      SP - PALEO MONITORING REPORT                      RECOMMND

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:

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 1 SP - PALEO MONITORING REPORT (cont.)

RECOMMND

"PRIOR TO GRADING FINAL:

The applicant shall submit to the County Geologist one wet-signed copy of the Paleontological Monitoring Report prepared for site grading operations at this site. The report shall be certified by the professionally-qualified Paleontologist responsible for the content of the report. This Paleontologist must be on the County's Paleontology Consultant List. The report shall contain a report of findings made during all site grading activities and an appended itemized list of fossil specimens recovered during grading (if any) and proof of accession of fossil materials into the pre-approved museum repository. In addition, all appropriate fossil location information shall be submitted to the Western Center, the San Bernardino County Museum and Los Angeles County Museum of Natural History, at a minimum, for incorporation into their Regional Locality Inventories."

30.PLANNING. 2 SP - PALEO PRIMP & MONITOR

RECOMMND

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:

"This site is mapped in the County's General Plan as having a High potential for paleontological resources (fossils). Proposed project site grading/earthmoving activities could potentially impact this resource. HENCE:

PRIOR TO ISSUANCE OF GRADING PERMITS:

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

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

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 2

SP - PALEO PRIMP & MONITOR (cont.)

RECOMMND

to the County Geologist for review and approval prior to issuance of a Grading Permit.

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

- 1.Description of the proposed site and planned grading operations.
- 2.Description of the level of monitoring required for all earth-moving activities in the project area.
- 3.Identification and qualifications of the qualified paleontological monitor to be employed for grading operations monitoring.
- 4.Identification of personnel with authority and responsibility to temporarily halt or divert grading equipment to allow for recovery of large specimens.
- 5.Direction for any fossil discoveries to be immediately reported to the property owner who in turn will immediately notify the County Geologist of the discovery.
- 6.Means and methods to be employed by the paleontological monitor to quickly salvage fossils as they are unearthed to avoid construction delays.
- 7.Sampling of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates.
- 8.Procedures and protocol for collecting and processing of samples and specimens.
- 9.Fossil identification and curation procedures to be employed.
- 10.Identification of the permanent repository to receive any recovered fossil material. \*Pursuant the County of Riverside "SABER Policy", paleontological fossils found in the County of Riverside should, by preference, be directed to the Western Science Center in the City of Hemet. A written agreement between the property owner/developer and the repository must be in place prior to site grading.

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 2 SP - PALEO PRIMP & MONITOR (cont.) (cont.) RECOMMND

11.All pertinent exhibits, maps and references.

12.Procedures for reporting of findings.

13.Identification and acknowledgement of the developer for the content of the PRIMP as well as acceptance of financial responsibility for monitoring, reporting and curation fees.

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

All reports shall be signed by the project paleontologist and all other professionals responsible for the report's content (eg. Professional Geologist), as appropriate. Two wet-signed original copies of the report(s) shall be submitted to the office of the County Geologist along with a copy of this condition and the grading plan for appropriate case processing and tracking. These documents should not be submitted to the project Planner, the Plan Check staff, the Land Use Counter or any other County office. In addition, the applicant shall submit proof of hiring (i.e. copy of executed contract, retainer agreement, etc.) a project paleontologist for the in-grading implementation of the PRIMP."

30.PLANNING. 39 SP - TILE DRAINS (1) RECOMMND

PRIOR TO THE APPROVAL OF ANY IMPLEMENTING PROJECT (i.e. Tentative Map, Plot Plan, Conditional Use Permit, and/or Public Use Permit) the following condition of approval shall be satisfied:

"Given the high ground water table in the project area all implementing projects must provide a letter from Coachella Valley Water District (CVWD) indicating that the subsurface drainage facilities (tile drains) in the implementing project area can accommodate the new urban drainage to the satisfaction of CVWD."

30.PLANNING. 40 SP - TILE DRAINS (2) RECOMMND

PRIOR TO THE APPROVAL OF ANY IMPLEMENTING PROJECT (i.e. Tentative Map, Plot Plan, Conditional Use Permit, and/or

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 40 SP - TILE DRAINS (2) (cont.)

RECOMMND

Public Use Permit) the following condition of approval shall be satisfied:

"Given the high ground water table in the project area all implementing projects must provide a letter from Coachella Valley Water District (CVWD) indicating that the boundaries shown on the APPROVED TENTATIVE MAP and/or SITE PLAN shall become annexed, incorporated, and/or included to the satisfaction of the Colorado River Basin Water Quality Control Board into the National Pollution Discharge Elimination System Permit (NPDES) program as detailed by CVWD and as well the project shall annexed, incorporated, and/or included to the satisfaction of the Colorado River Basin Water Quality Control Board into the Waste Discharge Requirements for the discharge of stormwater into the Whitewater River Watershed, which is known as the MS4 Permit, to the satisfaction of CVWD."

30.PLANNING. 41 SP - TILE DRAINS (3)

RECOMMND

PRIOR TO THE APPROVAL OF ANY IMPLEMENTING PROJECT (i.e. Tentative Map, Plot Plan, Conditional Use Permit, and/or Public Use Permit) the following condition of approval shall be satisfied:

"Given the high ground water table in the project area all implementing projects must provide a letter from Coachella Valley Water District (CVWD) indicating that the boundaries shown on the APPROVED TENTATIVE MAP and/or SITE PLAN shall become annexed, incorporated, and/or included to the satisfaction of CVWD into a future district(s) for recovery of capital and operation/maintenance costs associated with any tile/subsurface drainage system, to the satisfaction of CVWD."

30.PLANNING. 42 SP - M/M PROGRAM (GENERAL)

RECOMMND

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

"The EA prepared for the SPECIFIC PLAN imposes specific mitigation measures and monitoring requirements on the project. Certain conditions of the SPECIFIC PLAN and this implementing project constitute reporting/monitoring



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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 44            SP - DURATION OF SP VALIDITY (cont.)            RECOMMND

plan amendment has been filed."

30.PLANNING. 46            SP - PROJECT LOCATION EXHIBIT            RECOMMND

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

"The applicant shall provide to the Planning Department an 8 1/2" x 11" exhibit showing where in the SPECIFIC PLAN this project is located. The exhibit shall also show all prior implementing projects within the SPECIFIC PLAN that have already been approved".

This condition shall be considered MET once the applicant provides the Planning Department with the required information. This condition may not be DEFERRED."

30.PLANNING. 47            SP - ACOUSTICAL STUDY REQD            RECOMMND

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

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

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

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

30.PLANNING. 48            SP - AIR QUALITY STUDY REQD            RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit,

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 48                    SP - AIR QUALITY STUDY REQD (cont.)                    RECOMMND

plot plan, etc.) the following condition shall be placed on the implementing project:

"PRIOR TO PROJECT APPROVAL, an air quality study shall be submitted to the Planning Department 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 Planning Department determines that the required study is not necessary.

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

30.PLANNING. 50                    SP - BIOLOGICAL STUDY REQD                    RECOMMND

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 biological study shall be submitted to the Planning Department 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 Planning Department determines that the required study is not necessary.

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

30.PLANNING. 51                    SP - GEO STUDY REQUIRED                    RECOMMND

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]



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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 51            SP - GEO STUDY REQUIRED (cont.)            RECOMMND

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 Planning Department determines that the required study is not necessary.

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

30.PLANNING. 53            SP - EA REQUIRED            RECOMMND

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

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

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

30.PLANNING. 57            SP - COMPLETE CASE APPROVALS            RECOMMND

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

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

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 57                    SP - COMPLETE CASE APPROVALS (cont.)                    RECOMMND

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

30.PLANNING. 58                    SP - AMENDMENT REQUIRED                    RECOMMND

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

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

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

Any amendment to the SPECIFIC PLAN, even though it may affect only one portion of the SPECIFIC PLAN, shall be accompanied by a complete specific plan document which includes the entire specific plan, including both changed and unchanged parts.

This condition shall be considered MET if the specific plan amendment has been filed, and NOT APPLICABLE if a specific plan amendment is determined to be unnecessary."

30.PLANNING. 59                    SP - PARK AGENCY REQUIRED                    RECOMMND

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

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 59                    SP - PARK AGENCY REQUIRED (cont.)                    RECOMMND

"PRIOR TO MAP RECORDATION of any subdivision, or other residential development application, all portions of this implementing project not currently within the boundaries of the Riverside County Recreation and Park District, shall be annexed into the Desert Recreation District or a similar entity such as a County Service Area/District that has been designated by the Board of Supervisors, pursuant to Section 10.35(G) of Ordinance No. 460, to receive park dedications and fees. Documentation of said annexation shall be provided to the Planning Department.

This condition shall be considered as NOT APPLICABLE if Desert Recreation District is unwilling or unable to annex the property in question."

30.PLANNING. 60                    SP - AG/DAIRY NOTIFICATION                    RECOMMND

Prior to the approval of any implementing residential land division within the SPECIFIC PLAN, the following condition of approval shall be applied to the implementing project stating that:

"PRIOR TO MAP RECORDATION, the applicant shall submit a detailed proposal for the notification of all initial and future purchasers of dwelling units within the subject project of the existence of dairies and/or other agricultural uses within one half mile of the property and potential impacts resulting from those uses. Said notification shall be in addition to any notice required by Ordinance No. 625 (Riverside County Right-to-Farm Ordinance). Said approved notification shall be provided to all initial and all future purchasers of dwelling units within the subject project."

30.PLANNING. 61                    SP - PA PROCEDURES                    RECOMMND

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 area[s] for which this land division

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 61 SP - PA PROCEDURES (cont.)

RECOMMND

application is located must be legally defined. Any of the following procedures may be used in order to legally define this these planning area[s]:

1. The project proponent has processed a FINAL CHANGE OF ZONE MAP concurrent with the SPECIFIC PLAN which legally defined this [these] planning area[s].
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."

30.PLANNING. 63 SP - CC&R RES PRI COMMON AREA

RECOMMND

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

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

1. A cover letter identifying the project for which approval is sought;
2. A signed and notarized declaration of covenants, conditions and restrictions;
3. A sample document, conveying title to the purchaser of an individual lot or unit, which provides that the declaration of covenants, conditions and restrictions is incorporated therein by reference; and,
4. A deposit equaling three (3) hours of the current hourly fee for Review if Covenants, Conditions and

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 63

SP - CC&R RES PRI COMMON AREA (cont.)

RECOMMND

Restrictions established pursuant to County Ordinance No. 671 at the time the above referenced documents are submitted for County Counsel review.

The declaration of covenants, conditions and restrictions submitted for review shall a) provide for a minimum term of 60 years, b) provide for the establishment of a property owners' association comprised of the owners of each individual lot or unit as tenants in common, c) provide for ownership of the common area by either the property owners' association or the owners of each individual lot or unit as tenants in common, and (d) contain the following provisions verbatim:

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

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

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

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

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

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 63 SP - CC&R RES PRI COMMON AREA (cont.) (cont.) RECOMMND

any, this Declaration shall control."

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

30.PLANNING. 66 SP - GENERIC M/M PROGRAM RECOMMND

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

"PRIOR TO THE ISSUANCE OF GRADING PERMITS, the project applicant shall provide to the Planning Department a detailed proposal for complying with the preliminary mitigation and monitoring procedures described in the EA during the process of grading. Grading permits will not be issued unless the preliminary mitigation and monitoring procedures as described in the EA are substantially complied with."

30.PLANNING. 70 SP - POST GRADING REPORT RECOMMND

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

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

30.PLANNING. 71 SP - SCHOOL MITIGATION RECOMMND

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 BUILDING PERMITS, impacts to the Coachella Valley

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 71                    SP - SCHOOL MITIGATION (cont.)                    RECOMMND

Unified School District shall be mitigated in accordance with state law."

30.PLANNING. 74                    SP - COMMON AREA MAINTENANCE                    RECOMMND

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

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

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

b. Unless otherwise provided for in these conditions of approval, common open areas shall be conveyed to the maintenance organization as implementing development is approved or any subdivision as recorded.

c. The maintenance organization shall be established prior to or concurrent with the recordation of the first land division. Any agreements with the maintenance organization shall stipulate that maintenance of landscaped areas will occur in accordance with Ordinance No. 859 (as adopted and any amendments thereto) and the Riverside Guide to California Friendly Landscaping.

d. Covenants, Conditions, and Restrictions for the SPECIFIC PLAN shall prohibit the use of water-intensive landscaping and require the use of low water use landscaping pursuant to the provisions of Ordinance No. 859 (as adopted and any amendments thereto).

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 74            SP - COMMON AREA MAINTENANCE (cont.)            RECOMMND

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

30.PLANNING. 75            SP - CLEAR GEOLOGIC HAZARDS            RECOMMND

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 Map Recordation, the potential hazards associated with the "unclassified geologic lineaments" identified in County geologic Report GEO02347 shall be fully investigated, assessed and appropriately mitigated. Mitigation shall include avoidance if the lineaments are found to be associated with active earthquake faulting or if geotechnical and/or structural mitigation cannot be reasonably demonstrated adequate for any potentially adverse impacts that could result from the physical cause of the lineaments.

30.PLANNING. 76            SP - CLEAR GEOLOGIC HAZARDS            RECOMMND

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

Prior to grading permit issuance, the potential hazards associated with the "unclassified geologic lineaments" identified in County geologic Report GEO02347 shall be fully investigated, assessed and appropriately mitigated. Mitigation shall include avoidance if the lineaments are found to be associated with active earthquake faulting or if geotechnical and/or structural mitigation cannot be reasonably demonstrated adequate for any potentially adverse impacts that could result from the pyshical cause of the lineaments.



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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 77

SP - PHASE IV MONITORING RPT

RECOMMND

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

PRIOR TO GRADING PERMIT FINAL: The developer/holder shall prompt the Project Cultural Resources Professional to submit one (1) wet-signed paper copy and (1) CD of a Phase IV Cultural Resources Monitoring Report that complies with the Riverside County Planning Department's requirements for such reports for all ground disturbing activities associated with this grading permit. The report shall follow the County of Riverside Planning Department Cultural Resources (Archaeological) Investigations Standard Scopes of Work posted on the TLMA website. The report shall also include evidence of the required cultural/historical sensitivity training for the construction staff held during the required pre-grade meeting. The Cultural Resource Professional shall also provide evidence to the satisfaction of the County Archaeologist that all archaeological materials recovered during the Phase IV Mitigation Monitoring of the project, have been curated at a Riverside County Curation facility that meets federal standards per 36 CFR Part 79 and therefore would be professionally curated and made available to other archaeologists/researchers 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. The County Archaeologist shall review the report to determine adequate mitigation compliance was met. Upon determining the report and mitigation is adequate, the County Archaeologist shall clear this condition.

30.PLANNING. 79

SP - TREATMENT/REBURIAL AGREE

RECOMMND

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 recordation, grading, or building permit issuance, whichever occurs first: POST HARVEST PHASE II

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 79                    SP - TREATMENT/REBURIAL AGREE (cont.)                    RECOMMND

TESTING: A Treatment and Reburial of Remains Agreement shall be entered into by the project proponent and the Torres Martinez Band of Cahuilla Indians. This shall include provision by the applicant of a pre-determined location agreed upon by the proponent and the tribe for repatriation of any and all artifacts. This area shall be set aside in perpetuity to be used by the Torres Martinez as a reburial/repatriation location for all surface and subsurface artifacts that are collected during activities related to this project.

30.PLANNING. 81                    SP - CULT.RESOURCE PROFESSION                    RECOMMND

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 map recordation, grading, building permit issuance, whichever occurs first: the applicant/developer shall retain and enter into a monitoring and mitigation service contract with a County approved Archaeologist for professional services relative to review of grading plans, preparation of a monitoring plan for all areas of disturbance that may impact previously undisturbed deposits (if any), and monitoring of site grading for areas of previously undisturbed deposits. The applicant/developer shall submit a fully executed copy of the contract for archaeological monitoring and mitigation services to the County Archaeologist to ensure compliance with this condition of approval. Upon verification, the Planning Department shall clear this condition. Note: The project Archaeologist is responsible for implementing CEQA-based mitigation using standard professional practices for cultural resources archaeology. The project Archaeologist shall coordinate with the County, applicant/developer and any required tribal or other special interest group monitor throughout the process as appropriate. All documentation regarding the arrangements for the disposition and curation and/or repatriation of cultural resources shall be provided to the County for review and approval prior to issuance of the grading permit. The archaeologist shall also be responsible for preparing the Phase IV monitoring report. This condition shall not modify any approved condition of approval or mitigation measure

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 84 SP - PDA04871R1

RECOMMND

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 recordation, grading, or building permit issuance, whichever occurs first: the County of Riverside and Tribal representatives from the Torres Martinez Band of Cahuilla Indians disagree with the County Archaeological Report PDA No.4871R1 recommendations. The Tribe recommends and the County concurs, that in order to avoid potential cemetery-related features being unearthed during construction activities, that completion of the original scope of work for the Phase II testing program be completed and the extended Phase II testing program be completed, post-harvest of the site, as agreed upon by the applicant.

30.PLANNING. 85 SP - POST HARVEST PHASE II

RECOMMND

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 recordation, grading, or building permit issuance, whichever occurs first: Post-Harvest Phase II Testing Required In order to accommodate for a September 10, 2014 carrot planting schedule, a partial Phase II Testing program was designed to determine whether cultural deposits and/or discrete cultural features associated with a nearby site extend into the project area. The entire scope of the Phase II plan was not completed prior to planting and the results of the Phase II investigations have not completely eliminated the possibility that intact cultural deposits and/or features associated with the nearby site may still be present and the presence of artifacts within the Project area suggests that significant prehistoric cultural remains may still be present in subsurface contexts. Thus, at the conclusion of the 2015 carrot harvest (est. mid-April) completion of the Phase II investigations will be required or at a later date to be approved by Riverside County Archaeologist. A Post-harvest Testing Plan shall be developed by the Project Archaeologist and shall include but not be limited to the following.

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 85

SP - POST HARVEST PHASE II (cont.)

RECOMMND

A blade, box scraper of similar equipment will be employed to remove sediments in no more than 1 inch layers or lifts beginning in the extreme southwest corner of the project area. A County approved archaeologist as well as a Native American monitor from the Torres Martinez Band of Desert Cahuilla Indians will walk directly behind the heavy equipment in order to identify any potential cultural resources exposed during the removal of soils.

The controlled removal of soils will proceed in a series of north / south transects until it is determined that there are no significant cultural deposits present. Should any significant features or deposits be identified, the testing will cease in that immediate area and the location of the resource will be mapped using a sub-meter Global Positioning System unit. The testing will then resume at a distance specified in the Post-Harvest Phase II Testing Plan. The removal of sediments will continue outward from the discovered resource until there has been a minimum horizontal 30-meter wide sterile gap in which no cultural deposits and/or discrete features are identified.

Should any significant resources be identified, these resources will be avoided through project design and preserved in place in perpetuity. This will necessarily require a revision of the Tract Map and potentially the Specific Plan.

30.PLANNING. 86

SP - NATIVE AMERICAN MONITOR

RECOMMND

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 recordation, grading, or building permit issuance, whichever occurs first: The developer/permit applicant shall enter into a contract with a Tribal monitor(s) from the Torres Martinez Band of Cahuilla Indians who, at the tribe's discretion, shall be on-site during all ground disturbing activities associated with the Phase II Testing (extended). The developer shall submit a copy of a signed contract between the Torres Martinez Band of Cahuilla Indians and the developer/permit holder for the monitoring of the project, and which addresses the treatment of cultural resources, to the Planning Department

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 86

SP - NATIVE AMERICAN MONITOR (cont.)

RECOMMND

and the County Archaeologist. The Native American Monitor(s) shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow recovery of cultural resources. Native American groups shall be given a minimum notice of two weeks that a monitor is required. If a monitor is not available, work may continue without the monitor. The Project Archaeologist shall include in the Phase II Archaeological report any concerns or comments that the monitor has regarding the project and shall include as an appendix any written correspondence or reports prepared by the Native American monitor. 2) Native American monitoring does not replace any Cultural Resources monitoring required by a County-approved Archaeologist, but rather serves as a supplement for coordination and advisory purposes for all groups' interests only. 3) The developer/permit applicant shall not be required to further pursue any agreement for Native American monitoring of this project if after 60 days from the initial attempt to secure an agreement the developer/permit applicant, through demonstrable good faith effort, has been unable to secure said agreement from the Tribe. A good faith effort shall consist of no less than 3 written attempts from the developer/permit applicant to the tribe to secure the required special interest monitoring agreement and appropriate e-mail and telephone contact attempts. Documentation of the effort made to secure the agreement shall be submitted to the County Archaeologist for review and consideration.

TRANS DEPARTMENT

30.TRANS. 1

SP - LC LANDSCAPE CONCEPT PLAN

RECOMMND

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

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

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30. PRIOR TO ANY PROJECT APPROVAL

30.TRANS. 1                      SP - LC LANDSCAPE CONCEPT PLAN (cont.)                      RECOMMND

issuance of building permits). For guidance, please review Section 18.12, Sections 19.300 through 19.304 of Ordinance No. 348, Ordinance No. 859 (as adopted and any amendments thereto), and the Riverside County Guide to California Friendly Landscaping. No irrigation system information is required at the conceptual landscape phase.

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

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

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

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

30.TRANS. 3                      SP - SP385/TS GEOMETRICS                      RECOMMND

The intersection of Driveway 1 (NS) at 60th Avenue (EW) shall be improved to provide the following geometrics:

Northbound: one left-turn, one right-turn lane - stop controlled

Southbound: N/A

Eastbound: one shared through/right-turn lane

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30. PRIOR TO ANY PROJECT APPROVAL

30.TRANS. 3                      SP - SP385/TS GEOMETRICS (cont.)                      RECOMMND

Westbound: one left-turn lane, one through lane

The intersection of Driveway 2 (NS) at 61st Avenue (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 left-turn lane, one through lane

Westbound: one shared 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.

30.TRANS. 4                      SP - SP385/TS AVE60 TRANSITION                      RECOMMND

The project proponent shall provide an appropriate transition design for 60th Avenue which will taper the road improvements from the County's Arterial Highway to the City's Primary Arterial standard or as approved by the Transportation Department.

100. PRIOR TO ISSUE GIVEN BLDG PRMT

PARKS DEPARTMENT

100.PARKS. 1                      SP - TRAIL CONSTRUCTION COMPL                      RECOMMND

Prior to the issuance of the 101 occupancy permit, the applicant shall complete construction of the trail(s) with all requirements of the trail exhibit/plan being met. The applicant will coordinate a final inspection with the Regional Park and Open-Space District or its representative.

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100. PRIOR TO ISSUE GIVEN BLDG PRMT

100.PARKS. 2                    SP - TRAIL MAINTENANCE MECHANI                    RECOMMND

Prior to the issuance of the 101 occupancy permit, the applicant shall provide written documentation to the Riverside County Planning Department and Regional Park and Open-Space District that the trail maintenance mechanism is in place.

PLANNING DEPARTMENT

100.PLANNING. 1                SP - PARK CONSTRUCTION                    RECOMMND

PRIOR TO THE ISSUANCE OF THE 40th building permit in each of the three phases identified in the SPECIFIC PLAN, the park within those phases designated as Lot A, B, C, D, E, F, shall be constructed and fully operable.

100.PLANNING. 2                SP - COUNT RES BUILD PERMITS                RECOMMND

This condition is applied to assist the Planning Department with tracking the build-out of the SPECIFIC PLAN by automatically counting all the issuance of all new residential building permits on the County's Land Management System which are electronically associated with the Specific Plan. Accordingly, this condition will not allow more than 230 residential building permits to be issued within the SPECIFIC PLAN.

100.PLANNING. 3                SP - PARK PLANS REQUIRED                    RECOMMND

PRIOR TO THE ISSUANCE OF THE 20th building permit within Phase 1 of the SPECIFIC PLAN, detailed park plans for all parks in the SPECIFIC PLAN, shall be submitted to and approved by the Planning Department and the Riverside County Recreation and Parks District or other entity set forth in the Planning Department's condition entitled "SP - Common Area Maintenance" for all the park sites designated in the SPECIFIC PLAN i.e. Lots A, B, C, D, E, F. The detailed park plans shall conform with the design criteria in the specific plan document design guidelines document and with the requirements of the Riverside County Recreation and Parks District or other entity set forth in the Planning Department's condition entitled "SP - Common Area Maintenance," Ordinance No. 859 (as adopted and any amendments thereto), and the Riverside County Guide to California Friendly Landscaping. The park plans need not be working drawings, but shall include landscape and irrigation plans, descriptions and placement of



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100. PRIOR TO ISSUE GIVEN BLDG PRMT

100.PLANNING. 3

SP - PARK PLANS REQUIRED (cont.)

RECOMMND

recreational facilities and documentation evidencing a permanent maintenance mechanism for the park and its facilities.

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10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1                      MAP - PROJECT DESCRIPTION                      RECOMMND

The land division hereby permitted is to a schedule "A" subdivision to subdivide 80.9 gross acres into 230 residential lots, 9 open space lots, 1 equestrian way station lot (hitching posts, rider benches, could also have small stable for horse boarding), and 1 commercial lot.

10. EVERY. 2                      MAP - HOLD HARMLESS                      RECOMMND

The applicant/permittee or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside or its agents, officers, and employees (COUNTY) from the following:

(a) any claim, action, or proceeding against the COUNTY to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the TENTATIVE MAP, which action is brought within the time period provided for in California Government Code, Section 66499.37; and,

(b) any claim, action or proceeding against the COUNTY to attack, set aside, void or 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.

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10. GENERAL CONDITIONS

10. EVERY. 3                      MAP - DEFINITIONS                      RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Tentative Tract Map No. 36590 shall be henceforth defined as follows:

TENTATIVE MAP = Tentative Tract Map No. 36590, Amended No. 2, dated 5/23/14.

Exhibit B Conceptual Architecture, dated 9/9/14

Exhibit G Grading Plans, dated 9/23/14

Exhibit L Landscaping Plans dated 2/28/14

Exhibit P Parks dated 2/24/14

Exhibit V Vista Santa Rosa Land Use Concept Plan dated 12/11/13

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

10. EVERY. 4                      MAP - 90 DAYS TO PROTEST                      RECOMMND

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

BS GRADE DEPARTMENT

10.BS GRADE. 1                      MAP - GENERAL INTRODUCTION                      RECOMMND

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

10.BS GRADE. 3                      MAP - OBEY ALL GDG REGS                      RECOMMND

All grading shall conform to the California Building Code, Ordinance 457, and all other relevant laws, rules, and regulations governing grading in Riverside County and prior to commencing any grading which includes 50 or more cubic

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10. GENERAL CONDITIONS

10.BS GRADE. 3                    MAP - OBEY ALL GDG REGS (cont.)                    RECOMMND

yards, the applicant shall obtain a grading permit from the Building and Safety Department.

10.BS GRADE. 4                    MAP - DISTURBS NEED G/PMT                    RECOMMND

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

10.BS GRADE. 6                    MAP - NPDES INSPECTIONS                    RECOMMND

Construction activities including clearing, stockpiling, grading or excavation of land which disturbs less than 1 acre and requires a grading permit or construction Building permit shall provide for effective control of erosion, sediment and all other pollutants year-round. The permit holder shall be responsible for the installation and monitoring of effective erosion and sediment controls. Such controls will be evaluated by the Department of Building and Safety periodically and prior to permit Final to verify compliance with industry recognized erosion control measures.

Construction activities including but not limited to clearing, stockpiling, grading or excavation of land, which disturbs 1 acre or more or on-sites which are part of a larger common plan of development which disturbs less than 1 acre are required to obtain coverage under the construction general permit with the State Water Resources Control Board. You are required to provide proof of WDID# and keep a current copy of the storm water pollution prevention plan (SWPPP) on the construction site and shall be made available to the Department of Building and Safety upon request.

Year-round, Best Management Practices (BMP's) shall be maintained and be in place for all areas that have been graded or disturbed and for all material, equipment and/or operations that need protection. Stabilized Construction Entrances and project perimeter linear barriers are required year round. Removal BMP's (those BMP's which must be temporarily removed during construction activities) shall be in place at the end of each working day.

Monitoring for erosion and sediment control is required and shall be performed by the QSD or QSP as required by the

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10. GENERAL CONDITIONS

10.BS GRADE. 6                    MAP - NPDES INSPECTIONS (cont.)                    RECOMMND

Construction General Permit. Stormwater samples are required for all discharge locations and projects may not exceed limits set forth by the Construction General Permit Numeric Action Levels and/or Numeric Effluent Levels. A Rain Event Action Plan is required when there is a 50% or greater forecast of rain within the 48 hours, by the National Weather Service or whenever rain is imminent. The QSD or QSP must print and save records of the precipitation forecast for the project location area from (<http://www.srh.noaa.gov/forecast>) and must accompany monitoring reports and sampling test data. A Rain gauge is required on site. The Department of Building and Safety will conduct periodic NPDES inspections of the site throughout the recognized storm season to verify compliance with the Construction General Permit and Stormwater ordinances and regulations.

10.BS GRADE. 7                    MAP - EROS CNTRL PROTECT                    RECOMMND

Graded but undeveloped land shall provide, in addition to erosion control planting, any drainage facility deemed necessary to control or prevent erosion. Additional erosion protection may be required during the rainy season from October 1, to May 31.

10.BS GRADE. 9                    MAP - 2:1 MAX SLOPE RATIO                    RECOMMND

Graded slopes shall be limited to a maximum steepness ratio of 2:1 (horizontal to vertical) unless otherwise approved.

10.BS GRADE. 11                    MAP - MINIMUM DRNAGE GRADE                    RECOMMND

Minimum drainage grade shall be 1% except on portland cement concrete where .35% shall be the minimum.

10.BS GRADE. 13                    MAP - SLOPE SETBACKS                    RECOMMND

Observe slope setbacks from buildings & property lines per the California Building Code as amended by Ordinance 457.

10.BS GRADE. 23                    MAP - MANUFACTURED SLOPES                    RECOMMND

Plant and irrigate all manufactured slopes equal to or greater than 3 feet in vertical height with drought tolerant grass or ground cover; slopes 15 feet or greater in vertical height shall also be planted with drought

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10. GENERAL CONDITIONS

10.BS GRADE. 23            MAP - MANUFACTURED SLOPES (cont.)            RECOMMND

tolerant shrubs or trees in accordance with the requirements of Ordinance 457.

10.BS GRADE. 24            MAP - FINISH GRADE            RECOMMND

Finish grade shall be sloped to provide proper drainage away from all exterior foundation walls in accordance with the California Building Code and Ordinance 457.

E HEALTH DEPARTMENT

10.E HEALTH. 1            CVWD WATER AND SEWER SERVICE            RECOMMND

Tract Map 36590 is proposing to receive potable water service and sanitary service from Coachella Valley Water District (CVWD) per CVWD "Will-Serve" letter dated January 8, 2014. It is the responsibility of the developer to ensure that all requirements to obtain potable water and sanitary sewer service are met with CVWD as well as all other applicable agencies. Any existing septic system(s) and/or well(s) shall be properly removed or abandoned under permit with the Department of Environmental Health.

10.E HEALTH. 2            RETENTION BASINS - NO VECTORS            RECOMMND

Any proposed retention basin(s) shall be constructed and maintained in a manner that prevents vector breeding and vector nuisances.

10.E HEALTH. 3            INDUSTRIAL HYGIENE-NOISE STUDY            RECOMMND

Noise Consultant: Meridian Consultants LLC  
860 Hampshire Road, Suite P  
Westlake Village, CA 91361

Noise Study: "Technical Noise Report for the Vista Soleada Specific Plan," dated January 2014, revised May 2014

Based on the County of Riverside, Industrial Hygiene Program's review of the aforementioned Noise Study, Tract Map 36590 (Planning Case No.) shall comply with the recommendations set forth under the Industrial Hygiene Program's response letter dated May 28, 2014 c/o Steve Hinde, REHS, CIH (RivCo Industrial Hygienist).

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10. GENERAL CONDITIONS

10.E HEALTH. 3 INDUSTRIAL HYGIENE-NOISE STUDY (cont.) RECOMMND

For further information, please contact the Industrial Hygiene Program at (951) 955-8980.

10.E HEALTH. 4 MAP - "WILL-SERVE" LETTER RECOMMND

An original copy of the "will-serve" letter for water and sewer service from Coachella Valley Water District shall be submitted to the Department of Environmental Health for review and approval.

(added as implementing condition for SP385)

FIRE DEPARTMENT

10.FIRE. 1 MAP\* - #14 - COM/RES HYD/SPACING RECOMMND

Approved super fire hydrants, (6"x4"x 2-2 1/2") shall be located at each street intersection and spaced not more than 500 feet apart in any direction.

PARKS DEPARTMENT

10.PARKS. 1 MAP - PARK PLAN RECOMMND

The applicant shall provide park plan for all park sites to the Riverside County Regional Park and Open-Space District for review and approval.

10.PARKS. 2 MAP - MAINTENANCE MECHANISM RECOMMND

The applicant shall submit a maintenance plan for parks, trails and all open space as identified in the tract map for review and approval to the Riverside County Regional Park and Open-Space District.

10.PARKS. 3 MAP - TRAIL GRADING RECOMMND

The applicant/owner and/or his designee shall cause the grading to be completed for all trails prior to the completion of Phase I construction or 101 building permit issuance, whichever occurred first.

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10. GENERAL CONDITIONS

PLANNING DEPARTMENT

10.PLANNING. 2                   MAP - MAP ACT COMPLIANCE                   RECOMMND

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

10.PLANNING. 3                   MAP - FEES FOR REVIEW                   RECOMMND

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.

10.PLANNING. 5                   MAP - FINAL PLAN OF DEVELOPMNT                   RECOMMND

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

10.PLANNING. 6                   MAP - TRAIL MAINTENANCE                   RECOMMND

The land divider, or the land divider's successor-in-interest, shall be responsible for the maintenance of any trail easement required under these conditions until such time as the maintenance is taken over by an appropriate maintenance district.

10.PLANNING. 8                   MAP - ZONING STANDARDS                   RECOMMND

Lots created by this TENTATIVE MAP shall be in conformance with the development standards in Specific Plan No. 385 and its Zoning Ordinance.

10.PLANNING. 9                   MAP - PROCEDURE FOR PHASING                   RECOMMND

Land division phasing, including any proposed common open space area improvement phasing, if applicable, shall be subject to Planning Department approval pursuant to Section 8.3 of Ordinance No. 460. All proposed phasing shall provide for adequate vehicular access to all lots and shall conform to the intent and purpose of the approval. No approval for any number of units or phases is given except



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10.PLANNING. 9                    MAP - PROCEDURE FOR PHASING (cont.)                    RECOMMND

as provided by Ordinance No. 460.

10.PLANNING. 13                    MAP - ORD NO. 659 (DIF)                    RECOMMND

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

The fee shall be paid for each residential unit to be constructed within this land division. In the event Riverside County Ordinance No. 659 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 659 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

10.PLANNING. 14                    MAP - ORD 875 OPN SPACE FEE                    RECOMMND

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. 875, which requires payment of the appropriate fee set forth in the 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 this Ordinance.

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

In the event Riverside County Ordinance No. 875 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 875 be

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10. GENERAL CONDITIONS

10.PLANNING. 14                   MAP - ORD 875 OPN SPACE FEE (cont.)                   RECOMMND

rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

10.PLANNING. 16                   MAP - SUBMIT BUILDING PLANS                   RECOMMND

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.

10.PLANNING. 17                   MAP - LIGHTING ORD.655                   RECOMMND

The project is located within the Mt. Palomar Observatory Zone B Special Lighting Area. The project shall be designed to incorporate lighting requirements consistent with Ordinance No. 655 including but not limited to, the use of low landscape bollard lights near the entry gates, at roundabouts, at hammerhead intersections.

10.PLANNING. 18                   MAP - NOISE MEASURES                   RECOMMND

The following noise measures shall take place as per indicated in the Department of Industrial Hygiene letter dated May 28, 2014.

25a. Whenever a construction site is within one-quarter (1/4) of a mile of an occupied residence or residences, no construction activities shall be undertaken between the hours of 6:00 p.m. and 6:00 a.m. during the months of June through September and between the hours of 6:00 p.m. and 7:00 a.m. during the months of October through May. Exceptions to these standards shall be allowed only with the written consent of the building official.

25b. All construction vehicles, equipment fixed or mobile shall be equipped with properly operating and maintained mufflers.

25c. During construction, best efforts should be made to locate stockpiling and/or vehicle staging area as far as practicable from existing residential dwellings to the site.

25d. Implement noise attenuation measures to the extent feasible, which may include, but are not limited to,

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10. GENERAL CONDITIONS

10.PLANNING. 18

MAP - NOISE MEASURES (cont.)

RECOMMND

temporary noise blankets stationary construction noise sources.

25e.Use electric air compressors and similar power tools rather than diesel equipment, where feasible.

25f.Turn off construction-related equipment, including heavy-duty equipment, motor vehicles, and portable equipment, when not in use for more than 30 minutes.

25g.No music or electronically reinforced speech from construction workers shall be audible at noise-sensitive property.

25h.Clearly post construction hours, allowable workdays, and the phone number of the job superintendent at all construction entrances to allow for surrounding owners to contact the job superintendent. If the City or the job superintendent receives a complaint, the superintendent shall investigate, take appropriate corrective action, and report the action taken to the reporting party.

25i.Construction staging areas along with the operation of earth-moving equipment within the project area shall be located as far away from vibration- and noise-sensitive sites as possible.

25j.The exterior noise standard shall apply to an outdoor location on each residential lot that is adjacent to the residential structure and encompass a minimum of 600 square feet. The applicable location shall be at rear of the infrastructure.

25k.Provide "windows closed" condition requiring mechanical ventilation per the 2012 California Building Code requirements in Section 1203 Ventilation for residential units along 60th Avenue and 61st Avenue.

10.PLANNING. 19

MAP - TILE DRAINS(1)

RECOMMND

Given the high ground water table in the project area all implementing projects must provide a letter from Coachella Valley Water District indicating that the subsurface drainage facilities (tile drains) in the implementing project area can accommodate the new urban drainage to the satisfaction of CVWD.

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10. GENERAL CONDITIONS

10.PLANNING. 19                   MAP - TILE DRAINS(1) (cont.)                   RECOMMND

(added as implementing condition for SP385)

10.PLANNING. 20                   MAP - TILE DRAINS(2)                   RECOMMND

Given the high ground water table in the project area all implementing projects must provide a letter from Coachella Valley Water District indicating that the boundaries shown on the APPROVED TENTATIVE MAP and/or SITE PLAN shall become annexed, incorporated, and/or included to the satisfaction of the Colorado River Basin Water Quality Control Board into the National Pollution Discharge Elimination System Permit (NPDES) program as detailed by CVWD and as well as the project shall annexed, incorporated, and/or included to the satisfaction of the Colorado River Basin Water Quality Control Board into the Waste Discharge Requirements for the discharge of stormwater into the Whitewater River Watershed, which is known as the MS4 Permit, to the satisfaction of CVWD.

(added as implementing condition for SP385)

10.PLANNING. 21                   MAP - TILE DRAINS(3)                   RECOMMND

Given the high ground water table in the project area all implementing projects must provide a letter from Coachella Valley Water District (CVWD) indicating that the boundaries shown on the APPROVED TENTATIVE MAP and/or SITE PLAN shall become annexed, incorporated, and/or included to the satisfaction of CVWD into a future district(s) for recovery of capital and operation/maintenance costs associated with any tile/subsurface drainage system, to the satisfaction of CVWD.

(added as implementing condition for SP385)

10.PLANNING. 22                   MAP - M/M PROGRAM (GENERAL)                   RECOMMND

The EA prepared for the SPECIFIC PLAN imposes specific mitigation measures and monitoring requirements on the project. Certain conditions of the SPECIFIC PLAN and this implementing project constitute reporting/monitoring requirements for certain mitigation measures.

(added as implementing condition for SP385)

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10.PLANNING. 23                    MAP - NON-IMPLEMENTING MAPS                    RECOMMND

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

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

(added as implementing condition for SP385)

10.PLANNING. 24                    MAP - DURATION OF SP VALIDITY                    RECOMMND

The SPECIFIC PLAN that this project is a part of has a life span of twenty (20) years at which time the County may elect to begin revocation of the plan. Should the SPECIFIC PLAN not be substantially built out in that period of time, the project proponent shall file a specific plan amendment to be processed concurrently with this implementing proposal. (For the purposes of this condition, substantial buildout shall be defined as eighty percent (80%) of the maximum amount of dwelling units allowed by the SPECIFIC PLAN as most recently amended.) The specific plan amendment will update the entire specific plan document to reflect current development requirements.

10.PLANNING. 25                    MAP - PROJECT LOCATION EXHIBIT                    RECOMMND

The applicant shall provide to the Planning Department an 8 1/2" x 11" exhibit showing where in the SPECIFIC PLAN this project is located. The exhibit shall also show all prior implementing projects within the SPECIFIC PLAN that have already been approved".

This condition shall be considered MET once the applicant provides the Planning Department with the required information. This condition may not be DEFERRED

(added as implementing condition for SP385)

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10.PLANNING. 26                   MAP - ACOUSTICAL STUDY REQD                   RECOMMND

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

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

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

(added as implementing condition for SP385)

10.PLANNING. 27                   MAP - AIR QUALITY STUDY REQD                   RECOMMND

PRIOR TO PROJECT APPROVAL, an air quality study shall be submitted to the Planning Department 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 Planning Department determines that the required study is not necessary.

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

(added as implementing condition for SP385)

10.PLANNING. 29                   MAP - BIOLOGICAL STUDY REQD                   RECOMMND

PRIOR TO PROJECT APPROVAL, a biological study shall be submitted to the Planning Department 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 Planning Department determines that the required study is

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10.PLANNING. 29                   MAP - BIOLOGICAL STUDY REQD (cont.)                   RECOMMND

not necessary.

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

(added as implementing condition for SP385)

10.PLANNING. 30                   MAP - GEO STUDY REQUIRED                   RECOMMND

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 Planning Department determines that the required study is not necessary.

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

(added as implementing condition for SP385)

10.PLANNING. 31                   MAP - EA REQUIRED                   RECOMMND

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

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

(added as implementing condition for SP385)

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10. GENERAL CONDITIONS

10.PLANNING. 32

MAP - COMPLETE CASE APPROVALS

RECOMMND

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

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

(added as implementing condition for SP385)

10.PLANNING. 33

MAP - AMENDMENT REQUIRED

RECOMMND

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

1. The implementing project adds any area to, or deletes area from, the SPECIFIC PLAN;

2. The implementing project proposes a substantially different use than currently allowed in the SPECIFIC PLAN (i.e. proposing a residential use within a commercially designated area); or

3. as determined by the Planning Director.

Any amendment to the SPECIFIC PLAN, even though it may affect only one portion of the SPECIFIC PLAN, shall be accompanied by a complete specific plan document which includes the entire specific plan, including both changed and unchanged parts.

This condition shall be considered MET if the specific plan amendment has been filed, and NOT APPLICABLE if a specific plan amendment is determined to be unnecessary.

(added as implementing condition for SP385)



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10.PLANNING. 34                    MAP - GEO02347 NOT APPROVED                    RECOMMND

THIS CONDITION WAS WRITTEN TO ACCOMMODATE MOVING THIS PROJECT FORWARD TO PUBLIC HEARING WITH DICTATED AVOIDANCE MITIGATION PENDING REQUIRED TRENCHING OF LINEAMENTS (GEO02347 WILL NOT BE APPROVED UNTIL ALL GEOLOGIC/GEOTECHNICAL HAZARDS ARE ADEQUATELY ADDRESSED):

The potential hazards associated with the "unclassified geologic lineaments" identified in County geologic Report GEO02347 shall be fully investigated, assessed and appropriately mitigated. Mitigation shall include avoidance if the lineaments are found to be associated with active earthquake faulting or if geotechnical and/or structural mitigation cannot be reasonably demonstrated adequate for any potentially adverse impacts that could result from the physical cause of the lineaments.

10.PLANNING. 35                    MAP - PDA04871R1                    RECOMMND

The County of Riverside and Tribal representatives from the Torres Martinez Band of Cahuilla Indians disagree with the County Archaeological Report PDA No.4871R1 recommendations. The Tribe recommends and the County concurs, that in order to avoid potential cemetery-related features being unearthed during construction activities, that completion of the original scope of work for the Phase II testing program be completed and the extended Phase II testing program be completed, post-harvest of the site, as agreed upon by the applicant.

10.PLANNING. 36                    MAP - HUMAN REMAINS                    RECOMMND

Sites that may contain human remains important to Native Americans must be identified and treated in a sensitive manner, consistent with state law (i.e., Health and Safety Code §7050.5 and Public Resources Code §5097.98), as reviewed below.

In the event that human remains are encountered during project development and in accordance with the Health and Safety Code Section 7050.5, the County Coroner must be notified if potentially human bone is discovered. The Coroner will then determine within two working days of being notified if the remains are subject to his or her authority. If the Coroner recognizes the remains to be Native American, he or she shall contact the Native American Heritage Commission (NAHC) by phone within 24 hours, in accordance with Public Resources Code Section

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10.PLANNING. 36                   MAP - HUMAN REMAINS (cont.)                   RECOMMND

5097.98.    The NAHC will then designate a Most Likely Descendant (MLD) with respect to the human remains. The MLD then has the opportunity to recommend to the property owner or the person responsible for the excavation work means for treating or disposing, with appropriate dignity, the human remains and associated grave goods.

10.PLANNING. 37                   MAP - TRAIL PLAN                                   RECOMMND

The applicant shall submit a project exhibit/trail plan identifying the proposed trail network(s) under the jurisdiction of the Regional Park and Open-Space District and/or other entity. Included as part of the exhibit, the applicant shall provide for review and approval; all alignments, easement widths, typical trail cross sections, fencing, trail separations, pavement markings, street crossings signage, bollards (if applicable) and landscape and irrigation plan.

10.PLANNING. 38                   MAP - CLASS II BIKEWAY                           RECOMMND

The applicant shall provide a Class II bike trail on the south side of 60th avenue.

10.PLANNING. 39                   MAP - UNANTICIPATED RESOURCES                   RECOMMND

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

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

1)       All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted until a meeting is convened between the developer, the project archaeologist\*\*, the Native American tribal representative (or other appropriate ethnic/cultural group representative), and the County Archaeologist to discuss the significance of the find.

2)       The developer shall call the County Archaeologist immediately upon discovery of the cultural resource to convene the meeting.

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10.PLANNING. 39                    MAP - UNANTICIPATED RESOURCES (cont.)                    RECOMMND

3)            At the meeting with the aforementioned parties, the significance of the discoveries shall be discussed and a decision is to be made, with the concurrence of the County Archaeologist, as to the appropriate mitigation (documentation, recovery, avoidance, etc) for the cultural resource.

4)            Further ground disturbance shall not resume within the area of the discovery until a meeting has been convened with the aforementioned parties and a decision is made, with the concurrence of the County Archaeologist, as to the appropriate mitigation measures.

\* A cultural resource site is defined, for this condition, as being a feature and/or three or more artifacts in close association with each other, but may include fewer artifacts if the area of the find is determined to be of significance due to sacred or cultural importance.

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

10.PLANNING. 40                    MAP - TREATMENT/REBURIAL AGREE                    RECOMMND

A Treatment and Reburial of Remains Agreement shall be entered into by the project proponent and the Torres Martinez Band of Cahuilla Indians. This shall include provision by the applicant of a pre-determined location agreed upon by the proponent and the tribe for repatriation of any and all artifacts. This area shall be set aside in perpetuity to be used by the Torres Martinez as a reburial/repatriation location for all surface and subsurface artifacts that are collected during activities related to this project.

10.PLANNING. 41                    MAP - NATIVE AMERICAN MONITOR                    RECOMMND

The developer/permit applicant shall enter into a contract with a Tribal monitor(s) from the Torres Martinez Band of Cahuilla Indians who, at the tribe's discretion, shall be on-site during all ground disturbing activities associated with the Phase II Testing (extended). The developer shall

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10. GENERAL CONDITIONS

10.PLANNING. 41

MAP - NATIVE AMERICAN MONITOR (cont.)

RECOMMND

submit a copy of a signed contract between the Torres Martinez Band of Cahuilla Indians and the developer/permit holder for the monitoring of the project, and which addresses the treatment of cultural resources, to the Planning Department and the County Archaeologist. The Native American Monitor(s) shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow recovery of cultural resources. Native American groups shall be given a minimum notice of two weeks that a monitor is required. If a monitor is not available, work may continue without the monitor. The Project Archaeologist shall include in the Phase II Archaeological report any concerns or comments that the monitor has regarding the project and shall include as an appendix any written correspondence or reports prepared by the Native American monitor. 2) Native American monitoring does not replace any Cultural Resources monitoring required by a County-approved Archaeologist, but rather serves as a supplement for coordination and advisory purposes for all groups' interests only. 3) The developer/permit applicant shall not be required to further pursue any agreement for Native American monitoring of this project if after 60 days from the initial attempt to secure an agreement the developer/permit applicant, through demonstrable good faith effort, has been unable to secure said agreement from the Tribe. A good faith effort shall consist of no less than 3 written attempts from the developer/permit applicant to the tribe to secure the required special interest monitoring agreement and appropriate e-mail and telephone contact attempts. Documentation of the effort made to secure the agreement shall be submitted to the County Archaeologist for review and consideration.

10.PLANNING. 42

MAP - CULT.RESOURCE PROFESSION

RECOMMND

The applicant/developer shall retain and enter into a monitoring and mitigation service contract with a County approved Archaeologist for professional services relative to review of grading plans, preparation of a monitoring plan for all areas of disturbance that may impact previously undisturbed deposits (if any), and monitoring of site grading for areas of previously undisturbed deposits. The applicant/developer shall submit a fully executed copy of the contract for archaeological monitoring and mitigation services to the County Archaeologist to ensure compliance with this condition of approval. Upon

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10.PLANNING. 42                    MAP - CULT.RESOURCE PROFESSION (cont.)                    RECOMMND

verification, the Planning Department shall clear this condition. Note: The project Archaeologist is responsible for implementing CEQA-based mitigation using standard professional practices for cultural resources archaeology. The project Archaeologist shall coordinate with the County, applicant/developer and any required tribal or other special interest group monitor throughout the process as appropriate. All documentation regarding the arrangements for the disposition and curation and/or repatriation of cultural resources shall be provided to the County for review and approval prior to issuance of the grading permit. The archaeologist shall also be responsible for preparing the Phase IV monitoring report. This condition shall not modify any approved condition of approval or mitigation measure.

10.PLANNING. 43                    MAP - NOTIFY COUNTY ARCHAEOLOG                    RECOMMND

The applicant shall notify the County Archaeologist a minimum of one week in advance of the extended Phase II testing and site grading operations to allow the County Archaeologist the opportunity to arrange to observe the related cultural resources field activities.

10.PLANNING. 44                    MAP - ARTIFACT DISPOSITION                    RECOMMND

Recovered archaeological materials collected during field studies will be returned to the laboratory of the Project Archaeologist for initial processing and characterization of the recovered assemblage. Materials will be cleaned, sorted by class for material identification, analyzed, and briefly described. The recovered assemblage will be subjected to special analyses with the Tribe's approval. The special studies may include morphological analysis of flaked and ground stone tools, faunal analyses, ceramic analyses, botanical studies, shell artifact analyses, and radiocarbon assays. Upon completion of the project, and following analysis, cultural materials recovered during this project will be turned over to the Torres Martinez in accordance with a Treatment and Reburial of Remains Agreement entered into between the project proponent and the Torres Martinez Band. This shall include all cultural materials collected during all investigations related to this project.

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TRANS DEPARTMENT

10.TRANS. 1                    MAP - STD INTRO 3(ORD 460/461)                    RECOMMND

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.

10.TRANS. 2                    MAP - COUNTY WEB SITE                    RECOMMND

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.

10.TRANS. 4                    MAP - DRAINAGE 1                    RECOMMND

The subdivider 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.

10.TRANS. 5                    MAP - DRAINAGE 2                    RECOMMND

The subdivider 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

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10. GENERAL CONDITIONS

10.TRANS. 5                      MAP - DRAINAGE 2 (cont.)                      RECOMMND

of Ordinance No. 460 will apply.  
Should the quantities exceed the street capacity or the use of streets be prohibited for drainage purposed, the subdivider shall provide adequate drainage facilities and/or appropriate easements as approved by the Transportation Department.

10.TRANS. 6                      MAP - ENCROACHMENT PERMIT                      RECOMMND

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

10.TRANS. 7                      MAP - PRIVATE STREETS                      RECOMMND

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

10.TRANS. 8                      MAP - SOUTH VALLEY PARKWAY                      RECOMMND

The County is in the process of establishing a Road and Bridge Benefit District (RBBB) for the South Valley Parkway area, which includes this project site, in order to mitigate cumulative traffic impacts. A "South Valley Parkway Traffic Study and Roadway Phasing Plan", dated April 4, 2007, has been prepared which identifies cumulative impacts and the needed levels of transportation improvements to achieve acceptable Levels of Service.

The South Valley Parkway RBBB is currently in the planning stage, and the County is coordinating the preparation of a nexus study and refinements to the scope of improvements to be funded under the RBBB. These additional studies will provide the basis for establishing the RBBB fee structure.

Prior to the issuance of building permits the project shall be asked to pay the RBBB fee once it has been established and adopted. In the event the RBBB is not formed prior to the time when an implementing project is ready to record a map or obtain a building permit (for non-residential projects), the proponent of the individual project will have the option of paying an estimated RBBB fee or making a roadway improvement as its proportional share of mitigating cumulative impacts or as approved by the Transportation Department.

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10.TRANS. 9                      MAP - OFF-SITE PHASE                      RECOMMND

Should the applicant choost 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.

10.TRANS. 10                      MAP - TS/CONDITIONS                      RECOMMND

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 following intersections based on the traffic study assumptions.

Madison Street (NS) at:  
58th Avenue (EW)  
60th Avenue (EW)

Monroe Street (NS) at:  
58th Avenue (EW)  
60th Avenue (EW)  
61st Avenue (EW)

Jackson Street (NS) at:  
60th Avenue  
62nd Avenue

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.



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10.TRANS. 11                    MAP - FLOOD HAZARD REPORT                    RECOMMND

This is a proposal to divide 79 acres into 230 residential lots, open spaces and equestrian feature. The proposed development includes grading of the site to construct basins and open spaces and walkways. The developer's engineer has prepared a technical drainage study (dated June 2014) addressing the on-site drainage issues associated with the specific development areas. The subdivider shall provide mitigation measures to be incorporated into the development to prevent flooding of the site and downstream properties. The retention of the post-development runoff from the 100 year event shall be required as part of the drainage improvements for this project.

10.TRANS. 12                    MAP - FLOOD HAZARD REPORT 2                    RECOMMND

This project is located in an area designated Zone D on Federal Flood Insurance Rate Maps which are in effect at this time by the Federal Emergency Management Agency. Zone D is defined as an area of undetermined but possible risk of flood hazard.

10.TRANS. 13                    MAP - DRAINAGE 4                    RECOMMND

The subdivider shall delineate or record by separate instrument the locations of the retention basins to the benefit of CVWD or Riverside County over said area for flood control purposes unless otherwise agreed to by the Director of Transportation. The land divider shall comply with the Coachella Valley Water District (CVWD) recommendations as outlined in their letter dated January 9, 2014. A note shall be placed on the final map as follows: "Prior to the development of this land division Drainage Easements shall be defined on the map or recorded by separate instrument to the benefit of CVWD or Riverside County over said areas for flood control purposes. Maintenance of said Drainage Easements will be performed by Property Owners Association or as agreed to by CVWD or the Director of Transportation".

10.TRANS. 14                    MAP - RETENTION BASIN                    RECOMMND

For retention basin sizing and calculations refer to memorandum dated July 1, 2014, from Alan French to Majeed Farshad.

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10.TRANS. 15                      MAP - RETENTION BASIN MAINTEN                      RECOMMND

Maintenance of the basins, paseos and drainage facilities shall be the responsibility of Property Owners Association or individual property landowners as approved by the Transportation Department. Proper documentation will be provided in the form of an 'Operational and Maintenance responsibilities requirements' or CC&R's to the satisfaction of the County of Riverside defining the maintenance responsibilities of the individual landowners. Adequate areas shall be incorporated into the final improvements to accommodate maintenance access to and along the proposed basins, paseos and drainage facilities.

10.TRANS. 16                      MAP - ORD 460 10-YR/100-YR                      RECOMMND

The 10-year storm flow shall be contained within the curb and the 100-year storm flow shall be contained within the public street right-of-way. In either situation the (Flow depth X Flow velocity) shall be less than or equal to 6. Curb heights shall be limited to a maximum of 6-inches. The typical street section shall be in accordance with Ordinance 460 and Ordinance 461.

10.TRANS. 17                      MAP - DRAIN EASEMENT                      RECOMMND

Coachella Valley Water District will 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 and other facilities. The project proponent may be required to install these facilities and provide land and/or easement on which some of these facilities will be located. All drainage easements shall be shown on the map or recorded by separate instrument and noted as follows, "Drainage Easement - no building, obstructions, or encroachments are allowed."

10.TRANS. 18                      MAP - PERP DRAIN PATT/FACILITY                      RECOMMND

Development of this property shall be coordinated with the development of adjacent properties. This may require the construction of temporary and/or permanent drainage facilities or offsite construction and grading.

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10.TRANS. 19

MAP - LC LANDSCAPE REQUIREMENT

RECOMMND

The developer/ permit holder shall:

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

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

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

10.TRANS. 20

MAP - SUBMIT FINAL WQMP

RECOMMND

In compliance with the currently effective Municipal Stormwater Permit issued by the Colorado River Regional Water Quality Control Board [Order No. R7-2008-0001], and beginning June 15, 2009, all projects that 1) are located within the drainage boundary (watershed) of the Whitewater River; and 2) require discretionary approval by the County of Riverside required to comply with the Water Quality Management Plan (WQMP) for Urban Runoff. The WQMP addresses post-development water quality impacts from new

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10.TRANS. 20

MAP - SUBMIT FINAL WQMP (cont.)

RECOMMND

development and significant redevelopment projects. The WQMP provides detailed guidelines and templates to assist the applicant in completing the necessary documentation and calculations. These documents are available on-line at: [www.rcflood.org/npdes](http://www.rcflood.org/npdes).

To comply with the WQMP, applicants must prepare and submit a "Project Specific" WQMP. At a minimum, the WQMP must: a) identify the post-project pollutants associated with the development proposal together with any adverse hydrologic impacts to receiving waters; b) identify site-specific mitigation measures or Best Management Practices (BMPs) for the identified impacts including site design, source control and treatment control post-development BMPs; and c) identify a sustainable funding and maintenance mechanism for the aforementioned BMPs. A template for this report is included as 'Exhibit 1' in the WQMP.

The applicant has submitted a report that meets the criteria for a Preliminary Project Specific WQMP (see Flood Hazard Report). However, the report will need to be revised to meet the requirements of a Final Project Specific WQMP. However, in order to meet the requirements of a Final Project Specific WQMP, it shall be prepared in substantial conformance to the Preliminary Project Specific WQMP. Also, the applicant should note that, if the project requires a Section 401 Water Quality certification, the Regional Water Quality Control Board may require additional water quality impact mitigation measures.

10.TRANS. 21

MAP - WQMP ESTABL MAINT ENTITY

RECOMMND

This project proposes BMP facilities that will require maintenance by a public agency or homeowners association. To ensure that the public is not unduly burdened with future costs, prior to final approval or recordation of this subdivision, the Transportation Department will require an acceptable financial mechanism to be implemented to provide for maintenance of the project's site design, source control and treatment control BMPs in perpetuity. This may consist of a mechanism to assess individual benefiting property owners, or other means as approved by the Transportation Department. The BMPs must be shown on the project's grading plans and any other improvement plans the selected maintenance entity may require.

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10.TRANS. 22

MAP - BMP MAINT AND INSPECTION

RECOMMND

Unless an alternate viable maintenance entity is established, the Covenants, Conditions and Restrictions (CC&Rs) for the development's Home/Property Owners Association (HOA/POA) shall contain provisions for all structural best management practices (BMPs) to be inspected, and if required, cleaned no later than October 15 each year. The CC&Rs shall identify the entity that will inspect and maintain all structural BMPs within the project boundaries. A copy of the CC&Rs shall be submitted to the Transportation Department for review and approval prior to the recordation of the map.

-OR -

The BMP maintenance plan shall contain provisions for all treatment control BMPs to be inspected, and if required, cleaned no later than October 15 each year. Required documentation shall identify the entity that will inspect and maintain all structural BMPs within the project boundaries. A copy of all necessary documentation shall be submitted to the Transportation Department for review and approval prior to the issuance of occupancy permits.

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 2

MAP - EXPIRATION DATE

RECOMMND

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

20.PLANNING. 11

MAP - POST HARVEST PHASE II

RECOMMND

Post-Harvest Phase II Testing Required  
In order to accommodate for a September 10, 2014 carrot planting schedule, a partial Phase II Testing program was designed to determine whether cultural deposits and/or discrete cultural features associated with a nearby site

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20. PRIOR TO A CERTAIN DATE

20.PLANNING. 11

MAP - POST HARVEST PHASE II (cont.)

RECOMMND

extend into the project area. The entire scope of the Phase II plan was not completed prior to planting and the results of the Phase II investigations have not completely eliminated the possibility that intact cultural deposits and/or features associated with the nearby site may still be present and the presence of artifacts within the Project area suggests that significant prehistoric cultural remains may still be present in subsurface contexts. Thus, at the conclusion of the 2015 carrot harvest (est. mid-April) completion of the Phase II investigations will be required or at a later date to be approved by Riverside County Archaeologist. A Post-harvest Testing Plan shall be developed by the Project Archaeologist and shall include but not be limited to the following.

A blade, box scraper of similar equipment will be employed to remove sediments in no more than 1 inch layers or lifts beginning in the extreme southwest corner of the project area. A County approved archaeologist as well as a Native American monitor from the Torres Martinez Band of Desert Cahuilla Indians will walk directly behind the heavy equipment in order to identify any potential cultural resources exposed during the removal of soils.

The controlled removal of soils will proceed in a series of north / south transects until it is determined that there are no significant cultural deposits present. Should any significant features or deposits be identified, the testing will cease in that immediate area and the location of the resource will be mapped using a sub-meter Global Positioning System unit. The testing will then resume at a distance specified in the Post-Harvest Phase II Testing Plan. The removal of sediments will continue outward from the discovered resource until there has been a minimum horizontal 30-meter wide sterile gap in which no cultural deposits and/or discrete features are identified.

Should any significant resources be identified, these resources will be avoided through project design and preserved in place in perpetuity. This will necessarily require a revision of the Tract Map and potentially the Specific Plan.

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40. PRIOR TO PHASING (UNITIZATION)

PLANNING DEPARTMENT

40.PLANNING. 1 MAP - CONCEPTUAL PHASE GRADING

RECOMMND

Prior to the approval of an application for a division into units or phasing plan for the TENTATIVE MAP, a conceptual grading plan covering the entire TENTATIVE MAP shall be submitted to the County Planning Department for review and approval. The conceptual grading plan shall comply with the following:

A. Techniques which will be used to prevent erosion and sedimentation during and after the grading process shall be depicted or documented.

B. Approximate time frames for grading and areas which may be graded during the higher probability rain months of January through March shall be identified.

C. Preliminary pad and roadway elevations shall be depicted.

D. Areas where temporary grading occurs on any phase other than the one being graded for development at a particular time shall be identified.

The approved conceptual grading plan shall be provided to the Building and Safety Grading Division and shall be used as a guideline for subsequent detailed grading plans for individual units or phases of the TENTATIVE MAP.

40.PLANNING. 2 MAP - PHASES SEPARBLE

RECOMMND

This land division may be divided into units and recorded in phases provided that the phasing plan complies with the following:

A. The proposed division into units or phasing, including unit or phase boundaries, sequencing, and floor plan selection shall be subject to the Planning Director's approval.

B. Each proposed unit or phase, individually and cumulatively with all other units or phases, shall comply with the provisions of Section 7.11 (Restricted Single-Family Residential Subdivision) of the County Ordinance No. 348.

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40. PRIOR TO PHASING (UNITIZATION)

40.PLANNING. 3 MAP - LOT ACCESS/UNIT PLANS

RECOMMND

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

50. PRIOR TO MAP RECORDATION

FIRE DEPARTMENT

50.FIRE. 1 MAP-#46-WATER PLANS

RECOMMND

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.

50.FIRE. 2 MAP-#47-SECONDARY ACCESS

RECOMMND

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.

50.FIRE. 3 MAP-#53-ECS-WTR PRIOR/COMBUS

RECOMMND

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

50.FIRE. 4 MAP-#67-ECS-GATE ENTRANCES

RECOMMND

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



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50. PRIOR TO MAP RECORDATION

50.FIRE. 4                      MAP-#67-ECS-GATE ENTRANCES (cont.)                      RECOMMND

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.

50.FIRE. 5                      MAP\*-#70-ECS-ADDRESS                      RECOMMND

Ecs map must be stamped by the Riverside County Surveyor with the following note: The address will be clearly visible from public roadway.

PARKS DEPARTMENT

50.PARKS. 1                      MAP - OFFER OF DEDICATION                      RECOMMND

Prior to, or in conjunction with the recreation of the project map, the applicant shall offer the Regional Trail easement(s) shown on the map for dedication to Riverside County Regional Park and Open-Space District or County managed Landscape and Lighting Maintenance District for trails purposes. Said easements will offered on behalf of the vested interest of the citizens of Riverside County and will not become part of the District's maintained trail system.

50.PARKS. 2                      MAP - TRAIL MAINTENANCE                      RECOMMND

The applicant shall enter into a trail maintenance agreement with the Regional Park and Open-Space District, or form or annex into an existing County managed Landscape Lighting Maintenance District accepting trails maintenance as approved by the Riverside County Planning Department for the maintenance of the all regional trail(s) identified on the project. The applicant, or successors-in-interest or assignees, shall be responsible for the maintenance of said trails and easement areas such time as the maintenance is taken over by the appropriate maintenance District or entity. The applicant must provide a letter of agreement to the Planning department and the Park District (if other than the District) that trail maintenance will be provided.

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50. PRIOR TO MAP RECORDATION

PLANNING DEPARTMENT

50.PLANNING. 2 MAP - PREPARE A FINAL MAP

RECOMMND

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.

50.PLANNING. 3 MAP - SURVEYOR CHECK LIST

RECOMMND

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 identified as Date Palm Estate lots on the FINAL MAP shall have a minimum lot size of 3/4 acres. All lots identified as Citrus Village lots on the FINAL MAP shall have a minimum lot size of 4,000 sq.ft.
- C. All lot sizes and dimensions on the FINAL MAP shall be in conformance with the development standards of the Specific Plan No. 385 and its Zoning Ordinance, 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.

50.PLANNING. 4 MAP - REQUIRED APPLICATIONS

RECOMMND

No FINAL MAP shall record until General Plan Amendment No. 1125, Specific Plan No. 385 and Change of Zone No. 7814 have been approved and adopted by the Board of Supervisors and have been made effective. This land division shall conform with the development standards of the designations and/or zones ultimately applied to the property.

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 6                    MAP - FINAL PLAN OF DEVELOPMNT                    RECOMMND

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

A. The site's precise grading plan showing all lots, building footprints, setbacks, yard spaces, fences, and the floor plan and elevation assignment for each lot.

B. Construction plans of all dwelling units within the subdivision. The plans shall be in a form suitable for submission to the Department of Building and Safety for plan review.

C. A typical mechanical plan showing the location and placement of mechanical equipment for each dwelling.

50.PLANNING. 8                    MAP - QUIMBY FEES (1)                    RECOMMND

The land divider shall submit to the County Planning Department - Development Review Division a duly and completely executed agreement with the Coachella Valley Recreation and Park District County Service Area No. 152 which demonstrates to the satisfaction of the County that the land divider has provided for the payment of parks and recreation fees and/or dedication of land for the TENTATIVE MAP in accordance with Section 10.35 of County Ordinance No. 460.

50.PLANNING. 9                    MAP - OFFER OF TRAILS                    RECOMMND

An offer of dedication to the County of Riverside for a Class II bike trail located on the south side of 60th Avenue, shall be noted on both the FINAL MAP and the Environmental Constraints Sheet.

50.PLANNING. 13                    MAP - FINAL MAP PREPARER                    RECOMMND

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

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 14 MAP - ECS SHALL BE PREPARED RECOMMND

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.

50.PLANNING. 18 MAP - AGENCY CLEARANCE RECOMMND

A clearance letter from the following departments shall be provided to the Riverside County Planning Department verifying compliance with their conditions:

Riverside County Waste Department, dated January 21, 2014  
Department of Industrial Hygiene, dated May 28, 2014  
Coachella Valley Water District, dated January 8, 2014

50.PLANNING. 22 MAP - ECS NOTE MT PALOMAR LIGH RECOMMND

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

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

50.PLANNING. 24 MAP - CV REC AND PARK DISTRICT RECOMMND

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.

50.PLANNING. 25 MAP - CLASS II BICYCLE TRAIL RECOMMND

The land divider shall submit documents to the Planning Department for review, which documents shall be subject to the approval of that department and the Office of County Counsel, which shall incorporate a Class II bicycle trail on the south side of 60th Avenue to be maintained as approved by the Transportation Department, which may include provisions for maintenance by a property owners

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 25                   MAP - CLASS II BICYCLE TRAIL (cont.)                   RECOMMND

association. Once approved, the documents shall be recorded at the same time that the FINAL MAP is recorded. A certified copy of the recorded document shall be provided to the Planning Department and retained in the land division case file.

50.PLANNING. 26                   MAP - ECS NOTE RIGHT-TO-FARM                   RECOMMND

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

"Lot Nos.1 through 19, as shown on this map, are located partly or wholly within, or within 300 feet of, land zoned for primarily agricultural purposes by the County of Riverside. It is the declared policy of the County of Riverside that no agricultural activity, operation, or facility, or appurtenance thereof, conducted or maintained for commercial purposes in the unincorporated area of the County, and in a manner consistent with proper and accepted customs and standards, as established and followed by similar agricultural operations in the same locality, shall be or become a nuisance, private or public, due to any changed condition in or about the locality, after the same has been in operation for more than three (3) years, if it wasn't a nuisance at the time it began. The term "agricultural activity, operation or facility, or appurtenances thereof" includes, but is not limited to, the cultivation and tillage of the soil, dairying, the production, cultivation, growing and harvesting of any apiculture, or horticulture, the raising of livestock, fur bearing animals, fish or poultry, and any practices performed by a farmer or on a farm as incident to, or in conjunction with, such farming operations, including preparation for market, delivery to storage or to market, or to carriers for transportation to market."

In the event the number of lots, or the configuration of lots, of the FINAL MAP differs from that shown on the approved TENTATIVE MAP, the actual language used above shall reflect those lots which are partly or wholly within 300 feet of agriculturally zoned (A-1, A-2, A-P, A-D) properties.

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50.PLANNING. 29                    MAP - COMPLY WITH ORD 457                    RECOMMND

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

50.PLANNING. 36                    MAP - AG/DAIRY NOTIFICATION                    RECOMMND

The land divider shall submit a detailed proposal for the notification of all initial and future purchasers of dwelling units within the subject project of the existence of dairies and/or other agricultural uses within the vicinity of the property and potential impacts resulting from those uses. Said notification shall be in addition to any notice required by Ordinance No. 625 (Riverside County Right-to-Farm Ordinance). Said approved notification shall be provided to all initial and all future purchasers of dwelling units within the Said approved notification shall be provided to all initial and all future purchasers of dwelling units within the subject project.

50.PLANNING. 37                    MAP - FEE BALANCE                    RECOMMND

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.

50.PLANNING. 41                    MAP - AGRICULTURAL USES CEASE                    RECOMMND

Prior to map recordation, all agricultural uses occurring onsite shall cease including field crops, flower and vegetable gardening, tree crops, and greenhouses uses only for purposes of progration and culture, include the sale thereof from the premises and one unlighted sign that does not exceed two square feet in size pertaining to the sale of products.

50.PLANNING. 42                    MAP - ECS NOTE TILE DRAIN LINE                    RECOMMND

The following environmental constraints note shall be placed on the ECS:

"At the time of the approval of the tentative map by the County of Riverside, property within this map contained

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 42                    MAP - ECS NOTE TILE DRAIN LINE (cont.)                    RECOMMND

sub-surface tile drainage lines intended to direct sub-surface drainage waters away from the property. Such sub-surface tile drainage lines should be considered in the design of improvements on this property, such as, but not necessarily limited to, the placement of wellings, swimming pools and sewer and septic systems. The location of such sub-surface tile drainage lines may be obtained from the Coachella Valley Water District."

50.PLANNING. 43                    MAP - PERIMETER BUFFER                    RECOMMND

The following note shall be placed on the FINAL MAP:  
"Environmental Constraint Sheet illustrates that a 100-foot open space buffer shall be provided along the northern, eastern and southern property line consistent with Specific Plan No. 385. This buffer shall be preserved for only open space purposes. No residential or commercial development is allowed unless specific within Specific Plan No. 385.

50.PLANNING. 44                    MAP - AG/DAIRY NOTIFICATION                    RECOMMND

PRIOR TO MAP RECORDATION, the applicant shall submit a detailed proposal for the notification of all initial and future purchasers of dwelling units within the subject project of the existence of dairies and/or other agricultural uses within one half mile of the property and potential impacts resulting from those uses. Said notification shall be in addition to any notice required by Ordinance No. 625 (Riverside County Right-to-Farm Ordinance). Said approved notification shall be provided to all initial and all future purchasers of dwelling units within the subject project.

(added as implementing condition for SP385)

50.PLANNING. 45                    MAP - PA PROCEDURES                    RECOMMND

The planning area[s] 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 this these planning area[s]:

1. The project proponent has processed a FINAL CHANGE OF ZONE MAP concurrent with the SPECIFIC PLAN which legally defined this [these] planning area[s]. 2. The project

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50.PLANNING. 45                    MAP - PA PROCEDURES (cont.)                    RECOMMND

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.

(added as implementing condition for SP385)

50.PLANNING. 46                    MAP - CC&R RES PUB COMMON AREA                    RECOMMND

The applicant shall convey to the County fee simple title, to all common open space areas, free and clear of all liens, taxes, assessments, leases (recorded or unrecorded) and easement, except those easements which in the sole discretion of the County are acceptable. As a condition precedent to the County accepting title to such areas, the applicant shall notify the Planning Department that the following documents shall be submitted to the Office of the County Counsel and submit said documents for review along with the current fee, which shall be subject to County Counsel approval:

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

The declaration of covenants, conditions and restrictions submitted for review shall a) provide for a minimum term of 60 years, b) provide for the establishment of a property owners' association comprised of the owners of each



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50. PRIOR TO MAP RECORDATION

50.PLANNING. 46

MAP - CC&R RES PUB COMMON AREA (cont.)

RECOMMND

individual lot or unit as tenants in common, and c) contain the following provisions verbatim:

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

The property owners' association established herein shall, if dormant, be activated, by incorporation or otherwise, at the request of the County of Riverside, and the property owners' 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. Such acceptance shall be through the president of the property owner's association, who shall be authorized to execute any documents required to facilitate transfer of the 'common area'. 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 this Declaration.



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50. PRIOR TO MAP RECORDATION

50.PLANNING. 47

MAP - CC&R RES PRI COMMON AREA (cont.)

RECOMMND

tenants in common, and (d) contain the following provisions verbatim:

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

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

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

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

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

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

(added as implementing condition for SP385)

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 48

MAP - COMMON AREA MAINTENANCE

RECOMMND

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

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

b. Unless otherwise provided for in these conditions of approval, common open areas shall be conveyed to the maintenance organization as implementing development is approved or any subdivision as recorded.

c. The maintenance organization shall be established prior to or concurrent with the recordation of the first land division. Any agreements with the maintenance organization shall stipulate that maintenance of landscaped areas will occur in accordance with Ordinance No. 859 (as adopted and any amendments thereto) and the Riverside Guide to California Friendly Landscaping.

d. Covenants, Conditions, and Restrictions for the SPECIFIC PLAN shall prohibit the use of water-intensive landscaping and require the use of low water use landscaping pursuant to the provisions of Ordinance No. 859 (as adopted and any amendments thereto).

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

(added as implementing condition for SP385)

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 49                   MAP - PARK AGENCY REQUIRED                   RECOMMND

PRIOR TO MAP RECORDATION of any subdivision, or other residential development application, all portions of this implementing project not currently within the boundaries of the Riverside County Recreation and Park District, shall be annexed into the Desert Recreation District or a similar entity such as a County Service Area/District that has been designated by the Board of Supervisors, pursuant to Section 10.35(G) of Ordinance No. 460, to receive park dedications and fees. Documentation of said annexation shall be provided to the Planning Department.

This condition shall be considered as NOT APPLICABLE if Desert Recreation District is unwilling or unable to annex the property in question.

(added as implementing condition for SP385)

50.PLANNING. 50                   MAP - CLEAR GEOLOGIC HAZARDS                   RECOMMND

Prior to Map Recordation, the potential hazards associated with the "unclassified geologic lineaments" identified in County Geologic Report GEO02347 shall be fully investigated, assessed and appropriately mitigated. Mitigation shall include avoidance if the lineaments are found to be associated with active earthquake faulting or if geotechnical and/or structural mitigation cannot be reasonably demonstrated adequate for any potentially adverse impacts that could result from the physical cause of the lineaments.

50.PLANNING. 52                   MAP - CC&R RES HOA COM. AREA                   RECOMMND

The land divider shall (a) notify the Planning Department that the following documents shall be shortly, or have been, submitted to the Office of the County Counsel for the review and approval of that office, and (b) the land divider shall submit to the Office of the County Counsel the following documents:

1. A cover letter identifying the project for which approval is sought referencing the Planning Department case number(s) (a copy of this cover letter may be sent to the Planning Department to serve as notification) and identifying one individual to represent the land divider if there are any questions concerning the review of the submitted documents; and

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 52

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

RECOMMND

2. One (1) copy AND one (1) original, wet signed, notarized and ready for recordation declaration of covenants, conditions, and restrictions; attached to these documents there shall be included a legal description of the property included within the covenants, conditions and restrictions and a scaled map or diagram of such boundaries, both signed and stamped by a California registered civil engineer or licensed land surveyor; and

3. A sample document conveying title to the purchaser of an individual lot or unit which provides that the declaration of covenants, conditions, and restrictions is incorporated therein by reference; and,

4. A deposit equaling three (3) hours of the current hourly fee for the Review of Covenants, Conditions and Restrictions established pursuant to County Ordinance No. 671 at the time the above referenced documents are submitted to the Office of the County Counsel for review and approval.

The declaration of covenants, conditions and restrictions submitted for review shall a) provide for a minimum term of 60 years, b) provide for the establishment of a home owner's association comprised of the owners of each individual lot or unit as tenants in common, c) provide for the ownership of the common area by either the home owner's association or the owners of each individual lot or unit as tenants in common, and d) contain the following provisions verbatim:

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

The home owners' association established herein shall manage and continuously maintain the 'common area', more particularly described on Tentative Tract Map No. 36590, attached hereto, and shall not sell or transfer the 'common area' or any part thereof, absent the prior written consent of the Planning Department of the County of Riverside or the County's successor-in-interest.

The home owners' association shall have the right to assess the owners of each individual lot or unit for the

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50.PLANNING. 52 MAP - CC&R RES HOA COM. AREA (cont.) (cont.) RECOMMND

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.

50.PLANNING. 53 MAP - PDA04871R1 RECOMMND

The County of Riverside and Tribal representatives from the Torres Martinez Band of Cahuilla Indians disagree with the County Archaeological Report PDA No.4871R1 recommendations. The Tribe recommends and the County concurs, that in order to avoid potential cemetery-related features being unearthed during construction activities, that completion of the original scope of work for the Phase II testing program be completed and the extended Phase II testing program be completed, post-harvest of the site, as agreed

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50.PLANNING. 53                   MAP - PDA04871R1 (cont.)                   RECOMMND

upon by the applicant.

50.PLANNING. 54                   MAP - POST HARVEST PHASE II                   RECOMMND

Post-Harvest Phase II Testing Required In order to accommodate for a September 10, 2014 carrot planting schedule, a partial Phase II Testing program was designed to determine whether cultural deposits and/or discrete cultural features associated with a nearby site extend into the project area. The entire scope of the Phase II plan was not completed prior to planting and the results of the Phase II investigations have not completely eliminated the possibility that intact cultural deposits and/or features associated with the nearby site may still be present and the presence of artifacts within the Project area suggests that significant prehistoric cultural remains may still be present in subsurface contexts. Thus, at the conclusion of the 2015 carrot harvest (est. mid-April) completion of the Phase II investigations will be required or at a later date to be approved by Riverside County Archaeologist. A Post-harvest Testing Plan shall be developed by the Project Archaeologist and shall include but not be limited to the following.

A blade, box scraper of similar equipment will be employed to remove sediments in no more than 1 inch layers or lifts beginning in the extreme southwest corner of the project area. A County approved archaeologist as well as a Native American monitor from the Torres Martinez Band of Desert Cahuilla Indians will walk directly behind the heavy equipment in order to identify any potential cultural resources exposed during the removal of soils.

The controlled removal of soils will proceed in a series of north / south transects until it is determined that there are no significant cultural deposits present. Should any significant features or deposits be identified, the testing will cease in that immediate area and the location of the resource will be mapped using a sub-meter Global Positioning System unit. The testing will then resume at a distance specified in the Post-Harvest Phase II Testing Plan. The removal of sediments will continue outward from the discovered resource until there has been a minimum horizontal 30-meter wide sterile gap in which no cultural deposits and/or discrete features are identified.



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50.PLANNING. 54            MAP - POST HARVEST PHASE II (cont.)            RECOMMND

Should any significant resources be identified, these resources will be avoided through project design and preserved in place in perpetuity. This will necessarily require a revision of the Tract Map and potentially the Specific Plan.

50.PLANNING. 55            MAP - TREATMENT/REBURIAL AGREE            RECOMMND

A Treatment and Reburial of Remains Agreement shall be entered into by the project proponent and the Torres Martinez Band of Cahuilla Indians. This shall include provision by the applicant of a pre-determined location agreed upon by the proponent and the tribe for repatriation of any and all artifacts. This area shall be set aside in perpetuity to be used by the Torres Martinez as a reburial/repatriation location for all surface and subsurface artifacts that are collected during activities related to this project.

50.PLANNING. 56            MAP - NATIVE AMERICAN MONITOR            RECOMMND

The developer/permit applicant shall enter into a contract with a Tribal monitor(s) from the Torres Martinez Band of Cahuilla Indians who, at the tribe's discretion, shall be on-site during all ground disturbing activities associated with the Phase II Testing (extended). The developer shall submit a copy of a signed contract between the Torres Martinez Band of Cahuilla Indians and the developer/permit holder for the monitoring of the project, and which addresses the treatment of cultural resources, to the Planning Department and the County Archaeologist. The Native American Monitor(s) shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow recovery of cultural resources. Native American groups shall be given a minimum notice of two weeks that a monitor is required. If a monitor is not available, work may continue without the monitor. The Project Archaeologist shall include in the Phase II Archaeological report any concerns or comments that the monitor has regarding the project and shall include as an appendix any written correspondence or reports prepared by the Native American monitor. 2) Native American monitoring does not replace any Cultural Resources monitoring required by a County-approved Archaeologist, but rather serves as a supplement for coordination and advisory purposes for all groups' interests only. 3) The developer/permit applicant

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50.PLANNING. 56                    MAP - NATIVE AMERICAN MONITOR (cont.)                    RECOMMND

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

50.PLANNING. 57                    MAP - CULT.RESOURCE PROFESSION                    RECOMMND

The applicant/developer shall retain and enter into a monitoring and mitigation service contract with a County approved Archaeologist for professional services relative to review of grading plans, preparation of a monitoring plan for all areas of disturbance that may impact previously undisturbed deposits (if any), and monitoring of site grading for areas of previously undisturbed deposits. The applicant/developer shall submit a fully executed copy of the contract for archaeological monitoring and mitigation services to the County Archaeologist to ensure compliance with this condition of approval. Upon verification, the Planning Department shall clear this condition. Note: The project Archaeologist is responsible for implementing CEQA-based mitigation using standard professional practices for cultural resources archaeology. The project Archaeologist shall coordinate with the County, applicant/developer and any required tribal or other special interest group monitor throughout the process as appropriate. All documentation regarding the arrangements for the disposition and curation and/or repatriation of cultural resources shall be provided to the County for review and approval prior to issuance of the grading permit. The archaeologist shall also be responsible for preparing the Phase IV monitoring report. This condition shall not modify any approved condition of approval or mitigation measure.

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TRANS DEPARTMENT

50.TRANS. 3                      MAP - EASEMENT/SUR                      RECOMMND

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.

50.TRANS. 4                      MAP - ACCESS RESTRICTION/SUR                      RECOMMND

Lot access shall be restricted on 60th Avenue and 61st Avenue and so noted on the final map, with the exception of development access openings as approved by the Transportation Department.

50.TRANS. 5                      MAP - STREET NAME SIGN                      RECOMMND

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

50.TRANS. 7                      MAP - ST DESIGN/IMPRV CONCEPT                      RECOMMND

The street design and improvement concept of this project shall be coordinated with the Vista Santa Rosa Design Guidelines and Specific Plan No. 385.

50.TRANS. 9                      MAP - SOILS 2                      RECOMMND

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

50.TRANS. 13                      MAP - CORNER CUT-BACK I/SUR                      RECOMMND

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.

50.TRANS. 18                      MAP - LIGHTING PLAN                      RECOMMND

A separate street light plan is required for this project. Street lighting shall be designed and located at intersections along public streets and in accordance with

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50.TRANS. 18                      MAP - LIGHTING PLAN (cont.)                      RECOMMND

the Vista Santa Rosa Design Guidelines as approved by the Transportation Department. 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.

50.TRANS. 19                      MAP - ANNEX L&LMD/OTHER DIST                      RECOMMND

Prior to map recordation, the project proponent shall comply with County requirements within public road rights-of-way, in accordance with Ordinance 461 and Vista Santa Rosa Design Guidelines. Assurance of maintenance is required by filing an applicaton for annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated and/or any other maintenance district approved by the Transportation Department. Said annexation should include the following:

- (1) Landscaping along 60th Avenue and 61st Avenue.
- (2) Trails along 60th Avenue and 61st Avenue.
- (3) Street lights on 60th Avenue and 61st Avenue.

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

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

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

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50.TRANS. 22

MAP - EXISTING MAINTAINED

RECOMMND

60th Avenue along project boundary is a paved County maintained road designated as an Arterial Highway and shall be improved with 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 within the 64-foot half-width dedicated right-of-way in accordance with County Standard No. 92, pages 1 and 2 (86'/128') modified to reflect the Vista Santa Rosa Design Guidelines as approved by the Transportation Department.

NOTE: A 5-foot wide meandering, colored, stabilized and compacted decomposed granite walkway/trail 8-inches thick shall be constructed within the 21-foot parkway per Standard No. 404 modified to reflect the Vista Santa Rosa Design Guidelines and as approved by the Transportation Department.

61st Avenue along project boundary is a paved County maintained road designated as a Local Street and shall be improved with concrete curb and gutter, 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 30-foot half-width dedicated right of way in accordance with County Standard No. 105, pages 1 and 2 (40'/60') Section "C" modified to reflect the Vista Santa Rosa Design Guidelines as approved by the Transportation Department.

NOTE: A 5-foot wide meandering, colored, stabilized and compacted decomposed granite walkway/trail 8-inches thick shall be constructed within the 10-foot parkway per Standard No. 404 modified to reflect the Vista Santa Rosa Design Guidelines and as approved by the Transportation Department.

50.TRANS. 23

MAP - IMPROVEMENTS

RECOMMND

The internal private street designated as Street "A" from 60th Avenue to Street "B" and Street "A" from 61st Avenue to Street "D", shall be improved to include widening at the entry, Type "A-8", Standard No. 201, transitioning to a no curb, a curbed center median, a minimum of 50--feet of vehicular stacking distance from the gate control

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50.TRANS. 23                      MAP - IMPROVEMENTS (cont.)                      RECOMMND

mechanism and a turn around area as approved by the Transportation Department.

The private streets designated as Street's "A" thru "S" shall be improved in accordance with County Standard No. 112, Section "B", modified, and per Specific Plan No. 385, with 28-feet of asphalt concrete pavement and 10-foot wide graded shoulders as approved by the Transportation Department.

50.TRANS. 24                      MAP - UTILITY PLAN                      RECOMMND

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.

50.TRANS. 26                      MAP - LANDSCAPING/TRAILS                      RECOMMND

The project proponent shall comply in accordance with landscaping (and/or trail) requirements within public road rights-of-way (or within easements adjacent to the public rights-of-way), in accordance with Ordinance 461, Vista Santa Rosa Design Guidelines, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859.

Landscaping shall be improved within 60th Avenue and 61st Avenue. The landscape design shall incorporate a desert theme, including the extensive use of native desert and drought tolerant plant species. Irrigation systems shall incorporate the use of drip irrigation to the maximum extent feasible. The use of non-organic landscape elements such as rocks, decorative paving sand and gravel is encouraged. The use of grass, sod or other water intense ground cover plant materials will not be permitted.

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50.TRANS. 26                      MAP - LANDSCAPING/TRAILS (cont.)                      RECOMMND

Landscaping plans shall be submitted on standard County plan sheet format (24" X 36"). Landscaping plans shall be submitted with the street improvement plans. If landscaping maintenance (and/or trails) is to be annexed to a County Service Area, or Landscaping and Lighting Maintenance District, landscaping plans shall depict ONLY such landscaping, irrigation and related facilities as are to be placed within the public road rights-of-way.

50.TRANS. 28                      MAP - INTERSECTION/50' TANGENT                      RECOMMND

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.

50.TRANS. 29                      MAP - IMP PLANS                      RECOMMND

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://www.rctlma.org/trans/land\\_dev\\_plan\\_check\\_guidelines.html](http://www.rctlma.org/trans/land_dev_plan_check_guidelines.html).

50.TRANS. 32                      MAP - SIGNING & STRIPING PLAN                      RECOMMND

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.

50.TRANS. 33                      MAP - SOUTH VALLELY PARKWAY                      RECOMMND

The County is in the process of establishing a Road and Bridge Benefit District (RBBB) for the South Valley Parkway area, which includes this project site, in order to mitigate cumulative traffic impacts. A "South Valley Parkway Traffic Study and Roadway Phasing Plan", dated

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50.TRANS. 33                      MAP - SOUTH VALLELY PARKWAY (cont.)                      RECOMMND

April 4, 2007, has been prepared which identifies cumulative impacts and the needed levels of transportation improvements to achieve acceptable Levels of Service.

The South Valley Parkway RBBB is currently in the planning stage, and the County is coordinating the preparation of a nexus study and refinements to the scope of improvements to be funded under the RBBB. These additional studies will provide the basis for establishing the RBBB fee structure.

Prior to the issuance of building permits the project shall be asked to pay the RBBB fee once it has been established and adopted. In the event the RBBB is not formed prior to the time when an implementing project is ready to record a map or obtain a building permit (for non-residential projects), the proponent of the individual project will have the option of paying an estimated RBBB fee or making a roadway improvement as its proportional share of mitigating cumulative impacts or as approved by the Transportation Department.

50.TRANS. 34                      MAP - TS/DESIGN                      RECOMMND

The project proponent shall be responsible for the design of traffic signal(s) at the intersections of:

None

50.TRANS. 35                      MAP - TS/GEOMETRICS                      RECOMMND

The intersection of Driveway 1 (NS) at 60th Avenue (EW) shall be improved to provide the following geometrics:

Northbound: one left-turn, one right-turn lane - stop controlled  
Southbound: N/A  
Eastbound: one shared through/right-turn lane  
Westbound: one left-turn lane, one through lane

The intersection of Driveway 2 (NS) at 61st Avenue (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 left-turn lane, one through lane



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50.TRANS. 35                      MAP - TS/GEOMETRICS (cont.)                      RECOMMND

Westbound: one shared 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.

50.TRANS. 36                      MAP - TS/AVE60 TRANSITION                      RECOMMND

The project proponent shall provide an appropriate transition design for 60th Avenue which will taper the road improvements from the County's Arterial Highway to the City's Primary Arterial standard or as approved by the Transportation Department.

50.TRANS. 37                      MAP -FINAL MAP DRAIN EASEMENT1                      RECOMMND

The subdivider shall delineate and record all drainage easements to the benefit of the public and agencies 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".

50.TRANS. 38                      MAP -FINAL MAP DRAIN EASEMENT2                      RECOMMND

The minimum drainage easement width shall be 20-feet unless otherwise approved by the Director of Transportation.

50.TRANS. 39                      MAP - FLOODWAYS ECS                      RECOMMND

A note shall be placed on the Environmental Constraint Sheet (ECS) identifying the location of the easement and stating, "Drainage Easement - no building, obstructions, or encroachments by landfills are allowed". Maintenance of said Drainage Easements will be performed by Property Owners Association or as agreed to by the Director of

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50.TRANS. 39                    MAP - FLOODWAYS ECS (cont.)                    RECOMMND  
Transportation".

50.TRANS. 40                    MAP - RETENTION BASIN                    RECOMMND  
For retention basin sizing and calculations refer to memorandum dated July 1, 2014, from Alan French to Majeed Farshad.

50.TRANS. 41                    MAP - LC LNDS CP COMMON AREA MA                    RECOMMND  
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.

50.TRANS. 42                    MAP - WQMP REQMT ON ECS                    RECOMMND

A notice of the WQMP requirements shall be placed on the Environmental Constraint Sheet and final map. The exact

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50.TRANS. 42                      MAP - WQMP REQMT ON ECS (cont.)                      RECOMMND

wording of the note shall be as follows:

NOTICE OF WQMP REQUIREMENTS:

"A final project specific Water Quality Management Plan (WQMP) may be required prior to issuance of a grading or building permit. If required, the WQMP shall be consistent with the requirements of the County of Riverside's Municipal Stormwater Permit which are in effect at the time the grading or building permit is issued. The WQMP shall be submitted to the Transportation Department for review and approval on a fee for service basis." Ask County Counsel/NPDES

50.TRANS. 43                      MAP - SUBMIT WQMP AND PLANS                      RECOMMND

The project specific Final WQMP, improvement plans, final map, Environmental Constraint Sheet, BMP improvement plans and any other necessary documentation along with supporting hydrologic and hydraulic calculations shall be submitted to the Transportation Department for review and approval. The Final WQMP and plans must receive Transportation Department approval prior to recordation. All submittals shall be date stamped by a registered engineer.

50.TRANS. 44                      MAP - WQMP MAINT DETERMINATION                      RECOMMND

The project proponent shall contact the Transportation Department to determine the appropriate entity that will maintain the BMPs identified in the project specific WQMP. This determination shall be documented in the project specific WQMP.

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 1                      MAP - NPDES/SWPPP                      RECOMMND

Prior to issuance of any grading or construction permits - whichever comes first - the applicant shall provide the Building and Safety Department evidence of compliance with the following: "Effective March 10, 2003 owner operators of grading or construction projects are required to comply with the N.P.D.E.S. (National Pollutant Discharge Elimination System) requirement to obtain a construction

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 1                    MAP - NPDES/SWPPP (cont.)                    RECOMMND

permit from the State Water Resource Control Board (SWRCB). The permit requirement applies to grading and construction sites of "ONE" acre or larger. The owner operator can comply by submitting a "Notice of Intent" (NOI), develop and implement a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) and a monitoring program and reporting plan for the construction site. For additional information and to obtain a copy of the NPDES State Construction Permit contact the SWRCB at [www.swrcb.ca.gov](http://www.swrcb.ca.gov) .

Additionally, at the time the county adopts, as part of any ordinance, regulations specific to the N.P.D.E.S., this project (or subdivision) shall comply with them.

60.BS GRADE. 2                    MAP - GRADING SECURITY                    RECOMMND

Grading in excess of 199 cubic yards will require a performance security to be posted with the Building and Safety Department. Single Family Dwelling units graded one lot per permit and proposing to grade less than 5,000 cubic yards are exempt.

60.BS GRADE. 3                    MAP - IMPORT/EXPORT                    RECOMMND

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

A separate stockpile permit is required for the import site. It shall be authorized in conjunction with an approved construction project and shall comply with the requirements of Ordinance 457.

If an Environmental Assessment, prior to issuing a grading permit, did not previously approve either location, a Grading Environmental Assessment shall be submitted to the Planning Director for review and comment and to the Building and Safety Department Director for approval.

Additionally, if the movement of import / export occurs using county roads, review and approval of the haul routes by the Transportation Department may be required.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 4                    MAP - GEOTECH/SOILS RPTS                    RECOMMND

Geotechnical soils reports, required in order to obtain a grading permit, shall be submitted to the Building and Safety Department's Grading Division for review and approval prior to issuance of a grading permit. All grading shall be in conformance with the recommendations of the geotechnical/soils reports as approved by Riverside County.\* \*The geotechnical/soils, compaction and inspection reports will be reviewed in accordance with the RIVERSIDE COUNTY GEOTECHNICAL GUIDELINES FOR REVIEW OF GEOTECHNICAL AND GEOLOGIC REPORTS.

60.BS GRADE. 6                    MAP - DRNAGE DESIGN Q100                    RECOMMND

All drainage facilities shall be designed in accordance with the Riverside County Flood Control & Water District's or Coachella Valley Water District's conditions of approval regarding this application. If not specifically addressed in their conditions, drainage shall be designed to accommodate 100 year storm flows.

60.BS GRADE. 7                    MAP - OFFSITE GDG ONUS                    RECOMMND

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.

60.BS GRADE. 8                    MAP - NOTRD OFFSITE LTR                    RECOMMND

A notarized letter of permission 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.

60.BS GRADE. 11                    MAP - APPROVED WQMP                    RECOMMND

Prior to the issuance of a grading permit, the owner / applicant shall submit to the Building & Safety Department Engineering Division evidence that the project - specific Water Quality Management Plan (WQMP) has been approved by the Riverside County Flood Control District or Riverside County Transportation Department and that all approved water quality treatment control BMPs have been included on the grading plan.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 13                    MAP - PRE-CONSTRUCTION MTG                    RECOMMND

Upon receiving grading plan approval and prior to the issuance of a grading permit, the applicant is required to schedule a pre-construction meeting with the Building and Safety Department Environmental Compliance Division.

60.BS GRADE. 14                    MAP - BMP CONST NPDES PERMIT                    RECOMMND

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, Stormwater ordinances and regulations until completion of the construction activities, permanent stabilization of the site and permit final.

60.BS GRADE. 15                    MAP - SWPPP REVIEW                    RECOMMND

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.

60.BS GRADE. 16                    MAP - PM10 PLAN REQUIRED                    RECOMMND

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.

1.NOTE: The PM 10 plan shall require the posting of signs in accordance with Building and Safety form "Signage Recommendations".

2.NOTE: All PM 10 measures must be in place prior to commencing any grading activity on site.

60.BS GRADE. 17                    MAP - TRANS& CVWD REVIEW REQ'D                    RECOMMND

The applicant or developer shall submit copies of the grading plan and hydrologic calculations to the Riverside County Transportation Department (RCTD) and the Coachella Valley Water District (CVWSD) for their review

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60.BS GRADE. 17                    MAP - TRANS& CVWD REVIEW REQ'D (cont.)                    RECOMMND

and approval. Additional flood plain management fees may be required by CVWD. Prior to the issuance of a grading permit, the applicant or developer shall provide, to the Department of Building and Safety Grading Division, a letter from RCTD and CVWD indicating their approval of the plans or waiver of the review.

60.BS GRADE. 18                    MAP - PM 10 CLASS REQUIRED                    RECOMMND

Prior to the issuance of a grading permit, as a requirement of the CIP, the owner, developer, contractor, and their assignees must attend the PM10 class conducted by SCAQMD. Currently, classes are scheduled monthly by SCAQMD.

60.BS GRADE. 19                    MAP - TILE DRAINS                    RECOMMND

Prior to the issuance of a grading permit, the existing underdrainage system (tile drains) shall be clearly delineated on the grading plan. The grading plan shall include, but is not limited to following information:

- 1) Location and depth of the existing tile drains.
- 2) Proposed location of service risers, tie-ins and inspection vaults.
- 3) Easement locations.
- 4) Show any relocating/rerouting of existing drains to accommodate planned subsurface improvements.
- 5) Appropriate incorporation of supplemental underdrainage devices and proper tie in into tile-drain manifolds and mains.
- 6) Maintenance responsibility (HOA, CVWD, etc.) shall be noted on plan.

60.BS GRADE. 20                    MAP - ALTERNATIVE PVMT                    RECOMMND

In instances where the grading plan involves the use of porous or pervious pavements as an alternative to asphalt and concrete surfaces, prior to the issuance of a grading permit, approval shall be obtained from the Building and Safety Department.

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E HEALTH DEPARTMENT

60.E HEALTH. 1                   ESA PHASE II REPORT REQUIRED

RECOMMND

PRIOR TO THE ISSUANCE OF A GRADING PERMIT, a Phase II Environmental Site Assessment report shall be submitted to the Riverside County Department of Environmental Health, Environmental Cleanup Program (RCDEH-ECP) for review and approval. Applicable review fees shall apply.

A Phase II Environmental Site Assessment is required to properly evaluate the potential for agricultural chemicals in the soil that may pose a risk to human health or the environment. The Department of Toxic Substances Control's "Interim Guidance for Sampling Agricultural Properties" shall be followed. No grading permits shall be issued without clearance from RCDEH-ECP. For further information, please contact RCDEH-ECP at (951) 955-8980.

EPD DEPARTMENT

60.EPD. 1                   EPD - MBTA SURVEYS

RECOMMND

Birds and their nests are protected by the Migratory Bird Treaty Act (MBTA) and California Department of Fish and Wildlife (CDFW) Codes. Since the project supports suitable nesting bird habitat, removal of vegetation or any other potential nesting bird habitat disturbances shall be conducted outside of the avian nesting season (February 1st through August 31st). If habitat must be cleared during the nesting season, a preconstruction nesting bird survey shall be conducted. The preconstruction nesting bird survey must be conducted by a biologist who holds a current MOU with the County of Riverside. The biologist shall prepare and submit a report, documenting the results of the survey, to the Riverside County Planning Department, Environmental Programs Division (EPD) for review and approval. 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 30 days prior to any ground disturbance. If ground disturbance does not begin within 30 days of the report date a second survey must be conducted.

60.EPD. 2                   EPD - BUOW CLEARANCE SURVEYS

RECOMMND

Prior to grading or any ground disturbance activities a biologist who holds an MOU with the County of Riverside





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60.PLANNING. 1

MAP - PALEO PRIMP & MONITOR (cont.)

RECOMMND

project paleontologist in a Paleontological Resource Impact Mitigation Program (PRIMP). This PRIMP shall be submitted to the County Geologist for review and approval prior to issuance of a Grading Permit.

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

1. Description of the proposed site and planned grading operations.
2. Description of the level of monitoring required for all earth-moving activities in the project area.
3. Identification and qualifications of the qualified paleontological monitor to be employed for grading operations monitoring.
4. Identification of personnel with authority and responsibility to temporarily halt or divert grading equipment to allow for recovery of large specimens.
5. Direction for any fossil discoveries to be immediately reported to the property owner who in turn will immediately notify the County Geologist of the discovery.
6. Means and methods to be employed by the paleontological monitor to quickly salvage fossils as they are unearthed to avoid construction delays.
7. Sampling of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates.
8. Procedures and protocol for collecting and processing of samples and specimens.
9. Fossil identification and curation procedures to be employed.
10. Identification of the permanent repository to receive any recovered fossil material. \*Pursuant the County of Riverside "SABER Policy", paleontological fossils found in the County of Riverside should, by preference, be directed to the Western Science Center in the City of Hemet. A written agreement between the property owner/developer and

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60.PLANNING. 1                    MAP - PALEO PRIMP & MONITOR (cont.) (cont.)                    RECOMMND

the repository must be in place prior to site grading.

11.All pertinent exhibits, maps and references.

12.Procedures for reporting of findings.

13.Identification and acknowledgement of the developer for the content of the PRIMP as well as acceptance of financial responsibility for monitoring, reporting and curation fees.

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

All reports shall be signed by the project paleontologist and all other professionals responsible for the report's content (eg. Professional Geologist), as appropriate. Two wet-signed original copies of the report(s) shall be submitted to the office of the County Geologist along with a copy of this condition and the grading plan for appropriate case processing and tracking. These documents should not be submitted to the project Planner, the Plan Check staff, the Land Use Counter or any other County office. In addition, the applicant shall submit proof of hiring (i.e. copy of executed contract, retainer agreement, etc.) a project paleontologist for the in-grading implementation of the PRIMP.

60.PLANNING. 3                    MAP - BUILDING PAD GRADING                    RECOMMND

All grading for any proposed new dwellings and/or accessory buildings shall occur within the approved building pad sites shown on the TENTATIVE MAP.

60.PLANNING. 12                    MAP - PLANNING DEPT REVIEW                    RECOMMND

As part of the plan check review of the proposed grading plan for the subject property, the Department of Building and Safety - Grading Division shall submit a copy of the proposed grading plan, along with the applicable Log/Permit Numbers for reference, to the County Planning Department to be reviewed for compliance with the approved tentative map.

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60.PLANNING. 14                    MAP - AGENCY CLEARANCE                    RECOMMND

A clearance letter from the following departments shall be provided to the Riverside County Planning Department verifying compliance with the conditions stated in their letter dated as follows:

Riverside County Waste, dated January 21, 2014  
Department of Industrial Hygiene, dated May 28, 2014  
Coachella Valley Water District, dated January 8, 2014

60.PLANNING. 22                    MAP - FEE BALANCE                    RECOMMND

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.

60.PLANNING. 23                    MAP - GRADING PLAN REVIEW                    RECOMMND

The land divider/permit holder shall cause a plan check application for a grading plan to be submitted to the county T.L.M.A - Land Use Division for review by the County Department of Building and Safety - Grading Division. Said grading plan shall be in conformance with the approved tentative map, in compliance with County Ordinance No. 457, and the conditions of approval for the tentative map.

60.PLANNING. 25                    MAP - REQUIRED APPLICATIONS                    RECOMMND

No grading permits shall be issued until General Plan Amendment No. 1125, Specific Plan No. 385, and Change of Zone No. 7814 have been approved and adopted by the Board of Supervisors and have been made effective.

60.PLANNING. 26                    MAP - GENERIC M/M PROGRAM                    RECOMMND

PRIOR TO THE ISSUANCE OF GRADING PERMITS, the project applicant shall provide to the Planning Department a detailed proposal for complying with the preliminary mitigation and monitoring procedures described in the EA during the process of grading. Grading permits will not be issued unless the preliminary mitigation and monitoring procedures as described in the EA are substantially complied with.

(added as implementing condition for SP385)

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 27                    MAP - CLEAR GEOLOGIC HAZARDS                    RECOMMND

PRIOR TO GRADING PERMIT ISSUANCE:

The potential hazards associated with the "unclassified geologic lineaments" identified in County Geologic Report GEO02347 shall be fully investigated, assessed and appropriately mitigated. Mitigation shall include avoidance if the lineaments are found to be associated with active earthquake faulting or if geotechnical and/or structural mitigation cannot be reasonably demonstrated adequate for any potentially adverse impacts that could result from the physical cause of the lineaments.

60.PLANNING. 29                    MAP - TREATMENT/REBURIAL AGREE                    RECOMMND

A Treatment and Reburial of Remains Agreement shall be entered into by the project proponent and the Torres Martinez Band of Cahuilla Indians. This shall include provision by the applicant of a pre-determined location agreed upon by the proponent and the tribe for repatriation of any and all artifacts. This area shall be set aside in perpetuity to be used by the Torres Martinez as a reburial/repatriation location for all surface and subsurface artifacts that are collected during activities related to this project.

60.PLANNING. 30                    MAP - NATIVE AMERICAN MONITOR                    RECOMMND

The developer/permit applicant shall enter into a contract with a Tribal monitor(s) from the Torres Martinez Band of Cahuilla Indians who, at the tribe's discretion, shall be on-site during all ground disturbing activities associated with the Phase II Testing (extended). The developer shall submit a copy of a signed contract between the Torres Martinez Band of Cahuilla Indians and the developer/permit holder for the monitoring of the project, and which addresses the treatment of cultural resources, to the Planning Department and the County Archaeologist. The Native American Monitor(s) shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow recovery of cultural resources. Native American groups shall be given a minimum notice of two weeks that a monitor is required. If a monitor is not available, work may continue without the monitor. The Project Archaeologist shall include in the Phase II Archaeological report any concerns or comments that the monitor has regarding the project and shall include as an

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60.PLANNING. 30                    MAP - NATIVE AMERICAN MONITOR (cont.)                    RECOMMND

appendix any written correspondence or reports prepared by the Native American monitor.

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

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

60.PLANNING. 31                    MAP - CULT.RESOURCE PROFESSION                    RECOMMND

The applicant/developer shall retain and enter into a monitoring and mitigation service contract with a County approved Archaeologist for professional services relative to review of grading plans, preparation of a monitoring plan for all areas of disturbance that may impact previously undisturbed deposits (if any), and monitoring of site grading for areas of previously undisturbed deposits. The applicant/developer shall submit a fully executed copy of the contract for archaeological monitoring and mitigation services to the County Archaeologist to ensure compliance with this condition of approval. Upon verification, the Planning Department shall clear this condition.

Note: The project Archaeologist is responsible for implementing CEQA-based mitigation using standard professional practices for cultural resources archaeology. The project Archaeologist shall coordinate with the County, applicant/developer and any required tribal or other special interest group monitor throughout the process as appropriate. All documentation regarding the arrangements for the disposition and curation and/or repatriation of cultural resources shall be provided to the County for review and approval prior to issuance of the grading

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 31           MAP - CULT.RESOURCE PROFESSION (cont.)           RECOMMND

permit.

The archaeologist shall also be responsible for preparing the Phase IV monitoring report.

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

60.PLANNING. 32           MAP - NOTIFY COUNTY ARCHAEOLOG           RECOMMND

The applicant shall notify the County Archaeologist a minimum of one week in advance of the extended Phase II testing and site grading operations to allow the County Archaeologist the opportunity to arrange to observe the related cultural resources field activities.

60.PLANNING. 33           MAP - PDA04871R1           RECOMMND

The County of Riverside and Tribal representatives from the Torres Martinez Band of Cahuilla Indians disagree with the County Archaeological Report PDA No.4871R1 recommendations. The Tribe recommends and the County concurs, that in order to avoid potential cemetery-related features being unearthed during construction activities, that completion of the original scope of work for the Phase II testing program be completed and the extended Phase II testing program be completed, post-harvest of the site, as agreed upon by the applicant.

60.PLANNING. 34           MAP - POST HARVEST PHASE II           RECOMMND

Post-Harvest Phase II Testing Required In order to accommodate for a September 10, 2014 carrot planting schedule, a partial Phase II Testing program was designed to determine whether cultural deposits and/or discrete cultural features associated with a nearby site extend into the project area. The entire scope of the Phase II plan was not completed prior to planting and the results of the Phase II investigations have not completely eliminated the possibility that intact cultural deposits and/or features associated with the nearby site may still be present and the presence of artifacts within the Project area suggests that significant prehistoric cultural remains may still be present in subsurface contexts. Thus, at the conclusion of the 2015 carrot harvest (est. mid-April) completion of the Phase II investigations will be required or at a later date to be approved by Riverside County Archaeologist. A Post-harvest Testing Plan shall be developed by the Project

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60.PLANNING. 34

MAP - POST HARVEST PHASE II (cont.)

RECOMMND

Archaeologist and shall include but not be limited to the following.

A blade, box scraper of similar equipment will be employed to remove sediments in no more than 1 inch layers or lifts beginning in the extreme southwest corner of the project area. A County approved archaeologist as well as a Native American monitor from the Torres Martinez Band of Desert Cahuilla Indians will walk directly behind the heavy equipment in order to identify any potential cultural resources exposed during the removal of soils.

The controlled removal of soils will proceed in a series of north / south transects until it is determined that there are no significant cultural deposits present. Should any significant features or deposits be identified, the testing will cease in that immediate area and the location of the resource will be mapped using a sub-meter Global Positioning System unit. The testing will then resume at a distance specified in the Post-Harvest Phase II Testing Plan. The removal of sediments will continue outward from the discovered resource until there has been a minimum horizontal 30-meter wide sterile gap in which no cultural deposits and/or discrete features are identified.

Should any significant resources be identified, these resources will be avoided through project design and preserved in place in perpetuity. This will necessarily require a revision of the Tract Map and potentially the Specific Plan.

TRANS DEPARTMENT

60.TRANS. 2

MAP - SBMT/APPVD GRADING PLAN

RECOMMND

When you submit a grading plan to the Department of Building and Safety, a copy of the grading plan shall be submitted and approved by the Transportation Department prior to a grading permit issuance.

Submit required grading plan to the Transportation Department, Plan Check Section, 8th Floor, 4080 Lemon Street, Riverside, CA.



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60. PRIOR TO GRADING PRMT ISSUANCE

60.TRANS. 3

MAP - SUBMIT FINAL WQMP

RECOMMND

A copy of the approved project specific WQMP shall be submitted to the Transportation Department along with the grading plans, final map, Environmental Constraint Sheet, BMP improvement plans and any other necessary documentation with supporting hydrologic and hydraulic calculations to the Transportation Department for review and approval. The BMPs identified in the approved project specific WQMP shall be shown on the grading plans, where applicable.

60.TRANS. 4

MAP - SOUTH VALLEY PARKWAY

RECOMMND

The County is in the process of establishing a Road and Bridge Benefit District (RBBB) for the South Valley Parkway area, which includes this project site, in order to mitigate cumulative traffic impacts. A "South Valley Parkway Traffic Study and Roadway Phasing Plan", dated April 4, 2007, has been prepared which identifies cumulative impacts and the needed levels of transportation improvements to achieve acceptable Levels of Service.

The South Valley Parkway RBBB is currently in the planning stage, and the County is coordinating the preparation of a nexus study and refinements to the scope of improvements to be funded under the RBBB. These additional studies will provide the basis for establishing the RBBB fee structure.

Prior to the issuance of building permits the project shall be asked to pay the RBBB fee once it has been established and adopted. In the event the RBBB is not formed prior to the time when an implementing project is ready to record a map or obtain a building permit (for non-residential projects), the proponent of the individual project will have the option of paying an estimated RBBB fee or making a roadway improvement as its proportional share of mitigating cumulative impacts or as approved by the Transportation Department.

60.TRANS. 5

MAP - DRAINAGE SUBMIT PLANS

RECOMMND

The developer shall comply with Riverside County Ordinance 458.12 as amended in the preparation of on-site flood protection. The developer shall submit plans for grading, landscaping, and irrigation systems, any other necessary documentation along with supporting hydrologic and hydraulic calculations to CVWD and Riverside County Transportation for review and approval. The developer

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60. PRIOR TO GRADING PRMT ISSUANCE

60.TRANS. 5                    MAP - DRAINAGE SUBMIT PLANS (cont.)                    RECOMMND

shall pay all fees as required by CVWD and Riverside County Transportation Department.

60.TRANS. 6                    MAP - EASEMENT FOR DRAINAGE                    RECOMMND

The developer will prepare and record easements for drainage purposed by separate instrument, if not shown on the map, to the benefit of public, for areas where drainage facilities and other drainage appurtenances are required and/or where drainage flow patterns must be maintained to convey flood plain water. All drainage easements shall be recorded by separate instrument and noted as follows, "Drainage Easement - no building, obstructions, or encroachments are allowed."

60.TRANS. 7                    MAP - TYPICAL SITE GRADING                    RECOMMND

All on-site grading shall be graded to drain to on site drainage facilities. Offsite drainage shall be conveyed through the project site in a manner that will not adversely impact either on-site improvements or worsen the existing drainage conditions to adjacent offsite properties.

60.TRANS. 8                    MAP - RETENTION BASIN                    RECOMMND

For retention basin sizing and calculations refer to memorandum dated July 1, 2014, from Alan French to Majeed Farshad.

70. PRIOR TO GRADING FINAL INSPECT

PARKS DEPARTMENT

70.PARKS. 1                    MAP - TRAIL GRADE                    RECOMMND

Prior to final grading inspection, the applicant is required to have graded the proposed project site in accordance with the grading plan and comply with conditions of the Regional Park and Open-Space District's approval exhibit/trail plan.

70.PARKS. 2                    MAP - TRAIL GRADE INSPECTION                    RECOMMND

Prior to the issuance of final grading inspection, the Regional Park and Open-Space District, in conjunction with

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70. PRIOR TO GRADING FINAL INSPECT

70.PARKS. 2                    MAP - TRAIL GRADE INSPECTION (cont.)                    RECOMMND

a representative from Riverside County Department of Building and Safety Grading Division, shall inspect the proposed project site in order to ensure that the trail grading meets the County standards as determined by the Park District and in conjunction with the Building and Safety Department Grading Division.

PLANNING DEPARTMENT

70.PLANNING. 1                MAP - PALEO MONITORING REPORT                    RECOMMND

PRIOR TO GRADING FINAL:

The applicant shall submit to the County Geologist one wet-signed copy of the Paleontological Monitoring Report prepared for site grading operations at this site. The report shall be certified by the professionally-qualified Paleontologist responsible for the content of the report. This Paleontologist must be on the County's Paleontology Consultant List. The report shall contain a report of findings made during all site grading activities and an appended itemized list of fossil specimens recovered during grading (if any) and proof of accession of fossil materials into the pre-approved museum repository. In addition, all appropriate fossil location information shall be submitted to the Western Center, the San Bernardino County Museum and Los Angeles County Museum of Natural History, at a minimum, for incorporation into their Regional Locality Inventories.

70.PLANNING. 2                MAP - AGENCY CLEARANCE                    RECOMMND

A clearance letter from the following departments shall be provided to the Riverside County Planning Department verifying compliance with the conditions in their letter dated as follows:

Riverside County Waste Department, dated January 21, 2014  
Department of Industrial Hygiene, dated May 28, 2014  
Coachella Valley Water District, dated January 8, 2014

70.PLANNING. 3                MAP - PHASE IV MONITORING RPT                    RECOMMND

PRIOR TO GRADING PERMIT FINAL: The developer/holder shall prompt the Project Cultural Resources Professional to submit one (1) wet-signed paper copy and (1) CD of a Phase IV Cultural Resources Monitoring Report that complies with

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70. PRIOR TO GRADING FINAL INSPECT

70.PLANNING. 3                    MAP - PHASE IV MONITORING RPT (cont.)                    RECOMMND

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 also include evidence of the required cultural/historical sensitivity training for the construction staff held during the required pre-grade meeting.

The Cultural Resource Professional shall also provide evidence to the satisfaction of the County Archaeologist that all archaeological materials recovered during the Phase IV Mitigation Monitoring of the project, have been curated at a Riverside County Curation facility that meets federal standards per 36 CFR Part 79 and therefore would be professionally curated and made available to other archaeologists/researchers 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.

The County Archaeologist shall review the report to determine adequate mitigation compliance was met. Upon determining the report and mitigation is adequate, the County Archaeologist shall clear this condition.

TRANS DEPARTMENT

70.TRANS. 1                    MAP - EROSION CONTROL                    RECOMMND

Temporary erosion control measures shall be implemented immediately following site grading to prevent depositions of debris onto downstream properties, public right-of-way, or drainage facilities. Plans showing these measures shall be submitted to Riverside County Transportation Department for review prior to the start of any site grading.

70.TRANS. 2                    MAP - DRAINAGE IMPROV COMPLETE                    RECOMMND

All drainage improvements including the construction of basins, storm drains, inlet/outlet structures, are required to be completed prior to occupancy.

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80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

80.BS GRADE. 1                   MAP - NO B/PMT W/O G/PMT                   RECOMMND

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.

80.BS GRADE. 2                   MAP - ROUGH GRADE APPROVAL                   RECOMMND

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

1.Submitting a "Wet Signed" copy of the Soils Compaction Report containing substantiating data from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for his/her certification of the project.

2.Submitting a "Wet Signed" copy of the Rough Grade certification from a Registered Civil Engineer certifying that the grading was completed in conformance with the approved grading plan.

3.Requesting a Rough Grade Inspection and obtaining rough grade approval from a Riverside County inspector.

4.Rough Grade Only Permits: In addition to obtaining all required inspections and approval of all final reports, all sites permitted for rough grade only shall provide 100 percent vegetative coverage to stabilize the site prior to receiving a rough grade permit final.

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

E HEALTH DEPARTMENT

80.E HEALTH. 1                   PUBLIC/SEMI-PUBLIC POOLS/SPAS                   RECOMMND

For any proposed public or semi-public swimming pool or spa, a set of three complete plans for the swimming

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80. PRIOR TO BLDG PRMT ISSUANCE

80.E HEALTH. 1 PUBLIC/SEMI-PUBLIC POOLS/SPAS (cont.) RECOMMND

pool/spa must be submitted to the Department of Environmental Health, District Environmental Services to verify compliance with the California Administrative Code, the California Health and Safety Code and the Uniform Plumbing Code.

80.E HEALTH. 2 COMMUNITY REC BLDG-KITCHEN RECOMMND

Tract Map 36590 is proposing a community recreation center with a public/semi-public kitchen facility. Therefore, a total of 3 complete set of plans for each food establishment are needed including a fixture schedule, a finish schedule, and a plumbing schedule in order to ensure compliance with current State and Local regulations.

FIRE DEPARTMENT

80.FIRE. 1 MAP-#50C-TRACT WATER VERIFICA RECOMMND

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

80.FIRE. 2 MAP-RESIDENTIAL FIRE SPRINKLER RECOMMND

Residential fire sprinklers are required in all one and two family dwellings per the California Residential Code, California Building Code and the California Fire Code. Contact the Riverside County Fire Department for the Residential Fire Sprinkler standard.

West County- Riverside Office 951-955-4777  
East County- Palm Desert Office 760-863-8886

80.FIRE. 3 MAP- FIRE DEPT CLEARANCE REQD INEFFECT

Prior to the issuance of building permits, clearance from the Riverside County Fire Department is required. The applicant shall speak directly with a representative of the Fire Department in order to determine the exact

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80.FIRE. 3                      MAP- FIRE DEPT CLEARANCE REQD (cont.)                      INEFFECT

requirements for their clearance, which may include but is not limited to fire sprinklers, fire flow and hydrant location, driveway access and turnarounds.

West County - Riverside Office 951-955-4777  
East County - Palm Desert Office 760-863-8886  
Website - rvcfire.org

PLANNING DEPARTMENT

80.PLANNING. 1                      MAP - ROOF MOUNTED EQUIPMENT                      RECOMMND

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

80.PLANNING. 2                      MAP - BUILDING SEPARATION                      RECOMMND

Building separation and encroachments shall be consistent with the development standards in Specific Plan No. 385 and its Zoning Ordinance.

80.PLANNING. 3                      MAP - SIDE YARD SETBACKS                      RECOMMND

All street side yard setbacks shall be consistent with Specific Plan No. 385 and its Zoning Ordinance.

80.PLANNING. 4                      MAP - FRONT YARD LANDSCAPING                      RECOMMND

All front yards shall be provided with landscaping and automatic irrigation, as defined by County Ordinance No. 348.

80.PLANNING. 5                      MAP - UNDERGROUND UTILITIES                      RECOMMND

All utility extensions within a lot shall be placed underground.

80.PLANNING. 7                      MAP - NO CROSS LOT DRAINAGE                      RECOMMND

Lots shall be graded to drain to the street with no cross lot drainage permitted. Drainage shall be indicated on the Final Plan of Development.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 9                   MAP - ELEVATION & FLOOR PLAN                   RECOMMND

Elevations and floor plans shall substantially conform to Specific Plan No. 385.

80.PLANNING. 10                 MAP - COLOR SCHEME                                 RECOMMND

Colors/materials shall conform substantially to those shown in Specific Plan No. 385.

80.PLANNING. 11                 MAP - PARKING SPACES                                RECOMMND

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

80.PLANNING. 13                 MAP - CONFORM FINAL SITE PLAN                    RECOMMND

Final clearance shall be obtained from the County Planning Department - Development Review Division stipulating that the building plans submitted conform to the approved Final Plan of Development.

80.PLANNING. 20                 MAP - SCHOOL MITIGATION                            RECOMMND

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

80.PLANNING. 21                 MAP - AGENCY CLEARANCE                            RECOMMND

A clearance letter from the following departments\_ shall be provided to the Riverside County Planning Department verifying compliance with the conditions contained in their letter dated as follows:

Riverside County Waste Department, dated January 21, 2014  
Department of Industrial Hygiene, dated May 28, 2014  
Coachella Valley Waste District, dated January 8, 2014

80.PLANNING. 25                 MAP - PARK PLAN REQUIRED                            RECOMMND

Prior to the approval of any building permits, detailed park plans shall be submitted to and approved by the Planning Department or other entity set forth in the Planning Department's conditions entitled "MAP - COMMON AREA MAINTENANCE" for the park site identified in Specific



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80.PLANNING. 25                   MAP - PARK PLAN REQUIRED (cont.)                   RECOMMND

Plan No. 385 (Vista Soleada). The detailed park plans shall conform with the design criteria described in the Specific Plan No. 385. The detailed park plans need not be working drawings, but shall include landscape and irrigation plans, descriptions and placement of recreational facilities and documentation evidencing a permanent maintenance mechanism for the park and its facilities.

80.PLANNING. 26                   MAP - MEET SP PHASE CONDITIONS                   RECOMMND

Proir to the issuance of the first building permit for construction of any use contemplated by Specific Plan No. 385 (Vista Soleada), the applicant shall first obtain clearance from the Riverside County Planning Department that all pertinent conditions of approval have been satisfied for the specific plan phase of development in question.

80.PLANNING. 27                   MAP - SP PLANNING AREA LEGAL                   RECOMMND

Prior to the issuance of any building permit within a Planning Area of Specific Plan No. 385 (Vista Soleada), the first applicant, or their successor-in-interest, for a building permit within each Planning Area shall submit to the Planning Department correct legal descriptions for the Specific Plan Planning Area(s) within which the proposed project is located.

80.PLANNING. 28                   MAP - FEE BALANCE                   RECOMMND

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.

80.PLANNING. 29                   MAP - NOISE MITIGATION                   RECOMMND

The applicant or builder shall abide by and complete all recommendations identified in the Department of Industrial Hygiene letter dated May 28, 2014.

residence or residences, no construction activities shall be undertaken between the  
1. Whenever a construction site is within one-quarter (1/4) of a mile of an occupied residence or residences, no construction activities shall be undertaken between the

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80.PLANNING. 29

MAP - NOISE MITIGATION (cont.)

RECOMMND

hours of 6:00 p.m. and 6:00 a.m. during the months of June through September and between the hours of 6:00 p.m. and 7:00 a.m. during the months of October through May.

Exceptions to these standards shall be allowed only with the written consent of the building official.

3. During construction, best efforts should be made to locate stockpiling and/or vehicle staging area as far as practicable from existing residential dwellings to the site.

3. During construction, best efforts should be made to locate stockpiling and/or vehicle staging area as far as practicable from existing residential dwellings to the site.

4. Implement noise attenuation measures to the extent feasible, which may include, but are not limited to, temporary noise blankets around stationary construction noise sources.

6. Turn off construction-related equipment, including heavy-duty equipment, motor vehicles, and portable equipment, when not in use for more than 30 minutes.

6. Turn off construction-related equipment, including heavy-duty equipment, motor vehicles, and portable equipment, when not in use for more than 30 minutes.

7. No music or electronically reinforced speech from construction workers shall be audible at noise-sensitive property.

8. Clearly post construction hours, allowable workdays, and the phone number of the job superintendent at all construction entrances to allow for surrounding owners to contact the job superintendent. If the City or the job superintendent receives a complaint, the superintendent shall investigate, take appropriate corrective action, and report the action taken to the reporting party.

9. Construction staging areas along with the operation of earth-moving equipment within the Project area shall be located as far away from vibration- and noisesensitive sites as possible.

that is adjacent to the residential structure and encompasses a minimum of 600

10. The exterior noise standard shall apply to an outdoor location on each residential lot that is adjacent to the residential structure and encompasses a minimum of 600 square feet. The applicable location shall be at rear of the structure.

11. Provide ôwindows closedö condition requiring mechanical

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80.PLANNING. 29                    MAP - NOISE MITIGATION (cont.) (cont.)                    RECOMMND

ventilation per the 2012 California Building Code requirements in Section 1203 Ventilation for residential units along 60th Avenue and 61st Avenue.

80.PLANNING. 30                    MAP - WASTE CONDITIONS                    RECOMMND

The applicant or building shall comply with the conditions identified in the Riverside County Waste Management Department letter dated January 21, 2014.

Prior to issuance of a building permit for EACH construction phase, a Waste Recycling Plan (WRP) shall be submitted to the Waste Management Department 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. Arrangements can be made through the franchise hauler.

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 development of 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 determination, transportation, and disposal of hazardous waste, please contact the Riverside County Department of Environmental Health, Environmental Protection and Oversight Division, at 1-888-722-4234.

Use mulch and/or compost in the development and maintenance of landscaped areas within the project boundaries. Recycle green waste through either onsite composting of grass i.e. leaving the grass clippings on the lawn, or sending separated green waste to a composting facility.

Consider xeriscaping and using drought tolerant/low maintenance vegetation in all landscaped areas of the project.

Please note that clearance will be needed from RCWMD for

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80.PLANNING. 30           MAP - WASTE CONDITIONS (cont.)           RECOMMND

the future development of the equestrian way station and commercial lot.

80.PLANNING. 31           MAP - PA PROCEDURES           RECOMMND

The planning area[s] 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 this these planning area[s]:

1. The project proponent has processed a FINAL CHANGE OF ZONE MAP concurrent with the SPECIFIC PLAN which legally defined this [these] planning area[s]. 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.

(added as implementing condition for SP385)

80.PLANNING. 32           MAP - POST GRADING REPORT           RECOMMND

PRIOR TO THE ISSUANCE OF GRADING PERMITS, the project applicant shall provide to the Planning Department a detailed proposal for complying with the preliminary mitigation and monitoring procedures described in the EA during the process of grading. Grading permits will not be issued unless the preliminary mitigation and monitoring procedures as described in the EA are substantially complied with.

(added as implementing condition for SP385)

80.PLANNING. 33           MAP - SCHOOL MITIGATION           RECOMMND

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

(added as implementing condition for SP385)

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80.PLANNING. 34                   MAP - PDA04871R1

RECOMMND

The County of Riverside and Tribal representatives from the Torres Martinez Band of Cahuilla Indians disagree with the County Archaeological Report PDA No.4871R1 recommendations. The Tribe recommends and the County concurs, that in order to avoid potential cemetery-related features being unearthed during construction activities, that completion of the original scope of work for the Phase II testing program be completed and the extended Phase II testing program be completed, post-harvest of the site, as agreed upon by the applicant.

80.PLANNING. 35                   MAP - POST HARVEST PHASE II

RECOMMND

Post-Harvest Phase II Testing Required In order to accommodate for a September 10, 2014 carrot planting schedule, a partial Phase II Testing program was designed to determine whether cultural deposits and/or discrete cultural features associated with a nearby site extend into the project area. The entire scope of the Phase II plan was not completed prior to planting and the results of the Phase II investigations have not completely eliminated the possibility that intact cultural deposits and/or features associated with the nearby site may still be present and the presence of artifacts within the Project area suggests that significant prehistoric cultural remains may still be present in subsurface contexts. Thus, at the conclusion of the 2015 carrot harvest (est. mid-April) completion of the Phase II investigations will be required or at a later date to be approved by Riverside County Archaeologist. A Post-harvest Testing Plan shall be developed by the Project Archaeologist and shall include but not be limited to the following.

A blade, box scraper of similar equipment will be employed to remove sediments in no more than 1 inch layers or lifts beginning in the extreme southwest corner of the project area. A County approved archaeologist as well as a Native American monitor from the Torres Martinez Band of Desert Cahuilla Indians will walk directly behind the heavy equipment in order to identify any potential cultural resources exposed during the removal of soils.

The controlled removal of soils will proceed in a series of north / south transects until it is determined that there are no significant cultural deposits present. Should any significant features or deposits be identified, the testing

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80.PLANNING. 35            MAP - POST HARVEST PHASE II (cont.)            RECOMMND

will cease in that immediate area and the location of the resource will be mapped using a sub-meter Global Positioning System unit. The testing will then resume at a distance specified in the Post-Harvest Phase II Testing Plan. The removal of sediments will continue outward from the discovered resource until there has been a minimum horizontal 30-meter wide sterile gap in which no cultural deposits and/or discrete features are identified.

Should any significant resources be identified, these resources will be avoided through project design and preserved in place in perpetuity. This will necessarily require a revision of the Tract Map and potentially the Specific Plan.

80.PLANNING. 36            MAP - TREATMENT/REBURIAL AGREE            RECOMMND

A Treatment and Reburial of Remains Agreement shall be entered into by the project proponent and the Torres Martinez Band of Cahuilla Indians. This shall include provision by the applicant of a pre-determined location agreed upon by the proponent and the tribe for repatriation of any and all artifacts. This area shall be set aside in perpetuity to be used by the Torres Martinez as a reburial/repatriation location for all surface and subsurface artifacts that are collected during activities related to this project.

80.PLANNING. 37            MAP - NATIVE AMERICAN MONITOR            RECOMMND

The developer/permit applicant shall enter into a contract with a Tribal monitor(s) from the Torres Martinez Band of Cahuilla Indians who, at the tribe's discretion, shall be on-site during all ground disturbing activities associated with the Phase II Testing (extended). The developer shall submit a copy of a signed contract between the Torres Martinez Band of Cahuilla Indians and the developer/permit holder for the monitoring of the project, and which addresses the treatment of cultural resources, to the Planning Department and the County Archaeologist. The Native American Monitor(s) shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow recovery of cultural resources. Native American groups shall be given a minimum notice of two weeks that a monitor is required. If a monitor is not available, work may continue without the monitor. The

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80.PLANNING. 37

MAP - NATIVE AMERICAN MONITOR (cont.)

RECOMMND

Project Archaeologist shall include in the Phase II Archaeological report any concerns or comments that the monitor has regarding the project and shall include as an appendix any written correspondence or reports prepared by the Native American monitor. 2) Native American monitoring does not replace any Cultural Resources monitoring required by a County-approved Archaeologist, but rather serves as a supplement for coordination and advisory purposes for all groups' interests only. 3) The developer/permit applicant shall not be required to further pursue any agreement for Native American monitoring of this project if after 60 days from the initial attempt to secure an agreement the developer/permit applicant, through demonstrable good faith effort, has been unable to secure said agreement from the Tribe. A good faith effort shall consist of no less than 3 written attempts from the developer/permit applicant to the tribe to secure the required special interest monitoring agreement and appropriate e-mail and telephone contact attempts. Documentation of the effort made to secure the agreement shall be submitted to the County Archaeologist for review and consideration.

80.PLANNING. 38

MAP - CULT.RESOURCE PROFESSION

RECOMMND

The applicant/developer shall retain and enter into a monitoring and mitigation service contract with a County approved Archaeologist for professional services relative to review of grading plans, preparation of a monitoring plan for all areas of disturbance that may impact previously undisturbed deposits (if any), and monitoring of site grading for areas of previously undisturbed deposits. The applicant/developer shall submit a fully executed copy of the contract for archaeological monitoring and mitigation services to the County Archaeologist to ensure compliance with this condition of approval. Upon verification, the Planning Department shall clear this condition. Note: The project Archaeologist is responsible for implementing CEQA-based mitigation using standard professional practices for cultural resources archaeology. The project Archaeologist shall coordinate with the County, applicant/developer and any required tribal or other special interest group monitor throughout the process as appropriate. All documentation regarding the arrangements for the disposition and curation and/or repatriation of cultural resources shall be provided to the County for review and approval prior to issuance of the grading





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80.TRANS. 3                      MAP - SOUTH VALLEY PARKWAY (cont.)                      RECOMMND

be funded under the RBBB. These additional studies will provide the basis for establishing the RBBB fee structure.

Prior to the issuance of building permits the project shall be asked to pay the RBBB fee once it has been established and adopted. In the event the RBBB is not formed prior to the time when an implementing project is ready to record a map or obtain a building permit (for non-residential projects), the proponent of the individual project will have the option of paying an estimated RBBB fee or making a roadway improvement as its proportional share of mitigating cumulative impacts or as approved by the Transportation Department.

80.TRANS. 4                      MAP - FINAL MAP DRAIN EASMT1                      RECOMMND

Proposed retention basins shall be designed of adequate size to retain 100 percent of the post-development storm water runoff from the 100 year storm event. The 100 percent retention of the post-development runoff from the 100 year storm shall be required as part of the drainage improvements for this project. The subdivider shall obtain approval from the Riverside County Transportation Department regarding the adequacy of the retention basin design. Preliminary design will require the submittal of actual infiltration rate of 2-inches per hour. Final design will require the submittal of actual infiltration rate testing otherwise infiltration will be considered as zero.

80.TRANS. 5                      MAP - DRAINAGE EASEMENT                      RECOMMND

All drainage easements must be 20 feet wide, minimum, located all on one side of a property line.

80.TRANS. 6                      MAP - INTERIM FLOOD MEASURES                      RECOMMND

The developer will be required to provide flood protection for storm water discharges. The developer will submit plans, studies, and a flood protection proposal to CVWD and Riverside County Transportation Department for review and approval. The developer will pay the applicable plan checking deposits for CVWD and Riverside County Transportation Department review and approval.

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80.TRANS. 7

MAP - LC LANDSCAPE PLOT PLAN

RECOMMND

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.
- 8) Prior to Approval, Applicant shall submit an application for Landscape Minor Plot Plan for final approval and conditions.

NOTE: When the Landscaping Plot Plan is located within a special district such as LMD 89-1-C or County CFD, the developer/permit holder shall submit plans for review to the appropriate special district for simultaneous review. The permit holder shall show evidence to the Transportation Department, Landscape Section that the subject district has approved said plans.

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80.TRANS. 7                      MAP - LC LANDSCAPE PLOT PLAN (cont.)                      RECOMMND

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.

80.TRANS. 8                      MAP - LC LANDSCAPE SECURITY                      RECOMMND

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.

80.TRANS. 9                      MAP - LC LNDSCPNG PROJ SPECIFI                      RECOMMND

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

a. Use County Standard Landscape Title Block (Transportation).

b. Use County Standard Landscape Details (Transportation).

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80.TRANS. 9                      MAP - LC LNDSCPNG PROJ SPECIFI (cont.)                      RECOMMND

c.Monuments and signage shall be placed outside the County ROW line.

d.LMD/CFD maintenance of streetlights and landscaping on County maintained roads. Annexation may be required.

80.TRANS. 10                      MAP - IMPLEMENT WQMP                      RECOMMND

All structural BMPs described in the project-specific WQMP shall be constructed and installed in conformance with approved plans and specifications. It shall be demonstrated that the applicant is prepared to implement all non-structural BMPs described in the approved project specific WQMP and that copies of the approved project-specific WQMP are available for the future owners/occupants.

80.TRANS. 11                      MAP - EST MAINT ENTITY                      RECOMMND

The project proponent shall begin the process of establishing the maintenance entity identified in the approved project specific WQMP.

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 1                      MAP - WQMP BMP INSPECTION                      RECOMMND

Prior to final building inspection, the applicant shall 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. The Building and Safety Department must inspect and approve the completed WQMP treatment control BMPs for your project before a building final can be obtained.

90.BS GRADE. 2                      MAP - WQMP BMP CERT REQ'D                      RECOMMND

Prior to final building inspection, the applicant/owner shall submit a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered

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90.BS GRADE. 2                    MAP - WQMP BMP CERT REQ'D (cont.)                    RECOMMND

Civil Engineer certifying that the project - specific WQMP treatment control BMPs have been installed in accordance with the approved WQMP.

90.BS GRADE. 3                    MAP - BMP GPS COORDINATES                    RECOMMND

Prior to final building inspection, the applicant/owner shall provide the Department of Building Safety with GPS coordinates for the location of the project - specific WQMP treatment control BMPs.

90.BS GRADE. 4                    MAP - WQMP BMP REGISTRATION                    RECOMMND

Prior to final building inspection, 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 facility conditioned to install WQMP treatment control BMPs shall register such facility for annual inspections.

90.BS GRADE. 5                    MAP - WQMP ANNUAL INSP FEE                    RECOMMND

Prior to final building inspection, the applicant shall make payment to the Building and Safety Department for the Water Quality Management Plan (WQMP) Annual Inspection.

90.BS GRADE. 6                    MAP - REQ'D GRDG INSP'S                    RECOMMND

The developer / applicant shall be responsible for obtaining the following inspections required by Ordinance 457.

1.Precise grade inspection.

a.Precise Grade Inspection can include but is not limited to the following:

1.Installation of slope planting and permanent irrigation on required slopes.

2.Completion of drainage swales, berms and required drainage away from foundation.

b.Inspection of completed onsite drainage facilities

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90.BS GRADE. 6                    MAP - REQ'D GRDG INSP'S (cont.)                    RECOMMND

c.Inspection of the WQMP treatment control BMPs

90.BS GRADE. 7                    MAP - PRECISE GRDG APPROVAL                    RECOMMND

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 all lots included in the grading permit from a Registered Civil Engineer certifying that the precise grading was completed in conformance with the approved grading plan.

3.Submitting a "Wet Signed" copy of the Certification certifying the installation of any onsite storm drain systems not inspected by Riverside County Flood Control District or the Riverside County Transportation Department.

4.Submitting a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered Civil Engineer certifying that the Water Quality Management Plan treatment control BMPs have been installed in accordance with the approved WQMP.

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

FIRE DEPARTMENT

90.FIRE. 1                    MAP - VERIFICATION INSPECTION                    RECOMMND

PRIOR TO MOVING INTO THE RESIDENCE YOU SHALL CONTACT THE RIVERSIDE COUNTY FIRE DEPARTMENT TO SCHEDULE AN INSPECTION FOR THE ITEMS THAT WERE SHOWN AT THE BUILDING PERMIT ISSUANCE IE: ACCESS, ADDRESSING, WATER SYSTEM AND/OR FUEL MODIFICATION.

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90.FIRE. 1                      MAP - VERIFICATION INSPECTION (cont.)                      RECOMMND

Riverside office      (951)955-4777  
Indio office            (760)863-8886

90.FIRE. 2                      MAP-#45-FIRE LANES                      RECOMMND

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.

PARKS DEPARTMENT

90.PARKS. 1                      MAP - TRAIL CONSTRUCTION COMPL                      RECOMMND

Prior to the issuance of the 101 occupancy permit, the applicant shall complete construction of the trail(s) with all requirements of the trail exhibit/plan being met. The applicant will coordinate a final inspection with the Regional Park and Open-Space District or its representative.

90.PARKS. 2                      MAP - TRAIL MAINTENANCE MECHAN                      RECOMMND

Prior to the issuance of the 101 occupancy permit, the applicant shall provide written documentation to the Riverside County Planning Department and Regional Park and Open-Space District that the trail maintenance mechanism is in place.

PLANNING DEPARTMENT

90.PLANNING. 1                      MAP - BLOCK WALL ANTIGRAFFITI                      RECOMMND

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.

90.PLANNING. 2                      MAP - WALL AND FENCING PLAN                      RECOMMND

The land divider/permit holder submit to the Planning Department and Building and Safety a wall and fencing plan. The plan shall be consistent with Specific Plan No. 385 Conceptual Fencing Plan. This plan will be reviewed and approved by the Planning Department and Building and Safety

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90.PLANNING. 2                   MAP - WALL AND FENCING PLAN (cont.)                   RECOMMND

Department.

The wall and fencing plan shall provide wall and fencing conceptual plans for homes with rear lots abutting open space park recreation areas i.e. Lot A, B , C, D, E, F. Rear lots of homes abutting the open space park recreation areas shall have a combination decorative block wall and/or fence along its rear and side yard to allow an unobstructed line of sight of the park area from the street.

90.PLANNING. 5                   MAP - CONCRETE DRIVEWAYS                   RECOMMND

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

90.PLANNING. 6                   MAP - FENCING COMPLIANCE                   RECOMMND

Fencing shall be provided throughout the subdivision in accordance with the approved final site development plans.

90.PLANNING. 7                   MAP - ROOF RUN-OFF DISCHARGE                   RECOMMND

Since Specific Plan No. 385 (Vista Soleada) has an option for zero lot line, all dwellings shall be provided with roof gutters and downspouts so that runoff is properly discharged.

90.PLANNING. 11                  MAP - QUIMBY FEES (2)                   RECOMMND

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

90.PLANNING. 13                  MAP - FENCE TREATMENT                   RECOMMND

All wood fencing shall be treated with heavy oil stain to match the natural shade to prevent bleaching from irrigation spray.

90.PLANNING. 14                  MAP - WASTE CONDITIONS                   RECOMMND

The applicant or building shall abide by the conditions stated in the Riverside County Waste Management Department



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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 14                   MAP - WASTE CONDITIONS (cont.)                   RECOMMND

letter dated January 21, 2014.

Prior to issuance of an occupancy permit for EACH construction 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.

TRANS DEPARTMENT

90.TRANS. 2                       MAP - STREET LIGHTS INSTALL                   RECOMMND

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).

90.TRANS. 3                       MAP - UTILITY INSTALL                   RECOMMND

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.

90.TRANS. 6                       MAP - 80% COMPLETION                   RECOMMND

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

TRACT MAP Tract #: TR36590

Parcel: 764-290-003

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 6

MAP - 80% COMPLETION (cont.)

RECOMMND

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.

TRACT MAP Tract #: TR36590

Parcel: 764-290-003

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 6                      MAP - 80% COMPLETION (cont.) (cont.)                      RECOMMND

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

90.TRANS. 7                      MAP - LANDSCAPING                      RECOMMND

The project proponent shall comply in accordance with landscaping requirements within public road rights-of-way, (or within easements adjacent to the public rights-of-way), in accordance with Ordinance 461, Vista Santa Rosa Design Guidelines, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859.

Landscaping shall be improved within 60th Avenue and 61st Avenue.

90.TRANS. 8                      MAP - SOUTH VALLEY PARKWAY                      RECOMMND

The County is in the process of establishing a Road and Bridge Benefit District (RBBB) for the South Valley Parkway area, which includes this project site, in order to mitigate cumulative traffic impacts. A "South Valley Parkway Traffic Study and Roadway Phasing Plan", dated April 4, 2007, has been prepared which identifies cumulative impacts and the needed levels of transportation improvements to achieve acceptable Levels of Service.

The South Valley Parkway RBBB is currently in the planning stage, and the County is coordinating the preparation of a nexus study and refinements to the scope of improvements to be funded under the RBBB. These additional studies will provide the basis for establishing the RBBB fee structure.

Prior to the issuance of building permits the project shall be asked to pay the RBBB fee once it has been established and adopted. In the event the RBBB is not formed prior to the time when an implementing project is ready to record a map or obtain a building permit (for non-residential projects), the proponent of the individual project will have the option of paying an estimated RBBB fee or making a roadway improvement as its proportional share of mitigating cumulative impacts or as approved by the Transportation Department.

TRACT MAP Tract #: TR36590

Parcel: 764-290-003

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 9                      MAP - TS/INSTALLATION                      RECOMMND

The project proponent shall be responsible for the design and construction of traffic signal(s) at the intersections of:

None

90.TRANS. 10                      MAP - DRAINAGE IMPROV NOTICE                      RECOMMND

All drainage improvements including the construction of drainage swales, storm drains, inlet structures, and retention basins are required to be completed prior to occupancy.

90.TRANS. 11                      MAP - EASEMENT FOR DRAINAGE 2                      RECOMMND

The developer will prepare and record easements for drainage purposes by separate instrument, if not recorded on map, to the benefit of public, for areas where drainage facilities and other drainage appurtenances are required and/or where drainage flow patterns must be maintained to convey flood plain water. All drainage easements shall be recorded by separate instrument and noted as follows, "Drainage Easement - no building, obstructions, or encroachments are allowed."

90.TRANS. 12                      MAP - OWNER MAINT NOTICE                      RECOMMND

A viable maintenance mechanism acceptable to Riverside County should be provided for the water feature, basins and drainage systems. The subdivider shall prepare the CC&R and obtain approval from Riverside County Transportation Department regarding the maintenance of the drainage systems. The CC&R shall include the language that HOA will inspect the systems a minimum two times a year and also remove debris from the water feature and basins two times a year. These maintenance wordings shall be shown on the title sheet of improvement plans.

90.TRANS. 13                      MAP - LNDSCP INSPECT DEPOSIT                      RECOMMND

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

TRACT MAP Tract #: TR36590

Parcel: 764-290-003

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 13                      MAP - LNDSCP INSPECT DEPOSIT (cont.)                      RECOMMND

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

90.TRANS. 14                      MAP - LNDSCP INSPECTION RQMT                      RECOMMND

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 80,TRANS. 8 condition of approval entitled "USE-LANDSCAPING SECURITY" and the 90.TRANS. 13 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.

90.TRANS. 15                      MAP - LC COMPLY W/LNDSCP/IRR                      RECOMMND

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

11/19/14  
12:27

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 101

TRACT MAP Tract #: TR36590

Parcel: 764-290-003

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 15                      MAP - LC COMPLY W/LNDSCP/IRR (cont.)                      RECOMMND

and execute a Landscape Certificate of Completion. Upon determination of compliance, the Transportation Department, Landscape Section shall clear this condition.

90.TRANS. 16                      MAP - BMP EDUCATION                      RECOMMND

The Applicant shall distribute environmental awareness education materials on general good housekeeping practices that contribute to protection of stormwater quality to all initial residents. The Applicant may obtain NPDES Public Educational Program materials from the Transportation Department's NPDES Section via website: [www.rcflood.org/npdes](http://www.rcflood.org/npdes). Please provide Project number, number of units and location of development. Note that there is a five-day minimum processing period requested for all orders. The Applicant must provide to the Transportation Department's PLAN CHECK Department a notarized affidavit stating that the distribution of educational materials to the tenants is assured prior to the issuance of occupancy permits.

90.TRANS. 17                      MAP - BMP MAINT AND INSPECTION                      RECOMMND

Unless an alternate viable maintenance entity is established, the CC&R's for the development's Home/Property Owners Association (HOA/POA) shall contain provisions for all structural best management practices (BMPs) to be inspected, and if required, cleaned no later than October 15 each year. The CC&R's shall identify the entity that will inspect and maintain all structural BMPs within the project boundaries. A copy of the CC&R's shall be submitted to the Transportation Department for review and approval prior to the recordation of the map.

-OR

The BMP maintenance plan shall contain provisions for all treatment controlled BMPs to be inspected, and if required, cleaned no later than October 15 each year. Required documentation shall identify the entity that will inspect and maintain all structural BMPs within the project boundaries. A copy of all necessary documentation shall be submitted to the Transportation Department for review and approval prior to the issuance of occupancy permits.

11/19/14  
12:27

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 102

TRACT MAP Tract #: TR36590

Parcel: 764-290-003

100. PRIOR TO ISSUE GIVEN BLDG PRMT

PARKS DEPARTMENT

100.PARKS. 1                      MAP - PAINTED EQUESTRIAN CROSS                      RECOMMND

Prior to the issuance of the 101 building permit or completion of Phase I, whichever occurs first, the applicant shall complete construction of the painted equestrian crossings at the Street "A" and 60th Avenue as well as Street "A" and 61st Avenue on the project side. Also include appropriate signage and raised crossing walk signal button.

PLANNING DEPARTMENT

100.PLANNING. 1                      MAP - RECREATION AMENITIES                      RECOMMND

Prior to the issuance of the 40th cumulative building permit, in each phase Specific Plan No. 385 (Vista Soleada), improvement plans for the all parks and recreational amenities as indicated in Specific Plan No. 385 shall be submitted to the Planning Department for review and approval. These amenities plans shall include a detailed site plan, floor plans, elevations, and documentation evidencing a permanent funding and maintenance mechanism for the construction and maintenance of the park amenities.

**LAND DEVELOPMENT COMMITTEE/  
DEVELOPMENT REVIEW TEAM  
INITIAL CASE TRANSMITTAL  
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE  
P.O. Box 1409  
Riverside, CA 92502-1409**

DATE: December 17, 2013

**TO:**

Riv. Co. Transportation Dept. - Desert  
Riv. Co. Environmental Health Dept.  
Riv. Co. Public Health – Industrial Hygiene  
Riv. Co. Public Health – Michael Osur  
Coachella Valley Water District  
Riv. Co. Fire Department – Desert  
Riv. Co. Fire Dept. Strategic Planning. – Desert Sergio Pereira  
Riv. Co. Building & Safety – Grading  
Riv. Co. Building & Safety – Plan Check  
Regional Parks & Open Space District  
Riv. Co. Environmental Programs Division

P.D. Geology Section  
P.D. Landscaping Section  
P.D. Archaeology Section  
Sunline Transit Agency  
Riv. Co. Sheriff's Dept.  
Riv. Co. Waste Management Dept.  
County Service Area – 125  
4th District Supervisor  
4th District Planning Commissioner  
City of La Quinta  
Vista Santa Rosa Community Council

Coachella Valley Unified School District  
Imperial Irrigation District  
Southern California Gas Co.  
Verizon  
Time Warner  
Colorado River Regional Water Quality Control Board  
South Coast Air Quality Management District  
Mojave Desert Air Quality Management District  
California Department of Fish and Game

**SPECIFIC PLAN NO.385 SCREENCHECK NO. 1, GENERAL PLAN AMENDMENT NO.1125, CHANGE OF ZONE NO.7814, TENTATIVE TRACT MAP NO.36590** - EA No. 42633- Applicant: Cal Thermal Real Estate, LLC - Engineer/Rep.: Paul D. Quill – Fourth/Fourth Supervisorial District – Lower Coachella Valley District – Eastern Coachella Valley Area Plan: Agriculture: Agriculture (AG: AG) (10 acre minimum) – Location: Northwest corner of 61<sup>st</sup> Avenue and Sundowner Avenue – 80.9 gross acres – Zoning: Light Agriculture-10 acre minimum (A-1-10) **REQUEST:** The **Specific Plan** proposes a 80.9 acre residential community of up to 230 homes in varying densities from 1 to 5 dwelling units per acre with an overall density of 2.8 per acre. The proposal also includes 18.2 acres of parks and retention areas, and 2.8 acres of rural markets and equestrian way station. The **General Plan Amendment** proposes to change the Land Use Designation of the site from Agriculture: Agriculture (AG: AG) (10 acre minimum) to Community Development: Very Low Density Residential (CD: VLDR) (1 acre minimum), Medium Density Residential (CD: MDR) (2-5 Dwelling Units Per Acre), and Open Space Recreation (OS-C) as reflected on the Specific Plan Land Use Plan. The Specific Plan is proposed to be a Community Development Specific Plan. The **Change of Zone** proposes to change the zoning from Light Agriculture-10 acre minimum (A-1-10) to Specific Plan (SP). Additionally, the Zone Change proposes a Specific Plan Zoning ordinance and will formalize the boundary of the Specific Plan, possibly the Planning Areas as well. The **Tentative Tract Map** proposes a schedule "A" subdivision to subdivide 80.9 gross acres into 230 residential lots, 9 open space lots, 1 equestrian way station lot, and 1 commercial lot - APN: 764-290-003

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a **LDC meeting on January 9, 2014**. All LDC/DRT 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 Paul Rull, Project Planner, at (951) 955-0972 or email at prull@rctlma.org / MAILSTOP# 1070.

Public Hearing Path: DH:  PC:  BOS:

**COMMENTS:**

DATE: \_\_\_\_\_ SIGNATURE: \_\_\_\_\_

PLEASE PRINT NAME AND TITLE: \_\_\_\_\_

TELEPHONE: \_\_\_\_\_

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



LAND DEVELOPMENT COMMITTEE/  
DEVELOPMENT REVIEW TEAM  
2ND CASE TRANSMITTAL  
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE  
P.O. Box 1409  
Riverside, CA 92502-1409

DATE: February 28, 2014

TO:

Riv. Co. Transportation Dept. - Desert  
Riv. Co. Environmental Health Dept.

Riv. Co. Public Health – Industrial  
Hygiene  
Regional Parks & Open Space District

P.D. Geology Section  
P.D. Landscaping Section  
P.D. Archaeology Section

**GENERAL PLAN AMENDMENT NO 1125, SPECIFIC PLAN NO 385 SCREENCHECK NO. 2, CHANGE OF ZONE NO 7814, TENTATIVE TRACT MAP NO 36590 AMENDED NO.1** - EA No. 42633- Applicant: Cal Thermal Real Estate, LLC - Engineer/Rep.: Paul D. Quill – Fourth/Fourth Supervisorial District – Lower Coachella Valley District – Eastern Coachella Valley Area Plan: Agriculture: Agriculture (AG: AG) (10 acre minimum) – Location: Northwest corner of 61<sup>st</sup> Avenue and Sundowner Avenue – 80.9 gross acres – Zoning: Light Agriculture-10 acre minimum (A-1-10) **REQUEST:** The **General Plan Amendment** proposes to change the Land Use Designation of the site from Agriculture: Agriculture (AG: AG) (10 acre minimum) to Community Development: Very Low Density Residential (CD: VLDR) (1 acre minimum), Medium Density Residential (CD: MDR) (2-5 Dwelling Units Per Acre), and Open Space Recreation (OS-C) as reflected on the Specific Plan Land Use Plan. The Specific Plan is proposed to be a Community Development Specific Plan. The **Specific Plan** proposes a 80.9 acre residential community of up to 230 homes in varying densities from 1 to 5 dwelling units per acre with an overall density of 2.8 per acre. The proposal also includes 18.2 acres of parks and retention areas, and 2.8 acres of rural markets and equestrian way station. The **Change of Zone** proposes to change the zoning from Light Agriculture-10 acre minimum (A-1-10) to Specific Plan (SP). Additionally, the Zone Change proposes a Specific Plan Zoning ordinance and will formalize the boundary of the Specific Plan, possibly the Planning Areas as well. The **Tentative Tract Map** proposes a schedule "A" subdivision to subdivide 80.9 gross acres into 230 residential lots, 9 open space lots, 1 equestrian way station lot, and 1 commercial lot - APN: 764-290-003

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a **LDC comment agenda on April 3, 2014**. All LDC/DRT 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.

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Public Hearing Path: DH:  PC:  BOS:

COMMENTS:

DATE: \_\_\_\_\_ SIGNATURE: \_\_\_\_\_

PLEASE PRINT NAME AND TITLE: \_\_\_\_\_

TELEPHONE: \_\_\_\_\_

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

LAND DEVELOPMENT COMMITTEE/  
DEVELOPMENT REVIEW TEAM  
2ND CASE TRANSMITTAL  
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE  
P.O. Box 1409  
Riverside, CA 92502-1409

DATE: April 3, 2014

TO:  
City of La Quinta

**GENERAL PLAN AMENDMENT NO 1125, SPECIFIC PLAN NO 385 SCREENCHECK NO. 2, CHANGE OF ZONE NO 7814, TENTATIVE TRACT MAP NO 36590 AMENDED NO.1** - EA No. 42633- Applicant: Cal Thermal Real Estate, LLC - Engineer/Rep.: Paul D. Quill – Fourth/Fourth Supervisorial District – Lower Coachella Valley District – Eastern Coachella Valley Area Plan: Agriculture: Agriculture (AG: AG) (10 acre minimum) – Location: Northwest corner of 61<sup>st</sup> Avenue and Sundowner Avenue – 80.9 gross acres – Zoning: Light Agriculture-10 acre minimum (A-1-10) **REQUEST:** The **General Plan Amendment** proposes to change the Land Use Designation of the site from Agriculture: Agriculture (AG: AG) (10 acre minimum) to Community Development: Very Low Density Residential (CD: VLDR) (1 acre minimum), Medium Density Residential (CD: MDR) (2-5 Dwelling Units Per Acre), and Open Space Recreation (OS-C) as reflected on the Specific Plan Land Use Plan. The Specific Plan is proposed to be a Community Development Specific Plan. The **Specific Plan** proposes a 80.9 acre residential community of up to 230 homes in varying densities from 1 to 5 dwelling units per acre with an overall density of 2.8 per acre. The proposal also includes 18.2 acres of parks and retention areas, and 2.8 acres of rural markets and equestrian way station. The **Change of Zone** proposes to change the zoning from Light Agriculture-10 acre minimum (A-1-10) to Specific Plan (SP). Additionally, the Zone Change proposes a Specific Plan Zoning ordinance and will formalize the boundary of the Specific Plan, possibly the Planning Areas as well. The **Tentative Tract Map** proposes a schedule "A" subdivision to subdivide 80.9 gross acres into 230 residential lots, 9 open space lots, 1 equestrian way station lot, and 1 commercial lot - APN: 764-290-003

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a **LDC comment agenda on April 3, 2014**. All LDC/DRT 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 Paul Rull, Project Planner, at (951) 955-0972 or email at [prull@rctlma.org](mailto:prull@rctlma.org) / MAILSTOP# 1070.

Public Hearing Path: DH:  PC:  BOS:

COMMENTS:

DATE: \_\_\_\_\_ SIGNATURE: \_\_\_\_\_

PLEASE PRINT NAME AND TITLE: \_\_\_\_\_

TELEPHONE: \_\_\_\_\_

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



THE TORRES MARTINEZ DESERT CAHUILLA INDIANS

P.O. Box 1160  
Thermal, CA 92274  
(760) 397-0300 – FAX (760) 397-8146

August 14, 2014

Paul Rull, Project Manager  
4080 Lemon Street, 12<sup>th</sup> Floor  
P.O. Box 1409  
Riverside, CA 92502-1409

Re: General Plan Amendment No.1125

Dear Mr. Rull:

On behalf of the Torres Martinez Desert Cahuilla Indians (TMDCI) I appreciate your efforts to include the Tribe on Cultural Resources matters. The proposed project is adjacent to the Reservation boundaries and is within the Tribe's Traditional Use Area. As such, the following comments apply to this project:

1. TMDCI is currently evaluating the CD containing the cultural resources assessment and documentation in regards to cultural sites, sacred sites, traditional cultural property or gathering site of the Desert Cahuilla Indians.
2. In 2004 archeologist crews and Torres Martinez Cultural Monitors discovered 71 cremation sites on the adjacent property located with the City of La Quinta city limits. The Tribe considers the property to be a cemetery which is of high significance to the Tribe. It has been determined that this site was a village at some point. With that being known it is highly likely that similar cultural sensitivity will apply to this property.
3. TMDCI requires that a 100% Phase II testing program be implemented to determine the extent of cultural resources. The archeology crew shall be accompanied by cultural resource monitor (s) at all times. A Pre-Excavation agreement shall be approved by the Tribe and project proponent prior to commencement of any work.
4. Approved Cultural Resource Monitor(s) shall be present during all ground disturbing activities. Should buried cultural deposits be encountered, the monitor may request that destructive construction halt and the Monitor shall notify a Qualified (Secretary of the Interior's Standards and Guidelines) Archaeologist to

- investigate and, if necessary, prepare a mitigation plan for submission to the County and the TMDCI.
5. Cultural Resource Monitor(s) be present during any ground disturbing activities related to the project, including construction. Should buried cultural deposits be encountered, the Cultural Resource Monitor shall notify a Qualified Archaeologist to investigate and, if necessary, prepare a mitigation plan for implementation
  6. Additionally, in accordance with State law, the County Coroner should be contacted if any human remains are found during earthmoving activities. If the remains are determined to be of Native American origin, the Native American Heritage Commission (NAHC) shall be contacted. The NAHC will make a determination of the Most Likely Descendent (MLD). The City will work with the designated MLD to determine the final disposition of the remains.
  7. Copies of any cultural resource documentation including reports and site records are sent to the TMDCI.

Should you have any questions regarding this matter please feel free to call me at (760) 397-0300, extension 1244.

Sincerely,



Alesia Reed  
Interim Cultural Resources Coordinator/ Tribal Council Secretary



THE TORRES MARTINEZ DESERT CAHUILLA INDIANS

P.O. Box 1160  
Thermal, CA 92274  
(760) 397-0300 – FAX (760) 397-8146

September 10, 2014

John J. Benoit  
4<sup>th</sup> District Supervisor  
Riverside County Board of Supervisors  
73710 Fred Waring Dr. Suite 222  
Palm Desert, CA 92260

Frank J. Spevacek  
City Manager  
City of La Quinta  
78-495 Calle Tampico  
La Quinta, CA 92253

Re: Cahuilla Cemetery in County of Riverside and City of La Quinta Jurisdictions

Dear Messrs. Benoit and Spevacek:

The Torres Martinez Desert Cahuilla Indians (TMDCI) has serious concerns with recent proposed developments in County of Riverside and City of La Quinta jurisdictions. These developments are known as GPA 1125 (County of Riverside) and TT Map No.36305 (City of La Quinta). The area of concern is bounded by the GPA 1125 project site, Avenue 62 to the south, Avenue 60 to the north and CVWD Dike 4 project area to the east. This area is significant to Native American traditional values that are associated with the mortuary practices of the Ancient Cahuilla. This area was known as "Ikwanit" (bound together) because of the cemetery, milling station and offering elements found on these properties during previous cultural studies.

In 2005 archeologist crews and Tribal cultural monitors discovered ninety four (94) features including 71 cremations as documented in the CA-RIV-5211H site known as the Prehistoric Cahuilla Cemetery. These sites contain two stages of the Cahuilla mortuary practices. The first stage was cremation event or the "pemtectwen" and the second event was the burning of personal possession or "hemtcustanwen". At this time the third event (Nukil ceremony) has not been found and it is uncertain about the extent of the cemetery. However, we do know that funerary features were found at the Trilogy project boundaries and the area to the north of Avenue 60. The Tribe believes that the cemetery extends west into the boundaries of GPA 1125. As such the Tribe believes that this area and the area of concern outlined above should be treated as a Cemetery

Benoit and Spevacek

September 10, 2014

Page 2 of 2

with high sensitivity and that future proposed developments involve the Tribe at the earliest stage.

Should you have any questions regarding this matter please feel free to call Alesia Reed, Interim Cultural Resources Manager at (760) 397-0300.

Sincerely,

A handwritten signature in black ink, appearing to read "Mary L. Resvaloso". The signature is fluid and cursive, with the first letters of the first and last names being capitalized and prominent.

Mary L. Resvaloso

Tribal Chairwoman

Cc: Alesia Reed, Interim Tribal Resources Manager (via email)  
Gary Resvaloso, MLD (via email)  
Les Johnson, City of La Quinta Community Development Director (via email)  
Juan C. Perez, Riverside County Interim Planning Director (via email)



THE TORRES MARTINEZ DESERT CAHUILLA INDIANS

P.O. Box 1160  
Thermal, CA 92274  
(760) 397-0300 – FAX (760) 397-8146

September 24, 2014

Paul Rull, Project Manager  
4080 Lemon Street, 12<sup>th</sup> Floor  
P.O. Box 1409  
Riverside, CA 92502-1409

Re: General Plan Amendment No.1125

Dear Mr. Rull:

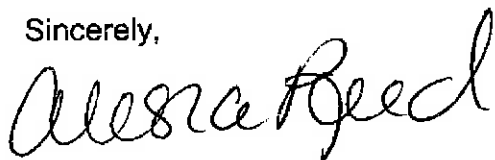
This letter supersedes the July 31, 2014 letter from the Tribe regarding General Plan Amendment No. 1125. On behalf of the Torres Martinez Desert Cahuilla Indians (TMDCI) I appreciate your efforts to include the Tribe on Cultural Resources matters. The proposed project is adjacent to an Ancient Cahuilla Cemetery Site and is within the Tribe's Traditional Use Area. As such, the following comments apply to this project:

1. TMDCI is currently evaluating the CD containing the cultural resources assessment and documentation in regards to cultural sites, sacred sites, traditional cultural property or gathering site of the Desert Cahuilla Indians.
2. In 2004 archeologist crews and Torres Martinez Cultural Monitors discovered an Ancient Cahuilla Cemetery site which included 94 features on the adjacent property located with the City of La Quinta city limits. The Tribe considers the property to be a cemetery which is of high significance to the Tribe. It has been determined that this site was a village at some point. With that being known it is highly likely that similar cultural sensitivity will apply to this property.
3. TMDCI requires that a 100% Phase II testing program be implemented to determine the extent of cultural resources. The archeology crew shall be accompanied by cultural resource monitor (s) at all times. A Pre-Excavation agreement shall be approved by the Tribe and project proponent prior to commencement of any work.

4. TDMCI understands that the Phase II will consist of the following methods:
  - a. A 165 meter trench in length and 5-10 meters wide with a depth of 3 feet backhoe trench (east property line adjacent to KB Homes project west property line)
  - b. Test shovel pits in sporadic locations
  - c. Ground penetrating radar to spot any potential resources
5. TMDCI requires that after planting season the Phase II survey will continue and expand upon the 165 meter length by 5-10 meter wide test area (See #4) to an area approximately 1,320 meter length by 330 meter wide test area. The purpose of this expanded area is to determine the extent and boundaries of the cemetery (see the attached 9/10/14 letter regarding the Tribe's cemetery concerns).
6. Approved Tribal Cultural Resource Monitor(s) shall be present during all ground disturbing activities. Should buried cultural deposits be encountered, the monitor shall require that destructive construction halt and the Monitor shall notify a Qualified (Secretary of the Interior's Standards and Guidelines) Archaeologist to investigate and, if necessary, prepare a mitigation plan for submission to the County and the TMDCI.
7. Tribal Cultural Resource Monitor(s) be present during any ground disturbing activities related to the project, including construction. Should buried cultural deposits be encountered, the Cultural Resource Monitor shall notify a Qualified Archaeologist to investigate and, if necessary, prepare a mitigation plan for implementation
8. Additionally, in accordance with State law, the County Coroner should be contacted if any human remains are found during earthmoving activities. If the remains are determined to be of Native American origin, the Native American Heritage Commission (NAHC) shall be contacted. The NAHC will make a determination of the Most Likely Descendent (MLD). The City will work with the designated MLD to determine the final disposition of the remains.
9. Copies of any cultural resource documentation including reports and site records are sent to the TMDCI.

Should you have any questions regarding this matter please feel free to call me at (760) 397-0300, extension 1244.

Sincerely,



Alesia Reed  
Interim Cultural Resources Coordinator/ Tribal Council Secretary

Attachment



10/19/2014

Gary Resvaloso  
Torres Martinez MLD  
70-555 Pierce St  
Thermal, Ca 92274

Torres Martinez Cultural Dept.

#### **Vista Soleada Project Phase II Study**

The tasks outlined in this study were developed to meet the recommendation outline in McKenna's 2014 Phase I Report. McKenna study failed to review the two project reports that had the potential to reveal the most information regarding this project. There for they failed to properly identify and outline the one major site (CA-RIV-5211/H Late Cahuilla Cemetery ) associated with this area.

The Phase II also failed to test the undisturbed native sediment along the western edge of the project. This area that had the most potential for findings due to its close proximity to the Late Cahuilla cemetery and lack of disturbance.

The Phase II investigations of the project area failed to identify any cultural deposits of features associated with CA-RIV-5211/H. The Phase II Study has not eliminated the possibility that the Late Cahuilla Cemetery site with may still be present.

**This study did not reflects the Tribes concerns for the Late Cahuilla Cemetery or did it answer the Tribes Question " Does the Late Cahuilla Cemetery Sites CA-RIV-5211/H extended in the Vista Soldeada Project area"**

Gary Resvaloso

Torres Martinez MLD



THE TORRES MARTINEZ DESERT CAHUILLA INDIANS

P.O. Box 1160  
Thermal, CA 92274  
(760) 397-0300 – FAX (760) 397-8146

October 27, 2014

Paul Rull, Project Manager  
4080 Lemon Street, 12<sup>th</sup> Floor  
P.O. Box 1409  
Riverside, CA 92502-1409

Re: General Plan Amendment No.1125, Vista Soleada Project

Dear Mr. Rull:

As a follow-up to our recent discussion, the Tribe is requesting that the project proponent for the Vista Soleada project continue an extended Phase II Investigations program. We know that a partial Phase II Testing Program was commenced before a carrot planting schedule which was not designed to determine whether cultural deposits and/or discrete cultural features associated with CA-RIV-5211/H extend into the project area. Results of the Phase II investigations have not completely eliminated the possibility that intact cultural deposits and/or features associated with CA-RIV-5211/H may still be present and the presence of artifacts within the project area suggests that significant prehistoric cultural remains may still be present in subsurface contexts. The Tribe has already determined that the adjacent property (within the City of La Quinta City limits) is an Ancient Cahuilla Cemetery site. Therefore the purpose of the extended Phase II Investigation program is to determine the extent and boundaries of the cemetery. These concerns were relayed to you in our correspondence dated July 31, 2014 and September 24, 2014. The Tribe states that any cemetery related features be identified, these resources will be avoided through project design and preserved in place in perpetuity. The Tribe is of the opinion that it is premature to discuss any other mitigation measures until results of the expanded Phase II testing are known.

The Torres Martinez MLD has provided additional comments to the Vista Soleada Phase II Report. These are attached for your reference. Additionally, it should be noted

Paul Rull

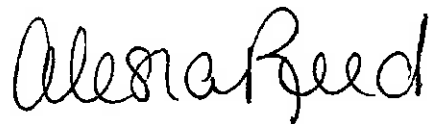
October 27, 2014

Page 2 of 2

that any cultural artifacts discovered during the course of the studies not associated with the cemetery such as grave goods should be collected.

Should you have any questions regarding this matter please feel free to call me at (760) 397-0300, extension 1244.

Sincerely,

A handwritten signature in black ink that reads "Alesia Reed". The signature is written in a cursive, flowing style.

Alesia Reed

Interim Cultural Resources Coordinator/ Tribal Council Secretary

Attachment



# City of La Quinta

P.O. Box 1504  
LA QUINTA, CALIFORNIA 92247-1504  
78-495 CALLE TAMPICO  
LA QUINTA, CALIFORNIA 92253

(760) 777-7000  
FAX (760) 777-7101

January 9, 2014

Mr. Paul Rull, Project Planner  
Riverside County Planning Department  
PO Box 1409  
Riverside, CA 92502-1409

**RE: Proposed GPA 1125; SP 385; CZ 7814, TT 36590  
South side of Avenue 60, East of Monroe Street**

Dear Mr. Rull:

We have received your request for comment on the referenced application on 12/30/13, and would like to thank you for the opportunity to review this project. According to your transmittal, the project is a 230-lot subdivision of  $\pm 81$  acres, requiring a zone change from A-1-10 to an appropriate residential zoning classification. The specific site location is along the south side of Avenue 60,  $\pm 1,320$  feet east of Monroe Street.

This project is within the City of La Quinta's Sphere of Influence (SOI), as established on April 28, 2006, and abuts the City's municipal boundary at the project's west side. As you may be aware, City staff has conducted reviews for various County development applications within unincorporated areas comprising the Sphere of Influence of the City of La Quinta over the past several years. While we are cognizant that the County of Riverside retains its land use authority under its current project review process, the City's review is primarily intended to point out any inconsistencies between City and County review standards, policies, and procedures as applied to this project. Through the identification of such inconsistencies, it is envisioned that City and County staff can work together to resolve conflicting development regulations within this area of mutual concern.

## **LAND USE/GENERAL PLAN**

The current pre-annexation land use adopted by the City for this site is Low Density Residential, allowing up to 4 units per acre. The proposed project is consistent with the land use as pre-designated for the property, at a density of 2.84 units per acre.

Given that there is a specific plan proposed for the project which was not provided in the transmittal, staff requests that it be provided to the City for review when available and reserves further comment until that time. Absent the specific plan provisions, the following comments apply.

- Avenue 60 is designated as an Image Corridor in the City General Plan. The La Quinta



Zoning Code specifies that a height limitation of one story, not to exceed 22 feet in height, shall apply to any buildings within 150 feet of the edge of right-of-way of a general plan-designated image corridor.

- The City's current Low Density Agricultural/Equestrian Residential zoning district has specific requirements that would be applicable, pertaining to Right-to-Farm and buyer notification requirements for new subdivisions in the LDA/ER zone. The City is currently revising its zoning ordinance for consistency with the City General Plan Update 2035, which was adopted in February 2013.

## **CIRCULATION CONSIDERATIONS**

- There are significant discrepancies in street sections for Avenue 60 and 61. East of Monroe Street, Avenue 60 is designated as a Primary Arterial in the La Quinta General Plan (108-foot ROW, 4-lane divided, raised median w/Class II bike/cart lane and six-foot sidewalk). Section D-D of the map exhibit shows a six-lane, 220-foot ROW facility for Avenue 60 improvement. Avenue 61 is designated as a Collector in the La Quinta General Plan (80-foot ROW, 2-lane, raised median w/Class II bike/cart lane and six-foot sidewalk). Section C-C of the map exhibit shows a four-lane, 100-foot ROW facility for Avenue 61 improvement. The pertinent City General Plan street section designations and standards are enclosed for reference.

As you can understand we have significant concerns with these discrepancies, particularly in this case given the transition that will need to occur between our jurisdictions. The traffic study to be prepared, as noted below, will need to address the mutual transitional improvements to be required and how that will impact development within each of our jurisdictions.

- It is understood that a traffic study has been required by the County, as City staff has been in contact with the applicant and County staff to provide background information toward the study's preparation. The City would appreciate copies of this study when available.
- The proposed roundabouts should be designed by a licensed traffic engineer.
- Detailed geometrics on gating and entry design should be provided. Gated entries should accommodate three-car minimum inbound stacking capacity (minimum 62-foot length, call box to street), and provide a full turn-around outlet from the gated entry for rejected vehicles.

## **PLANNING CONSIDERATIONS**

- There are two existing tract maps on the projects west side, within the City limits. KB Homes owns these properties and has filed a specific plan and tract map application for Renditions at Palizada, 418 single-family lot subdivision designed around a central combination greenbelt/retention system and a 4.25 acre amenity lot, which includes a 14,142 s.f. clubhouse. As the project design has been substantially revised, staff strongly urges the County to direct the applicant to review the current plan documents associated with this project.

- The applicant for Renditions is working with Imperial Irrigation District (IID) to address their need for an electrical substation site of approximately two acres. This need has not been fully addressed and likely will impact this County development request, as it is possible that several City projects in the area may need to participate.
- Staff recommends a condition or other provision be made to allow for adjustment of street improvement standards, without the requirement for a map amendment/revision, to accommodate revisions to standards after the map is annexed or if the County subsequently revises street improvement standards that affect the map.
- It is recommended that County staff require constructive notice on the tentative and final subdivision maps, stating that agricultural operations and equestrian uses are permitted under existing zoning. In addition, that a similar advisory provision be recorded against all tract lots/parcels, and set forth in the CC&R's, to provide full disclosure that the subdivision could be affected by existing agricultural or equestrian operations on adjoining properties.

Please note that, due to a limited time frame available to us for review of this application prior to your January 9, 2014 LDC meeting, these comments do not reflect a detailed review and do not encompass all potential concerns. City staff requests that any revised exhibits and/or or project redesign plans be re-submitted to the City for further review and comment, as well as any more detailed plans prepared in response to this letter.

We hope that these comments are helpful to you in processing this application. Should you have questions regarding this letter, please contact the undersigned at 760-777-7125, or via e-mail at [wnesbit@la-quinta.org](mailto:wnesbit@la-quinta.org).

Very truly yours,

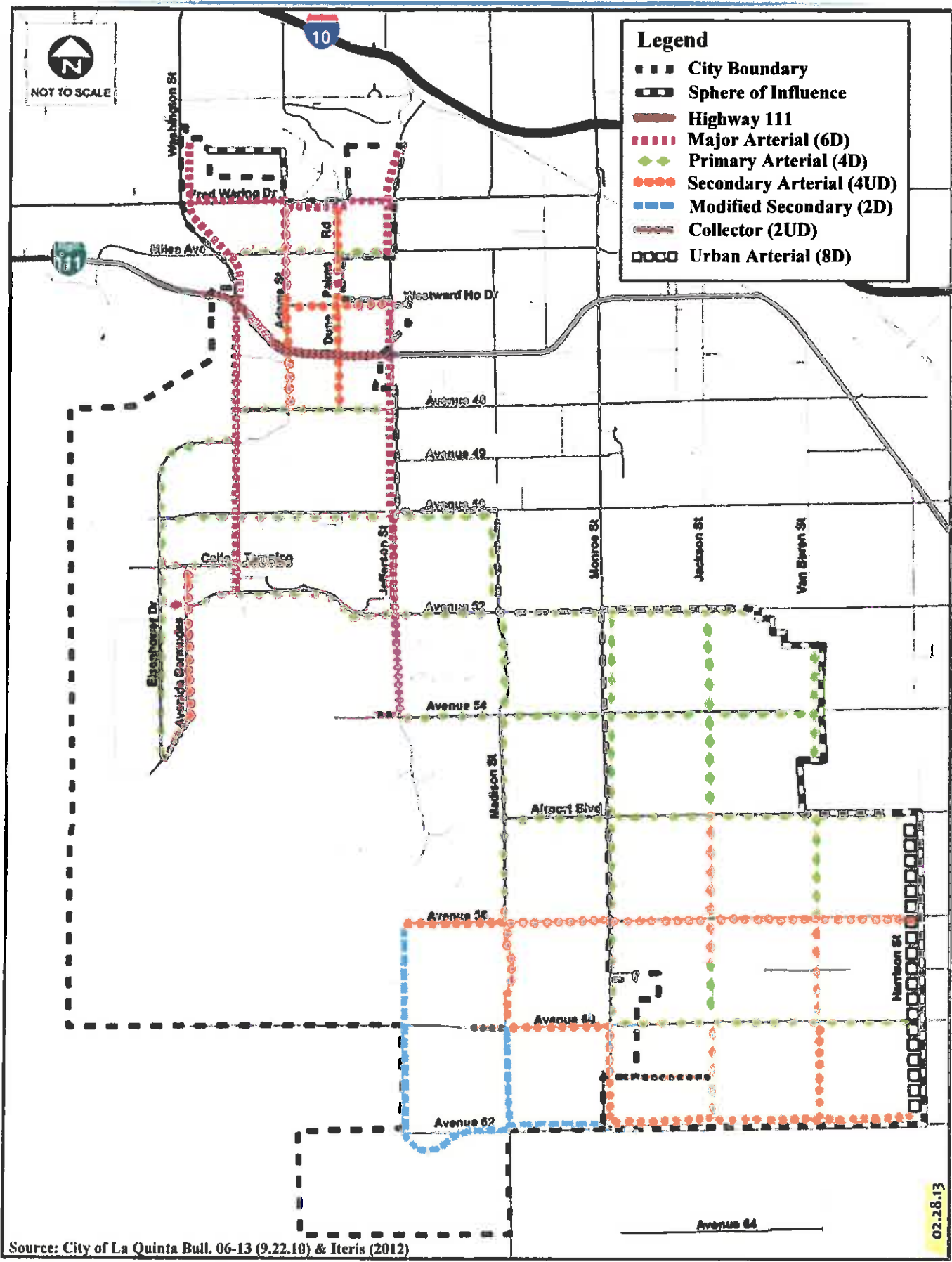


**Wallace Nesbit**  
**Principal Planner**

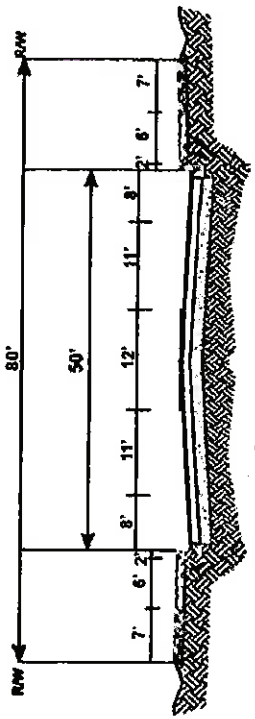
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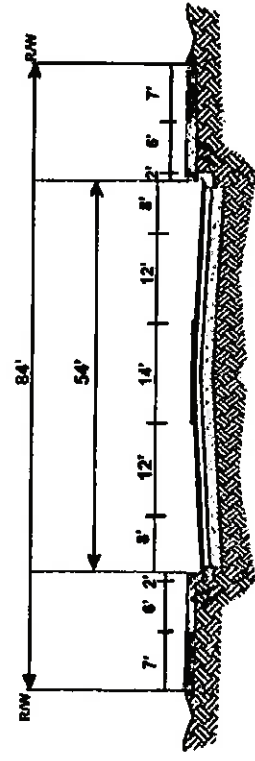
c: Michael Gialdini, Riverside County  
La Quinta Public Works Department



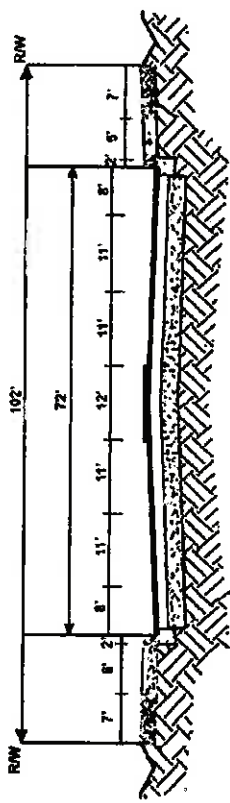
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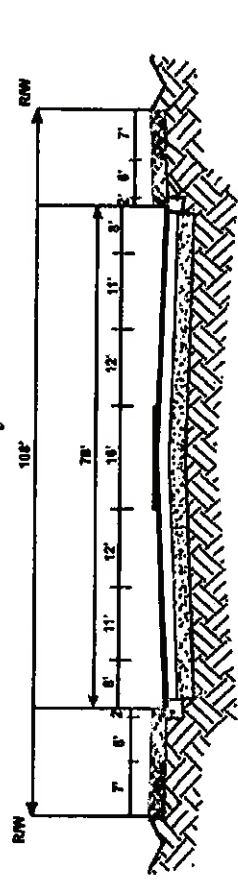
80' Collector



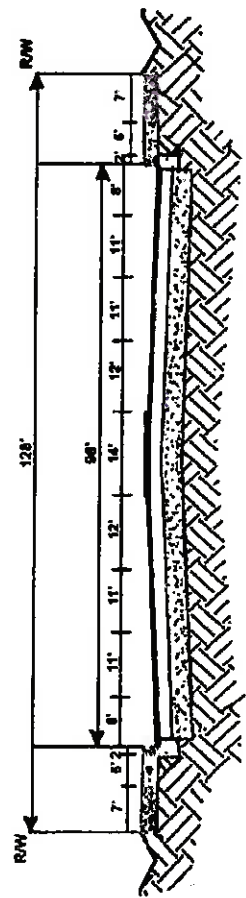
84' Modified Secondary Arterial



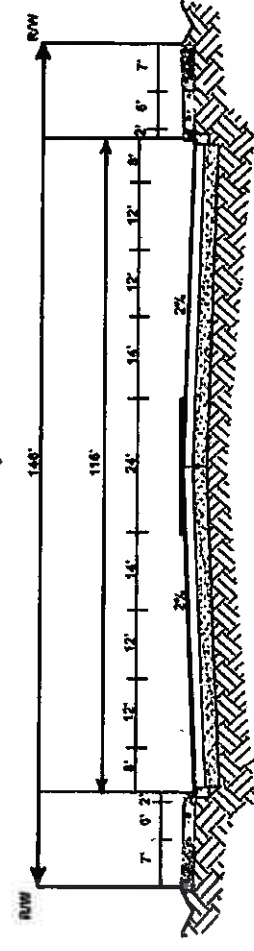
102' Secondary Arterial



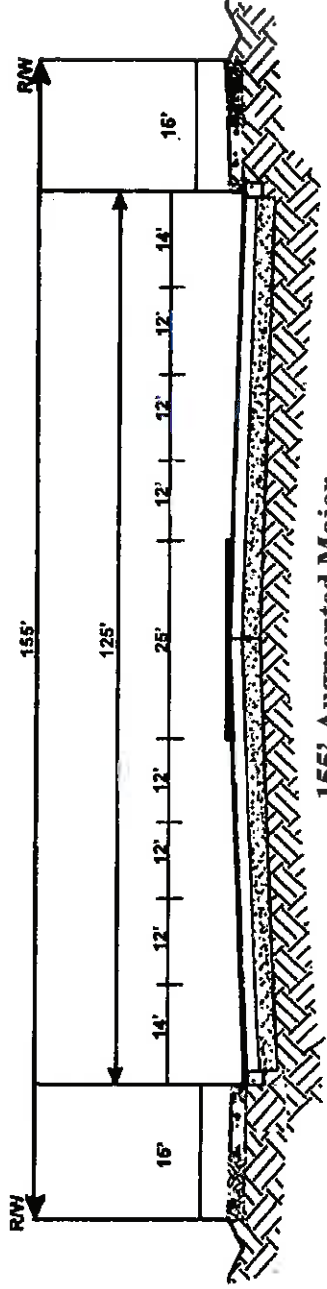
108' Primary Arterial



128' Major Arterial



146' State Highway 111



155' Augmented Major







Established in 1918 as a public agency  
**Coachella Valley Water District**

**Directors:**

John P. Powell, Jr., President - Div. 3  
Franz W. De Klotz, Vice President - Div. 1  
Ed Pack - Div. 2  
Peter Nelson - Div. 4  
Debi Livesay - Div. 5

**Officers:**

Jim Barrett, General Manager  
Julia Fernandez, Board Secretary

January 8, 2014

Redwine and Sherrill, Attorneys

File: 0163.1  
0421.1  
0721.1  
1150.011  
Geo. 060735-2  
PZ 14-5147

Paul Rull  
Riverside County Planning Department  
PO Box 1409  
Riverside, CA 92502

Dear Mr. Rull:

Subject: Specific Plan No. 385 Screencheck No. 1, Amendment No. 1125  
Change of Zone No. 7814, Tentative Tract Map No. 36590

This area is protected from regional stormwater flows by a system of channels and dikes, and may be considered safe from regional stormwater flows except in rare instances.

This area is designated Zone D on the Federal Flood Insurance Rate Maps, which are in effect at this time. Zone D is defined as an area of undetermined but possible risk of flood hazard. However, the project is protected by Dike No. 4 from regional stormwater.

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

Design for retention basins for this area must consider high groundwater levels and clay soils.

Since the stormwater issues of this development are local drainage, Coachella Valley Water District (CVWD) does not need to review drainage design further.

CVWD will provide domestic water and sanitation service to this area and such service will be subject to the satisfaction of terms and conditions established by CVWD and exercised 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 install these facilities and provide land and/or easements on which some of these facilities will be located. These sites shall be shown on the tract map as lots and/or easements to be deeded to CVWD for such purpose.

This notice of domestic water and sanitation service availability can only be used and relied upon for the specific property for which it was issued and shall expire three (3) years from date of issuance.

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.

There are existing United States Bureau of Reclamation (USBR) facilities not shown on the development plans. There may be conflicts with these facilities. We request the County to withhold issuance of grading permits until CVWD has reviewed the proposed development and related impacts to the USBR facilities and associated right-of-way and provided the County with written confirmation that there is no interference. The USBR conflicts include but are not limited to lateral 123.45-2.3.

This area is underlain with agricultural drainage lines. There are CVWD and Private facilities not shown on the development plans. There may be conflicts with these facilities. We request the County to withhold issuance of grading permits until CVWD has reviewed the proposed development and related impacts to the CVWD and Private facilities and associated right-of-way and provided the County with written confirmation that there is no interference. The CVWD and private conflicts include but are not limited to Avenue 61 Drain and TD 300 private tile drain.

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

If CVWD drainage facilities are utilized for urban drainage, CVWD may need replacement or additional drainage facilities to provide for the orderly expansion of the drainage system. These facilities may include pipelines, channels, pump stations and other facilities. The developer may be required to install these facilities and provide land and/or easements on which some of these facilities will be located. These sites shall be shown on the tract map as lots and/or easements to be deeded to CVWD for such purpose.

Non-potable water (recycled wastewater and/or Colorado River water) is available for irrigation. The project may be required to use non-potable water for such uses. CVWD may need additional facilities for the orderly expansion of its non-potable water distribution system in order to serve the subject land. These facilities may include additional piping, reservoirs, booster pumping stations, etc. The developer may be required to install these facilities and provide land and/or easements to be deeded to CVWD for such purpose.

This development is subject to the County's Landscape Ordinance which was adopted in accordance with the States 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. This review is for ensuring efficient water management.

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

All water wells owned or operated by an entity producing more than 25 acre-feet of water during any year must be equipped with a water-measuring device. A CVWD Water Production Metering Agreement is required to ensure CVWD staff 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,



Mark L. Johnson  
Director of Engineering

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

Alan French  
Riverside County Department of Transportation  
4080 Lemon Street, 8<sup>th</sup> Floor  
Riverside, CA 92501

Michael Mistica, MBA  
County of Riverside, Department of Environmental Health  
Land Use and Water Resources Program  
3880 North Lemon St., Suite 200  
Riverside, CA 92501

Jim Stockhausen  
4675 Macarther Ct., Suite 1550  
Newport Beach, CA 92660

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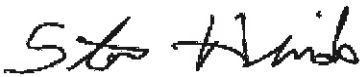
41



COUNTY OF RIVERSIDE  
**DEPARTMENT OF ENVIRONMENTAL HEALTH**

**Date:** May 28, 2014

**To:** Paul Rull  
Riverside County Planning Department  
4080 Lemon Street, 12<sup>th</sup> Floor  
Riverside, California 92502  
Fax: (951) 955-8631

**From:**   
Steven Hinde, REHS, CIH  
Senior Industrial Hygienist  
Department of Environmental Health  
Office of Industrial Hygiene  
3880 Lemon Street, Ste. 200  
Riverside, California 92501  
(951) 955-8980  
Fax: (951) 955-8988



**Project Reviewed:** Tentative Tract No. 36590 & Specific Plan No. 385

**Reference Number:** **SR# 30943**

**Applicant:** Paul Quill  
**Cal Thermal Real Estate, LLC**  
4675 MacArthur Ct., Suite 1550  
Newport Beach, CA 92660

**Noise Consultant** **Meridian Consultants LLC**  
860 Hampshire Road, Suite P  
Westlake Village, CA 91361

**Review Stage:** First Review

**Information Provided:** "Technical Noise Report for the Vista Soleada Specific Plan,"  
dated January 2014, revised May 2014."

**Noise Standards:**

1. The "Noise Element" section of the Riverside County General Plan states "to avoid future noise hazard, the maximum capacity design standard (average daily trips) for highways and major roads" (including airports) "shall be used for determining the maximum future noise level" or, in the case of freeways and airports, the projected conditions for 20 years in the future may be used.
2. The interior noise levels in residential dwellings shall not exceed 45 Ldn (CNEL).
3. The exterior noise level shall not exceed 65 Ldn.

**Highway Prediction Model:**

Using FHWA RD 77-108 Highway Traffic Prediction Model, the noise consultant shall estimate noise impacts (Ldn) from the Highways (design capacity "C" Level of Service).

**Acoustical Parameters for County Highways:**

1. Average daily traffic (ADT) design capacity of 32,700 assumed for 60<sup>th</sup> Avenue (the County General Plan classifies 60<sup>th</sup> Avenue as a "Expressway" highway). ADT design capacity of 20,700 assumed for 61<sup>st</sup> Avenue (the County General Plan classifies 61<sup>st</sup> Avenue as a "Secondary" highway) quoted from the "Eastern Coachella Valley Area Plan Circulation, Volume Figure 8, August 2003".
2. Truck/Auto Mix as follows (Riverside Co. Road Department):

**For Expressway**

VEHICLE	Overall %	DAY(7AM-7PM)	EVENING(7PM-10PM)%	NIGHT(10PM-7AM)%
Auto	92	69.5	12.9	9.6
Med. Truck	3	1.44	0.06	1.5
Heavy Truck	5	2.4	0.1	2.5

**For Secondary Highways**

VEHICLE	Overall %	DAY(7AM-7PM)	EVENING(7PM-10PM)%	NIGHT(10PM-7AM)%
Auto	97.2	73.6	13.6	10.22
Med. Truck	1.87	0.9	0.04	10.9
Heavy Truck	0.74	0.35	0.04	0.35

3. Traffic Speed of 40 MPH.

4. The distance from the centerline of 60<sup>th</sup> Avenue and 61<sup>st</sup> Avenue to the nearest building face is estimated to be 310 and 300 feet respectively.
5. Modeling for 60<sup>th</sup> Avenue and 61<sup>st</sup> Avenue done using a “soft site” assumption for exterior.
6. The standard residential design with windows closed provides a 20 dB, A-weighted (reduction inside) attenuation.
7. Barrier calculations based on receptor at 10 feet from the barrier and at a 5 foot elevation for wall barrier height at or less than six feet. However, a receptor placement of 3-foot elevation is required when a wall barrier height is greater than six feet.
8. Interior calculations based on receptor at a 5-foot elevation inside the dwelling in the room nearest the noise source and 14 feet above the pad for the second floor in the middle of the room nearest the noise source.

**Findings:**

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

**Recommendations:**

The following conditions shall be applied to the project based on the information provided by the acoustical consultant:

**Construction –Related Mitigation Measures:**

1. Whenever a construction site is within one-quarter (1/4) of a mile of an occupied residence or residences, no construction activities shall be undertaken between the hours of 6:00 p.m. and 6:00 a.m. during the months of June through September and between the hours of 6:00 p.m. and 7:00 a.m. during the months of October through May. Exceptions to these standards shall be allowed only with the written consent of the building official.
2. All construction vehicles, equipment fixed or mobile shall be equipped with properly operating and maintained mufflers.
3. During construction, best efforts should be made to locate stockpiling and/or vehicle staging area as far as practicable from existing residential dwellings to the site.

4. Implement noise attenuation measures to the extent feasible, which may include, but are not limited to, temporary noise blankets around stationary construction noise sources.
5. Use electric air compressors and similar power tools rather than diesel equipment, where feasible.
6. Turn off construction-related equipment, including heavy-duty equipment, motor vehicles, and portable equipment, when not in use for more than 30 minutes.
7. No music or electronically reinforced speech from construction workers shall be audible at noise-sensitive property.
8. Clearly post construction hours, allowable workdays, and the phone number of the job superintendent at all construction entrances to allow for surrounding owners to contact the job superintendent. If the City or the job superintendent receives a complaint, the superintendent shall investigate, take appropriate corrective action, and report the action taken to the reporting party.
9. Construction staging areas along with the operation of earth-moving equipment within the Project area shall be located as far away from vibration- and noise-sensitive sites as possible.

**Building Mitigation:**

10. The exterior noise standard shall apply to an outdoor location on each residential lot that is adjacent to the residential structure and encompasses a minimum of 600 square feet. The applicable location shall be at rear of the structure.
11. Provide "windows closed" condition requiring mechanical ventilation per the 2012 California Building Code requirements in Section 1203 Ventilation for residential unit's along 60<sup>th</sup> Avenue and 61<sup>st</sup> Avenue.



**Community Council Advisory Project Review Report—Fourth District Planning Projects**

Council:

Vista Santa Rosa

Address:

VISTA SANTA ROSA

Meeting date:

Jan 29 2014

Cross streets:

So of 61 East of Monroe

Project name:

Vista Soleada

Parcel number(s):

Case number:

SP 385

Advisory Action

(number of votes): 3

Support

NOT Support

Abstain

Absent

Continue to

Advisory Motion

Approve project as presented.

Advisory Discussion, Comments and Recommendations

~~Project~~  
Council reviewed <sup>^</sup> in March and May 2013  
and are satisfied with the progress.

Date:

1/29/14

Signature:

Kathleen Weber

Print name and title:

Kathleen Weber VSR Council Secretary

Supervisor's Comments

Agree with comments above  
Mike GIACIWI  
1/29/14

**Directions:** The council secretary or designated council member must complete, sign and return this document to the Supervisors liaison immediately following advisory action. This document will be filed to officially record community input on the project.



**Riverside County**  
**Waste Management Department**

*Hans W. Kernkamp, General Manager-Chief Engineer*

January 21, 2014

Paul Rull, Project Planner  
Riverside County Planning Department  
P.O. Box No. 1409  
Riverside, CA 92502-1409

**RE: Tentative Tract Map (TR) No. 36590 — Subdivide 80.9 Acres into 230 Single Family Lots, 1 Equestrian Way Station Lot, and 1 Commercial Lot (APN: 764-290-003)**

Dear Mr. Rull:

The Riverside County Waste Management Department (RCWMD) has reviewed the proposed project, located at the northwest corner of 61<sup>st</sup> Avenue and Sundowner Avenue within the Eastern Coachella Valley Area Plan. In order to mitigate the potential solid waste impacts of TR 36590 and help the County comply with AB 939 (Integrated Waste Management Act), the RCWMD recommends the following conditions for approval of TR 36590:

1. a) **Prior to issuance of a building permit for EACH construction phase**, a *Waste Recycling Plan (WRP)* shall be submitted to the Waste Management Department 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. Arrangements can be made through the franchise hauler.
- b) **Prior to issuance of an occupancy permit for EACH construction phase**, evidence (i.e., receipts or other type 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.
2. 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 development of 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 determination, transportation, and disposal

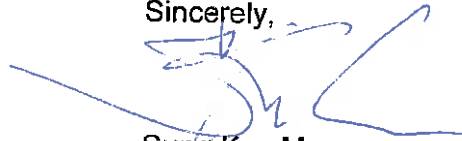
of hazardous waste, please contact the Riverside County Department of Environmental Health, Environmental Protection and Oversight Division, at 1-888-722-4234.

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

**Please note that clearance will be needed from the RCWMD for the future development of the equestrian way station and commercial lot.**

Thank you for the opportunity to review this proposal. If you have any questions, please call me at (951) 486-3283.

Sincerely,



Sung Key Ma,  
Planner IV



# RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna  
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.

CASE NUMBER: GPA-01125 DATE SUBMITTED: September 10, 2013

### I. GENERAL INFORMATION

#### APPLICATION INFORMATION

Applicant's Name: Sabal Financial Group LP E-Mail: jim.stockhausen@sabalfin.com  
*UP CAL THERMAL REAL ESTATE LLC*

Mailing Address: 4675 MacArthur Court, Suite 1550  
Newport Beach, CA 92660  
Street  
City State ZIP

Daytime Phone No: (949) 255-2462 Fax No: (949) 255-2462

Engineer/Representative's Name: Paul Quill, Quill Enterprises LLC E-Mail: paul@quillenterprises.net

Mailing Address: 51245 Avenida Rubio  
La Quinta, CA 92253  
Street  
City State ZIP

Daytime Phone No: (760) 771-8050 Fax No: (760) 771-8050

Property Owner's Name: MKA Real Estate Qualified Fund LLC E-Mail: jim.stockhausen@sabalfin.com  
*CAL THERMAL REAL ESTATE LLC*

Mailing Address: 4675 MacArthur Court, Suite 1550,  
Newport Beach, CA 92660  
Street  
City State ZIP

Daytime Phone No: (949) 255-2462 Fax No: (949) 255-2462

Riverside Office • 4080 Lemon Street, 12th Floor  
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(951) 955-3200 • Fax (951) 955-1811

Desert Office • 38686 El Cerrito Road  
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**

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.

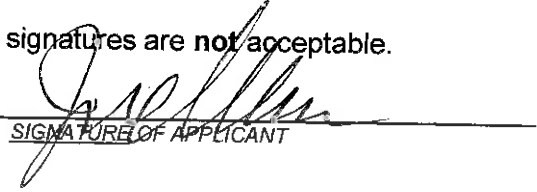
**AUTHORIZATION FOR CONCURRENT FEE TRANSFER**

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All signatures must be originals ("wet-signed"). Photocopies of signatures are not acceptable.

Jim Stockhausen

PRINTED NAME OF APPLICANT

  
SIGNATURE OF APPLICANT

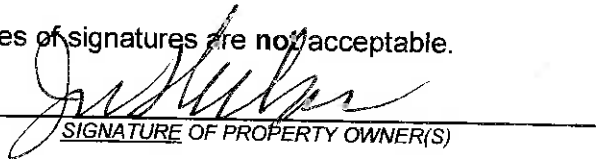
**AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:**

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.

Jim Stockhausen

PRINTED NAME OF PROPERTY OWNER(S)

  
SIGNATURE OF PROPERTY OWNER(S)

N/A

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): 4 760-290-003

Section: 35 Township: 6 Range: 7E SBBM

Approximate Gross Acreage: 80

**APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN**

General location (nearby or cross streets): North of Avenue 61, South of Avenue 60, East of Monroe Street, West of Jackson

Thomas Brothers map, edition year, page number, and coordinates: \_\_\_\_\_

Existing Zoning Classification(s): A-1-10

Existing Land Use Designation(s): AG

Proposal (describe the details of the proposed general plan amendment):

General Plan Amendment is to convert approximately 80 acres +/- from the Ag Foundation to the Development Foundation taking the zoning from A 1-10 to SP. The property is within the Vista Santa Rosa Community of unincorporated Riverside County. The conversion is well within the 7% allowed by the RCIP for annual conversion of Ag land to development.

Related cases filed in conjunction with this request:

Tract 36590 will be filed later as will a Change of Zone Application however no case numbers have been assigned to these and the GPA application is being opened to create a case file primarily for deposits.

Has there been previous development applications (parcel maps, zone changes, plot plans, etc.) filed on the project site? Yes  No

Case Nos. \_\_\_\_\_

E.A. Nos. (if known) \_\_\_\_\_ E.I.R. Nos. (if applicable): \_\_\_\_\_

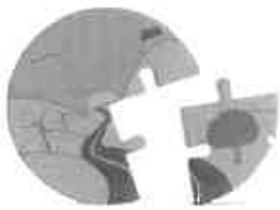
Name of Company or District serving the area the project site is located (if none, write "none.")		Are facilities/services available at the project site?	
		Yes	No
Electric Company	Imperial Irrigation District	X	
Gas Company	Southern California Gas	X	
Telephone Company	Verizon	X	
Water Company/District	CvWD	X	
Sewer District	Cvwd	X	

Is water service available at the project site: Yes  No

If "No," how far away are the nearest available water line(s)? (No of feet/miles) 1350 feet

Is sewer service available at the site? Yes  No

If "No," how far away are the nearest available sewer line(s)? (No. of feet/miles) 1350 feet



# RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna  
Director

## APPLICATION FOR SPECIFIC PLAN LAND USE

CHECK ONE AS APPROPRIATE:

SPECIFIC PLAN

SPECIFIC PLAN AMENDMENT

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: SP00385

DATE SUBMITTED: November, 2013

### APPLICATION INFORMATION

Applicant's Name: Cal Thermal Real Estate, LLC

E-Mail: jim.stockhausen@sabalfin.com

Mailing Address: 4675 MacArthur Court, Ste 1550

Newport Beach, CA 92660 Street

City State ZIP

Daytime Phone No: (949) 255-2682 Fax No: (949) 255-2682

Engineer/Representative's Name: Paul Quill E-Mail: paul@quillenterprises.net

Mailing Address: 51245 Avenida Rubio

La Quinta, CA 92253 Street

City State ZIP

Daytime Phone No: (760) 771-8050 Fax No: (760) 771-8050

Property Owner's Name: Cal Thermal Real Estate, LLC E-Mail: jims.tockhausen@sabalfin.com

Mailing Address: Same as Applicant Above

Street

City State ZIP

Daytime Phone No: ( ) same Fax No: ( ) same

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.

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Desert Office · 38686 El Cerrito Road  
Palm Desert, California 92211  
(760) 863-8277 · Fax (760) 863-7555

**APPLICATION FOR SPECIFIC PLAN LAND USE**

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.

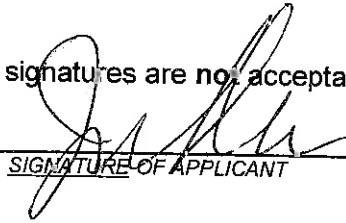
**AUTHORIZATION FOR CONCURRENT FEE TRANSFER**

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Jim Stockhausen

PRINTED NAME OF APPLICANT



SIGNATURE OF APPLICANT

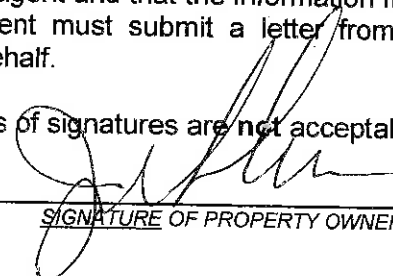
**AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:**

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.

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Jim Stockhausen

PRINTED NAME OF PROPERTY OWNER(S)



SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

If the property is owned by more than one person, 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): 764-290-003

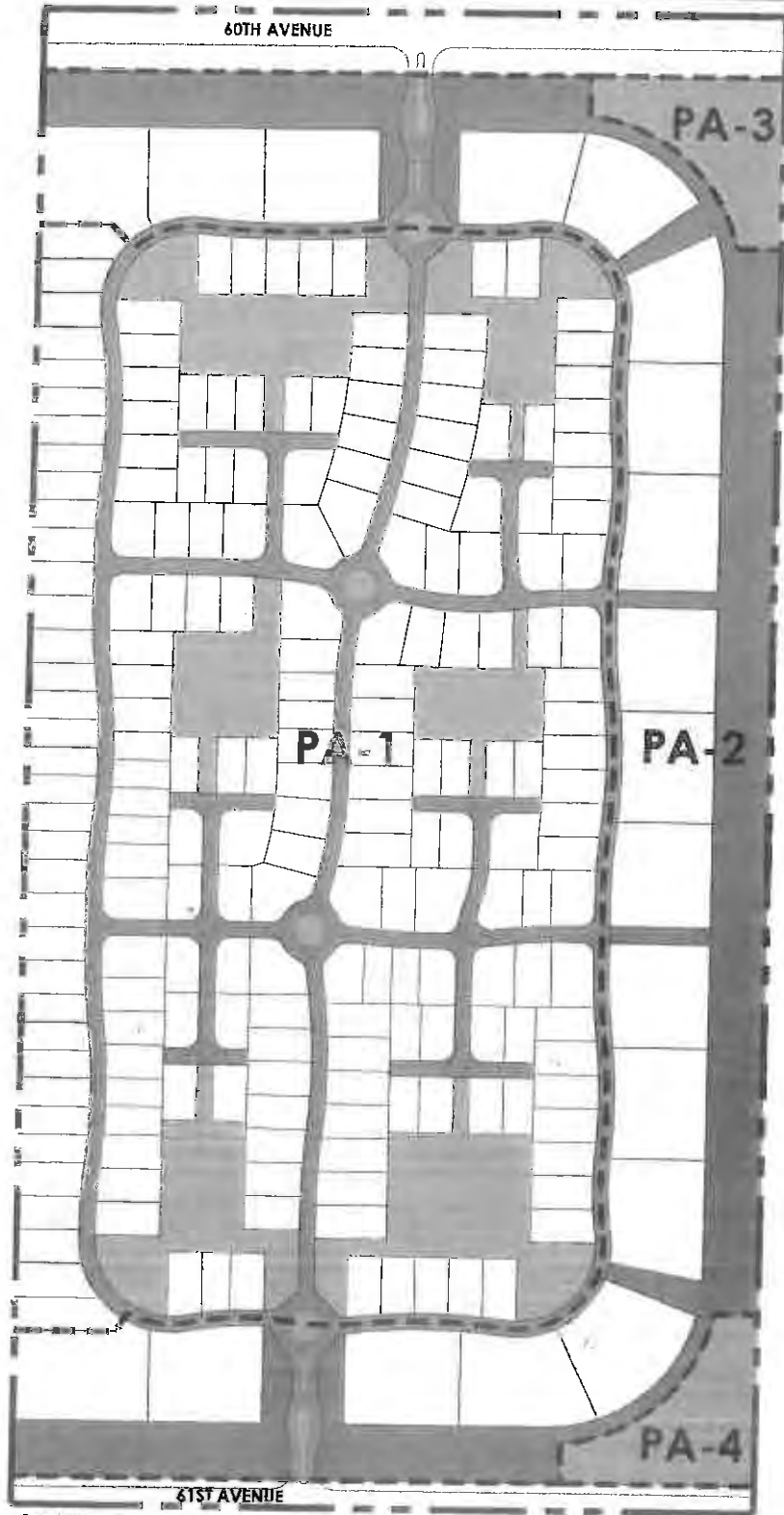
Section: 35 Township: 6 Range: 7E SBBM

Approximate Gross Acreage: 80











General location (nearby or cross streets): North of Avenue 61, South of Avenue 60, East of Monroe Street, West of Jackson Street







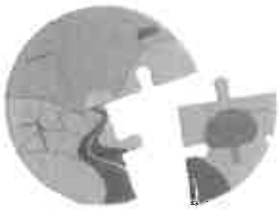
**LEGEND:**

-  PROJECT BOUNDARY
-  PLANNING AREA BOUNDARY
-  MEDIUM DENSITY RESIDENTIAL
-  LOW DENSITY RESIDENTIAL
-  RURAL COMMERCIAL
-  EQUESTRIAN WAY STATION
-  OPEN SPACE - POCKET PARKS
-  OPEN SPACE - BUFFER
-  PRIVATE STREET R/W
-  PUBLIC R/W DEDICATION

Source: Tentative Tract Map No. 36590

Exhibit Date: October 23, 2013

**CONCEPTUAL LAND USE PLAN  
VISTA SOLEADA SPECIFIC PLAN**



# RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna  
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.

CASE NUMBER: \_\_\_\_\_ DATE SUBMITTED: November, 2013

### APPLICATION INFORMATION

Applicant's Name: Cal Thermal Real Estate, LLC E-Mail: jim.stockhausen@sabaffin.com

Mailing Address: 4675 MacArthur Court, Suite 1550  
\_\_\_\_\_  
Newport Beach, CA 92660  
City State ZIP

Daytime Phone No: (949) 255-2682 Fax No: (949) 255-2682

Engineer/Representative's Name: Paul Quill E-Mail: paul@quillenterprises.net

Mailing Address: 51245 Avenida Rubio  
\_\_\_\_\_  
La Quinta, CA 92253  
City State ZIP

Daytime Phone No: (760) 771-8050 Fax No: (949) 771-8050

Property Owner's Name: Cal Thermal Real Estate, LLC E-Mail: jim.stockhausen@sabaffin.com

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

**APPLICATION FOR CHANGE OF ZONE**

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.

**AUTHORIZATION FOR CONCURRENT FEE TRANSFER**

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**Jim Stockhausen**

PRINTED NAME OF APPLICANT

SIGNATURE OF APPLICANT

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**Jim Stockhausen**

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

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**PROPERTY INFORMATION:**

Assessor's Parcel Number(s): 764-290-003

Section: 35 Township: 6 Range: 7E SBBM

Approximate Gross Acreage: 80

General location (nearby or cross streets): North of Avenue 61, South of Avenue 60, East of Monroe Street, West of Jackson Street

**APPLICATION FOR CHANGE OF ZONE**

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Thomas Brothers map, edition year, page number, and coordinates: 2013, page 5590, F1, F2, G1, G2

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

Project proposes to change the zoning from A 1-10 to SP for +/- 80.88 acres in unincorporated County of Riverside, Vista Santa Rosa Community, Eastern Coachella Valley Area Plan.

EAST 1/2 OF the NORTHWEST 1/4, SECTION 35, TOWNSHIP 6 SOUTH, RANGE 7 E SBBM

Related cases filed in conjunction with this request:

GPA 1125, TTM 36590, Specific Plan # \_\_\_\_\_

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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.

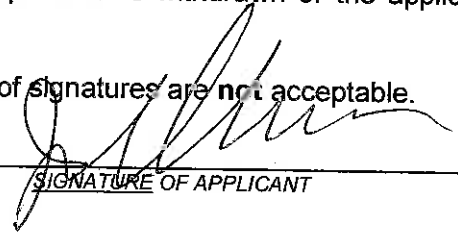
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Jim Stockhausen for Cal Thermal Real Estate, LLC  
PRINTED NAME OF APPLICANT

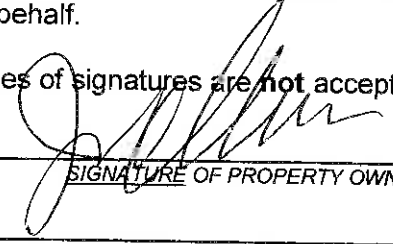
  
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Jim Stockhausen for Cal Thermal Real Estate, LLC  
PRINTED NAME OF PROPERTY OWNER(S)

  
SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

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See attached sheet(s) for other property owner's signatures.

**PROPERTY INFORMATION:**

Assessor's Parcel Number(s): 764-290-003

Section: 35 Township: 6 Range: 7E SBBM

Approximate Gross Acreage: 80.

**APPLICATION FOR SUBDIVISION AND DEVELOPMENT**

General location (cross streets, etc.): North of Avenue 61, South of Avenue 60, East of Monroe Street, West of Jackson Street

Thomas Brothers map, edition year, page number, and coordinates: Page 5590 F1,F2,G1 and G2, 2013

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)):

Project is proposed as a residential subdivision map of approximately 230 residential lots on 80 acres that will be a PRD under a Specific Plan. Additional Letter lots for open space and streets will be included. Project will have private streets and be HOA maintained.

Related cases filed in conjunction with this request:

GPA 1125, Specific Plan, Change of Zone

Is there a previous development application filed on the same site: Yes  No

If yes, provide Case No(s). \_\_\_\_\_ (Parcel Map, Zone Change, etc.)

E.A. No. (if known) \_\_\_\_\_ E.I.R. 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: Geotechnical Investigation, Cultural Resources

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/miles) 1,350 feet approx.

Is sewer service available at the site? Yes  No

If "No," how far must the sewer line(s) be extended to provide service? (No. of feet/miles) 1,350 feet approx.

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: \_\_\_\_\_



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

**A PUBLIC HEARING** has been scheduled, pursuant to Riverside County Land Use and Subdivision Ordinance Nos. 348 460, before the **RIVERSIDE COUNTY PLANNING COMMISSION** to consider the project shown below:

**GENERAL PLAN AMENDMENT NO. 1125, SPECIFIC PLAN NO. 385, CHANGE OF ZONE NO. 7814, TENTATIVE TRACT MAP NO. 36590** – Intent to Adopt a Mitigated Negative Declaration – Applicant: Cal Thermal Real Estate, LLC – Representative: Paul Quill – Fourth/Fourth Supervisorial District - Location: Northwest corner of 61<sup>st</sup> Avenue and Sundowner Avenue – Zoning: Light Agriculture-10 acre minimum - **REQUEST:** The General Plan Amendment proposes to change the Land Use Designation of the site from Agriculture: Agriculture (AG: AG) (10 acre minimum) to Community Development: Medium Density Residential (CD: MDR) (2-5 Dwelling Units Per Acre), Commercial Retail (CD: CR) (0.20 – 0.35 floor area ratio) and Open Space: Recreation as reflected on the Specific Plan Land Use Plan. The Specific Plan is proposed to be a Community Development Specific Plan. The Specific Plan proposes an 80.9 acre residential community of up to 230 homes in varying densities from 2 to 5 dwelling units per acre with an overall density of 2.8 per acre. The proposal also includes 19.4 acres of parks and retention areas, and 3.3 acres of rural market and equestrian way station. The Change of Zone proposes to change the zoning from Light Agriculture -10 acre minimum (A-1-10) to Specific Plan (SP). Additionally, the Change of Zone proposes a Specific Plan Zoning ordinance and will formalize the boundary of the Specific Plan, possibly the Planning Areas as well. The proposes a schedule "A" subdivision to subdivide 80.9 gross acres into 230 residential lots, 9 open space lots, 1 equestrian way station lot, and 1 commercial lot. (Legislative)

TIME OF HEARING: **9:30 a.m.** or as soon as possible thereafter  
**DECEMBER 3, 2014**  
COACHELLA VALLEY WATER DISTRICT  
BOARD ROOM  
75515 HOVLEY LANE EAST  
PALM DESERT, CA 92211

For further information regarding this project, please contact Project Planner, Paul Rull, at 951-955-0972 or email [prull@rctlma.org](mailto:prull@rctlma.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 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 Thursday, 8:30 a.m. to 5:00 p.m., at the County of Riverside Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501. For further information or 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: Paul Rull  
P.O. Box 1409, Riverside, CA 92502-1409

**PROPERTY OWNERS CERTIFICATION FORM**

I PAUL RULL, certify that on JULY 16, 2014  
the attached property owners list was prepared by PLANNING DEPARTMENT,  
APN(s) or case numbers GPA1125 SP385 CZ7814 TR36590  
for Company or Individual's Name PLANNING DEPARTMENT  
Distance Buffered 1500'.

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.

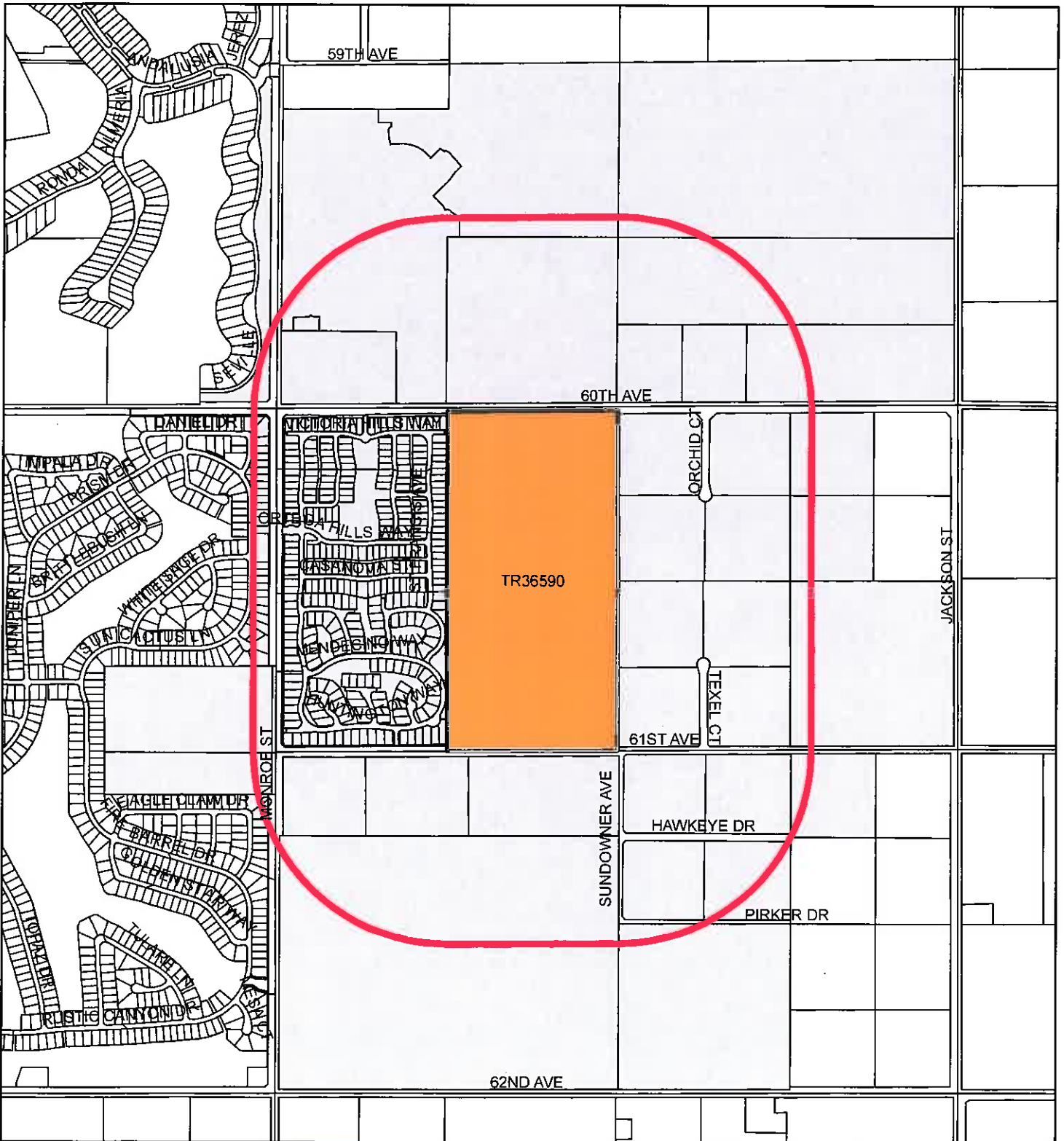
NAME: PAUL RULL

TITLE: PROJECT MANANGER

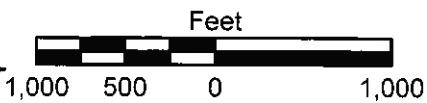
ADDRESS: 4080 Lemon Street, 12<sup>th</sup> Floor, Riverside CA 92501

TELEPHONE: 951-955-0972

# TR36590 (1,500 Foot Buffer)



-  Case Owner Buffer
-  Case Boundary
-  Parcel Boundaries
-  Surrounding Owner Parcels



Printed by prull on 7/16/2014

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.

A&J MCKEEVER HOLDINGS  
49024 CROQUET CT  
INDIO, CA. 92201

PABLO ACEVEDO  
83649 INDIO BLV  
INDIO, CA. 92201

RANDY ANDRUS  
60262 DESERT SHADOWS DR  
LA QUINTA, CA. 92253

BALDEMOR LETICIA ESTATE OF  
C/O FRANCIS AKAHOSHI  
P O BOX 53851  
IRVINE, CA. 92619

BARTON LAND LA QUINTA  
751 LAUREL AVE STE 519  
SAN CARLOS, CA. 94070

CRAIG BEDARD  
78365 HWY 111 NO 297  
LA QUINTA, CA. 92203

DANIEL M BEMIS  
81478 GOLDEN POPPY WAY  
LA QUINTA, CA. 92253

RANDY BENNETT  
8308 KNOLLWOOD DR  
MOUNDSVILLE, MN. 55112

PATRICIA R BLANK  
22 REGALO DR  
MISSION VIEJO, CA. 92692

JAMES BLANTON  
47615 VIA MONTESSA  
LA QUINTA, CA. 92253

SUSAN GAIL BRADLEY  
60636 DESERT SHADOWS DR  
LA QUINTA, CA. 92253

MARCUS BROWN  
81972 DANIEL DR  
LA QUINTA, CA. 92253

CAL SUNGOLD INC  
C/O EFREN CASTRO  
P O BOX 1540  
INDIO, CA. 92202

CAL THERMAL REAL ESTATE  
C/O JIM STOCKHAUSEN  
4675 MACARTHUR CT NO 1550  
NEWPORT BEACH, CA. 92660

JESUS ARIEL CASTRO  
81064 PORTOLA CIR  
INDIO, CA. 92201

NEIL CORTESI  
60724 OROURKE CIR  
LA QUINTA, CA. 92253

CVWD  
P O BOX 1058  
COACHELLA, CA. 92236

CVWD  
P O BOX 1058  
COACHELLA VALLEY, CA. 92236

JENNIE DOPIERALA  
1830 LA MANZANITA ST  
SOUTH PASADENA, CA. 91030

TED D EICHELBERGER  
C/O DAVID DAYTON INC AND NOMINEE  
P O BOX 2075  
PALM DESERT, CA. 92261

RICHARD E FAUSEL  
42311 MAY PEN RD  
INDIO, CA. 92201

CANDELARIO FELIX  
P O BOX 854  
LA QUINTA, CA. 92247

KLAUS FUERNISS  
81924 DANIEL DR  
LA QUINTA, CA. 92253

WILLIAM W FURNISS  
1 SEGADA  
RCH SANTA MARGARITA, CA. 92688

GEORGE GARZA  
P O BOX 5385  
LA QUINTA, CA. 92248

IRENE MAY GROVES  
60482 DESERT SHADOWS DR  
LA QUINTA, CA. 92253

JOHN R HAVERTY  
60746 OROURKE CIR  
LA QUINTA, CA. 92253

PATRICK ISOM  
61188 CACTUS SPRING DR  
LA QUINTA, CA. 92253

HAROUTIOUN VARTAN KAMBERIAN  
11616 SPY GLASS DR  
NORTHRIDGE, CA. 91326

KB HOME COASTAL INC  
36310 INLAND VALLEY DR  
WILDOMAR, CA. 92595

JIM KUSNERIK  
3755 PRINCETON WAY  
MEDFORD, OR. 97504

LOGAN LANDSCAPE INC  
60225 JACKSON ST  
THERMAL, CA. 92274

GUADALUPE ANGULO LOPEZ  
60290 ORCHID CT  
THERMAL, CA. 92274

RONALD J LUCAS  
81936 DANIEL DR  
LA QUINTA, CA. 92253

GAYLE M LUNDMARK  
2490 REFIR CT NW  
SALEM, OR. 97304

RICHARD WILLIAM MCMANUS  
1100 PEBBLE BEACH DR  
CLE ELUM, WA. 98922

MCPHAIL PROP INTERNATIONAL  
0  
. . 0

JOY R MEDEIROS  
60240 DESERT SHADOWS DR  
LA QUINTA, CA. 92253

MERRILL LYNCH TRUST CO  
C/O HARDING & CARBONE  
3903 BELLAIRE BLV  
HOUSTON, TX. 77025

MONROE DATES  
C/O CRAIG A KNIGHT  
1387 AMBASSADOR WAY  
SALT LAKE CITY, UT. 84108

VERNON S MOORE  
31 FAIRWAY DR  
DOUGLAS, WY. 82633

NICHOLAS J PANDULLO  
60680 OROURKE CIR  
LA QUINTA, CA. 92253

BARBARA W PAXSON  
60306 DESERT SHADOWS DR  
LA QUINTA, CA. 92253

PETER RABBIT FARMS INC  
85810 GRAPEFRUIT BLV  
COACHELLA, CA. 92236

GERALD O PETERSON  
61210 CACTUS SPRING DR  
LA QUINTA, CA. 92253

MARK L RINDLESBACH  
C/O RINDLESBACH CONST  
82950 AVENUE 61  
THERMAL, CA. 92274

CARDINAL PRODUCE SALES  
C/O JOHN POWELL JR  
85810 PETER RABBIT LN  
COACHELLA, CA. 92236

SEARSVILLE LAND CO  
700 LARKSPUR LANDING 199  
LARKSPUR, CA. 94939

SHEA LA QUINTA  
C/O JEFF MCQUEEN  
8800 N GAINEY CENTER 350  
SCOTTSDALE, AZ. 85258

GARY SHERFF  
60504 DESERT SHADOWS DR  
LA QUINTA, CA. 92253

RONALD G STINSON  
2949 ARDON LN  
CASPER, WY. 82609

T D DESERT DEV  
81570 CARBONERAS  
LA QUINTA, CA. 92253

RUSSELL L THORNTON  
13528 CHELLY CT  
SAN DIEGO, CA. 92129

TRILOGY AT GLEN IVY MAINTENANCE ASSN  
24503 TRILOGY PKWY  
CORONA, CA. 92883

TRILOGY AT LA QUINTA MAINTENANCE ASSN  
60750 TRILOGY PARKWAY  
LA QUINTA, CA. 92253

RUSTY TURNER  
C/O TURNER DEV CORP  
1500 QUAIL ST STE 150  
NEWPORT BEACH, CA. 92660

REBECCA J WHITE  
617 BARCELONA DR  
SONOMA, CA. 95476



Cal Thermal Real Estate LLC  
4675 MacArthur Court, Suite 1550  
Newport Beach CA 92660

Paul Quill  
51245 Avenida Rubio  
La Quinta CA 92253

Cal Thermal Real Estate LLC  
4675 MacArthur Court, Suite 1550  
Newport Beach CA 92660

Paul Quill  
51245 Avenida Rubio  
La Quinta CA 92253

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4675 MacArthur Court, Suite 1550  
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4675 MacArthur Court, Suite 1550  
Newport Beach CA 92660

Paul Quill  
51245 Avenida Rubio  
La Quinta CA 92253

Torres-Martinez Desert Cahuilla Indians  
Attn: Mary Resvaloso  
P.O. Box 1160  
Thermal CA 92274

Vista Santa Rosa Community Council  
c/o Mike Gialdini  
4th District Supervisor Office

Coachella Valley Water District  
P.O. Box 1058  
Coachella CA 92236

4th District Planning Commissioner  
Attn: Bill Sanchez  
Mail Stop: 1070

4th District Supervisor Office  
Attn: Mike Gialdini  
Mail Stop: 1004

Coachella Valley Unified School District  
P.O. Box 847  
Thermal CA 92274-8901

City of La Quinta  
Attn: Principal Planner Wallace Nesbit  
P.O. Box 1504  
La Quinta CA 92247-1504

Riverside County Waste Department  
14310 Frederick Street  
Moreno Valley CA 92553



**RIVERSIDE COUNTY**  
**PLANNING DEPARTMENT**

*Juan C. Perez*  
*Interim Planning Director*

**MITIGATED NEGATIVE DECLARATION**

Project/Case Number: General Plan Amendment No. 1125, Specific Plan No.385, Change of Zone No. 7814, Tentative Tract Map No. 36590

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 and Conditions of Approval)

COMPLETED/REVIEWED BY:

By: Paul Rull Title: Project Planner Date: October 24, 2014

Applicant/Project Sponsor: Cal Thermal Real Estate, LLC Date Submitted: November 20, 2013

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

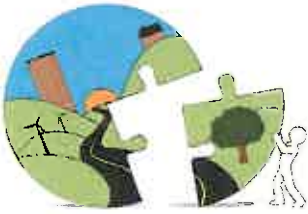
For additional information, please contact Paul Rull, Project Manager at 951-955-0972.

Revised: 10/16/07  
Y:\Planning Case Files-Riverside office\TR36590\DH-PC-BOS Hearings\DH-PC\Mitigated Negative Declaration.docx

Please charge deposit fee case#: ZEA42633 CFG6010 \$50.00

**FOR COUNTY CLERK'S USE ONLY**

Empty rectangular box for County Clerk's use.



# RIVERSIDE COUNTY PLANNING DEPARTMENT

**Juan C. Perez**  
*Interim Planning 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 Court, Suite H  
Palm Desert, California 92211

**SUBJECT: Filing of Notice of Determination in compliance with Section 21152 of the California Public Resources Code.**

Environmental Assessment No.42633, General Plan Amendment No.1125, Specific Plan No.385, Change of Zone No.7814,Tentative Tract Map No.36590  
*Project Title/Case Numbers*

Paul Rull, Project Manager  
*County Contact Person*

951-955-0972  
*Phone Number*

N/A  
*State Clearinghouse Number (if submitted to the State Clearinghouse)*

Cal Thermal Real Estate, LLC  
*Project Applicant*

4675 MacArthur Court Suite 1550, Newport Beach CA 92660  
*Address*

Northwest corner of 61<sup>st</sup> Avenue and Sundowner Avenue  
*Project Location*

The **General Plan Amendment** proposes to change the Land Use Designation of the site from Agriculture: Agriculture (AG: AG) (10 acre minimum) to Community Development: Medium Density Residential (CD: MDR) (2-5 Dwelling Units Per Acre), Commercial Retail (CD: CR) (0.20 – 0.35 floor area ratio) and Open Space: Recreation as reflected on the Specific Plan Land Use Plan. The Specific Plan is proposed to be a Community Development Specific Plan. The **Specific Plan** proposes an 80.9 acre residential community of up to 230 homes in varying densities from 1 to 5 dwelling units per acre with an overall density of 2.8 per acre. The proposal also includes 19.4 acres of parks and retention areas, and 3.3 acres of rural market and equestrian way station. The **Change of Zone** proposes to change the zoning from Light Agriculture-10 acre minimum (A-1-10) to Specific Plan (SP). Additionally, the Change of Zone proposes a Specific Plan Zoning ordinance and will formalize the boundary of the Specific Plan, possibly the Planning Areas as well. The **Tentative Tract Map** proposes a schedule "A" subdivision to subdivide 80.9 gross acres into 230 residential lots, 9 open space lots, 1 equestrian way station lot, and 1 commercial lot

*Project Description*

This is to advise that the Riverside County Board of Supervisors, as the lead agency, has approved the above-referenced project on \_\_\_\_\_, and has made the following determinations regarding that project:

1. The project WILL NOT have a significant effect on the environment.
2. A Mitigated Negative Declaration was prepared for the project pursuant to the provisions of the California Environmental Quality Act \$2,156.25 + \$50.00).
3. Mitigation measures WERE made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS adopted.
5. A statement of Overriding Considerations WAS NOT adopted for the project.

This is to certify that the Mitigated Negative Declaration, 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*

*Title*

*Date*

Date Received for Filing and Posting at OPR: \_\_\_\_\_

Revised 7/17/2014  
Y:\Planning Case Files-Riverside office\TR36590\DH-PC-BOS Hearings\DH-PC\NOD Form.docx

Please charge deposit fee case#: ZEA42633 ZCFG7814 \$50.00

**FOR COUNTY CLERK'S USE ONLY**

COUNTY OF RIVERSIDE  
SPECIALIZED DEPARTMENT RECEIPT  
Permit Assistance Center

O\* REPRINTED \* R1407520

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: CAL THERMAL REAL ESTATE LLC \$2,181.25  
paid by: AE 204512  
EA42633  
paid towards: CFG06010 CALIF FISH & GAME: DOC FEE  
at parcel: 82325 AVENUE 60 THER  
appl type: CFG3

By \_\_\_\_\_ Jul 17, 2014 11:49  
MGARDNER posting date Jul 17, 2014

\*\*\*\*\*  
\*\*\*\*\*

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$2,181.25

Overpayments of less than \$5.00 will not be refunded!

COUNTY OF RIVERSIDE  
SPECIALIZED DEPARTMENT RECEIPT  
Permit Assistance Center

O\* REPRINTED \* R1310200

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: CAL THERMAL REAL ESTATE LLC \$50.00  
paid by: CK 15760  
EA42633  
paid towards: CFG06010 CALIF FISH & GAME: DOC FEE  
at parcel: 82325 AVENUE 60 THER  
appl type: CFG3

By \_\_\_\_\_ Oct 23, 2013 15:51  
MGARDNER posting date Oct 23, 2013

\*\*\*\*\*  
\*\*\*\*\*

Account Code	Description	Amount
658353120100208100	CF&G TRUST: RECORD FEES	\$50.00

Overpayments of less than \$5.00 will not be refunded!

Agenda Item No.: 4 • 3  
Area Plan: The Pass  
Zoning District: Pass & Desert  
Supervisory District: Fifth/Fifth  
Project Planner: Jay Olivas  
Planning Commission: December 3, 2014

GENERAL PLAN AMENDMENT NO. 856  
E.A. Number: 41355  
Applicant: General Outdoor Advertising, Inc.  
Eng/Rep: AEI CASC Engineering

## COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

### PROJECT DESCRIPTION AND LOCATION:

**GENERAL PLAN AMENDMENT NO. 856 (Entitlement/Policy Amendment and Technical Amendment)** proposes to establish a General Plan Land Use Designation (GP-LUD) of "Light Industrial (0.25 - 0.60 Floor Area Ratio)" to a 10.23 acre property adjacent to Interstate 10 which currently has no County General Plan land use designation and is identified as "Not Designated" in the General Plan. General Plan Amendment No. 856 (GPA No. 856) also proposes to modify Figure C-9, Scenic Highways, of the Riverside County General Plan Circulation Element, and Figure 9, Scenic Highways, of the Riverside County Pass Area Plan, to reflect recent changes to Section 263.3 of the California Streets and Highway Code which removed from the state scenic highway system the portion of State Highway Route 10 between Route 38 near Redlands and Route 62 near Whitewater in the Counties of San Bernardino and Riverside.

The project site is located southwesterly of Interstate 10, and westerly of Apache Trail in Cabazon and is currently designated as Assessor's Parcel Number 519-170-009.

### BACKGROUND:

Due to a mapping error, the subject property lacks a General Plan Land Use Designation (GP-LUD). After several meetings between County staff and the applicant, it was ultimately determined that the property warrants a GP-LUD of Light Industrial (0.25 - 0.60 Floor Area Ratio) to be established through a Technical Correction General Plan Amendment (GPA) to fix the mapping error.

In addition, GPA No. 856 also reflects changes in California State Law that were established through the passage of Senate Bill No. 169 (2013). This legislation deleted a portion of Interstate 10 from the Caltrans Scenic Highway list. The specific location of this deletion is along Interstate 10 (I-10) between State Route (SR) 38 and SR 62. The subject property is located between the two routes identified above.

As such, GPA No. 856 also proposes an entitlement/policy amendment to modify Figure C-9, located within the Circulation Element of the County's General Plan and Figure 9 located within the Pass Area Plan of the County's General Plan to update the delineation of the *State Scenic Highway System* due to the change in state law.

The applicant currently proposes to place two outdoor advertising displays (Plot Plan Nos. 25549 and 25550) on the subject property which are being administratively processed by the Planning Director under Section 19.3 of Ordinance No. 348 and are evaluated in Environmental Assessment No. 41355.

### GENERAL PLAN FINDINGS:

In order to support the proposed General Plan Amendment it must be established that the proposal satisfies certain required findings. The Administration Element of the General Plan explains that there are four categories of 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. 856 falls into the Technical Amendment and Entitlement/Policy categories, because of mapping correction and removal of scenic corridor designation to conform with recent changes to state law.

The Administration Element of the General Plan and Article 2 of Ordinance No. 348 provide that two findings must be made to justify a Technical Amendment. Further, the Administration Element of the General Plan and Article 2 of Ordinance No. 348 provides 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.

*Technical Amendment Findings and Consideration Analysis*

As required by the County of Riverside General Plan Administrative Element (Chapter 11), a Technical Amendment involves changes in the General Plan of a technical nature, including technical corrections discovered in the process of implementing the General Plan. A Planning Commission resolution recommending approval of a Technical Amendment and a Board of Supervisors resolution approving a Technical Amendment shall include the first finding listed below and any one or more of the subsequent findings listed below:

- a. The proposed amendment would not change any policy direction or intent of the General Plan.
- b. An error or omission needs to be corrected.
- c. A land use designation was based on inaccurate or misleading information and should therefore be changed to properly reflect the policy intent of the General Plan.
- d. A point of clarification is needed to more accurately express the General Plan's meaning or eliminate a source of confusion.
- e. A minor change of boundary will more accurately reflect geological or topographic features, or legal or jurisdictional boundaries.

GPA No. 856 would not change any policy direction or intent of the General Plan. The Vision Statement and Intent of *The Pass Area Plan* including the following categories:

- i. Population Growth
- ii. Communities and Neighborhoods
- iii. Housing
- iv. Transportation
- v. Conservation and Open Space Resources
- vi. Air Quality
- vii. Jobs and Economy
- viii. Financial Realities
- ix. Intergovernmental Cooperation

The proposed amendment would not change the intent of any policy direction concerning The Pass Area Plan as indicated by the Project Description (included herein) and in conjunction with the Vision Categories listed above. In fact, several of the categories identified through the General Plan promote and implement the establishment of a Light Industrial (LI) GP-LUD. For example, an establishment of a LI GP-LUD will implement the Jobs and Economy, Transportation, and Financial Realities Vision. The



proposed amendments will establish the LI GP-LUD, which promotes the highest and best use that can be associated with a railroad right-of-way property.

Furthermore, the existence of Robertson's Redi-Mix (an existing Surface Mining Operation), which is located to the south of the subject property provides a highly industrialized land use that will benefit from the establishment of a Light Industrial GP-LUD on the adjacent subject property. The Light Industrial designation provides a well-defined transitional buffer between a highly industrialized land use and the I-10 freeway, especially by providing additional acreage in the County where tax-generating and job promoting uses can be orientated next to a high volume freeway corridor.

Additionally, GPA No. 856 corrects an error or omission in the General Plan. As described above, the subject property lacks a General Plan Land Use Designation based upon an omission during the establishment of the RCIP General Plan. A Technical Amendment is the appropriate mechanism to establish a General Plan Land Use Designation.

*Entitlement/Policy Amendment Findings and Consideration Analysis*

As required by the County of Riverside General Plan Administrative Element (Chapter 11), an Entitlement/Policy Amendment 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 the Riverside County Vision, Foundation Component, or a General Plan Principle. A Planning Commission resolution recommending approval of an Entitlement/Policy Amendment and a Board of Supervisors resolution approving an Entitlement/Policy Amendment shall include the first two findings listed 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. 856 does not involve a change in or conflict with the Riverside County Vision. The removal of a portion of Interstate 10 freeway (between SR32 and SR68) from Figure C-9 of the County of Riverside Circulation Element and from Figure 9 of the County of Riverside Pass Area Plan will not change or conflict with the County Vision. As stated in the County's Multi-Purpose Open Space Element, the protection of Open Space and Scenic resources is a paramount concern. That being said, Figure C-9 and Figure 9 identifies the applicable portion of Interstate Highway 10 as a *Scenic Eligible* Highway pursuant to Chapter 173, Section 263.3 of the Street and Highways Code. On August 27, 2013 the

Governor of California signed into law Senate Bill (SB) 169, which eliminated a section of Interstate 10 (between State Route 38 and State Route 62). Pursuant to this action by the state, and considering the proliferation of retail services and outdoor advertising displays surrounding the subject property, impact to the Vision statements set forth in the County's Multi-Purpose Open Space Element will not occur.

GPA No. 856 also does not involve a change in or conflict with any General Plan Principle. The following General Plan Principles apply to the County's Circulation Element:

1. Optimize Existing Systems
2. Transportation Corridors
3. Mass Transit
4. Street Standards
5. Pedestrian, Bicycle and Equestrian Friendly Communities
6. Air Transportation

The Entitlement/Policy Amendment will not impact, change and/or conflict with the Principles set forth within Appendix B. The removal of a segment of Interstate 10 freeway from Figure C-9 and Figure 9, pursuant to the approval of SB 169, which will not negatively impact the Principles set forth above. For example, Figure C-9 establishes, in part, eligibility for Scenic Highways throughout Riverside County. However, this eligibility is a codification of the provisions set forth in the State of California Streets and Highways Code. As stated above, SB 169 removed a portion of Interstate 10 (between State Route 38 and State Route 62) and effectively cancelled the eligibility of this portion of I-10 becoming a scenic highway. Notwithstanding the removal of scenic eligibility, the status of I-10 as a scenic highway has no impact upon the General Plan Principles set forth above. In addition, the environment immediately surrounding the project site is propagated with numerous uses, such as billboards, retail, and surface mining that negate any scenic value the area once had.

GPA No. 856 also does not involve a change in or conflict with any Foundation Component designation in the General Plan. Figure C-9 of the County's Circulation Element and Figure 9 of the County's Pass Area Plan does not include a foundation component and as such impacts or changes to a Foundation Component will not occur.

Additionally, GPA No. 856 would either contribute to the achievement of the purposes of the General Plan or, at a minimum, would not be detrimental to them. As stated in the Vision and the Land Use Element, the County is moving away from a growth pattern of random sprawl toward a pattern of concentrated growth and increased job creation. The establishment of the Light Industrial General Plan Land Use Designation and removal of the Scenic Highway Eligibility designation for this section of Interstate 10 freeway will not become detrimental to the purposes of the General Plan. Moreover, GPA No. 856 will enhance several policies of the General Plan, namely the Efficient Use of Land Concept established on page LU-19 of Chapter 8 (Land Use Element), which states as follows, "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." The establishment of a Light Industrial Land Use will implement the concepts and policies set forth by the Land Use Element.

Finally, a change in policy is required to conform to changes in state or federal law or applicable findings of a court of law. Senate Bill (SB) 169 was signed into law on August 27, 2013 by Governor Brown. SB 169 amended Section 263.3 of Chapter 173 to remove the scenic eligibility for the portion of Interstate 10 that is adjacent to the project site. This legislation was not anticipated or contemplated at the time the RCIP General Plan was under consideration and as such qualifies as a specific circumstance and a

special condition not anticipated during the timeframe considered for the development of and adoption of the RCIP General Plan (adopted October 7, 2003).

**SUMMARY OF FINDINGS:**

- |  |  |
|--|--|
| 1. Existing General Plan Land Use (Ex. #6):    | Not Designated   |
| 2. Surrounding General Plan Land Use (Ex. #6): | Light Industrial, Rural Residential, Commercial Retail   |
| 3. Existing Zoning (Ex. #2):                   | Manufacturing Service Commercial (M-SC);<br>Controlled Development Areas (W-2-10)  |
| 4. Surrounding Zoning (Ex. #2):                | Manufacturing Service Commercial (M-SC);<br>Controlled Development Areas (W-2 and W-2-10);<br>Scenic Highway Commercial (C-P-S), and<br>General Commercial (C-1/C-P) |
| 5. Existing Land Use (Ex. #1):                 | Existing Outdoor Advertising Display (not a part);<br>Vacant Land  |
| 6. Surrounding Land Use (Ex. #1):              | Commercial Retail Outlets, Commercial Asphalt<br>Plants, Surface Mine, Hotel/Casino, Vacant,<br>Single Family Residential  |
| 7. Project Data:                               | Total Acreage: 10.23 Gross / Net   |
| 8. Environmental Concerns:                     | See attached environmental assessment  |

**RECOMMENDATIONS:**

**ADOPT PLANNING COMMISSION RESOLUTION NO. 2014-011**, recommending adoption of General Plan Amendment No. 856 to the Board of Supervisors as shown in Exhibit #6 attached hereto and incorporated herein by reference; and,

**STAFF RECOMMENDS THAT THE PLANNING COMMISSION MAKE THE FOLLOWING RECOMMENDATIONS TO THE BOARD OF SUPERVISORS:**

**ADOPT a NEGATIVE DECLARATION for ENVIRONMENTAL ASSESSMENT NO. 41355**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

**TENTATIVELY APPROVE GENERAL PLAN AMENDMENT NO. 856** for the subject property to establish a General Plan Land Use Designation (GP-LUD) for a 10.23 acre property (APN 519-170-009) which is currently "Not Designated" to "Light Industrial (LI) (0.25 - 0.60 Floor Area Ratio)", in accordance with Exhibit #6, modify Figure C-9 Scenic Highways and modify Figure 9 Scenic Highways, in accordance with attached exhibits dated November 10, 2014, of the Riverside County General Plan Circulation Element and Riverside County Pass Area Plan, based on the findings and conclusions incorporated in this staff report, subject to final adoption of the General Plan Amendment resolution by the Board of Supervisors.

**ADDITIONAL FINDINGS:** The following findings are in addition to those articulated in the General Plan Amendment Findings and Analysis and Summary of Findings above, and in the attached environmental assessment, which are incorporated herein by reference.

1. The proposed project does not currently have a General Plan Land Use Designation, but would be consistent with the proposed Light Industrial (LI) land use designation since the site is immediately adjacent to Interstate 10 which could support future potential industrial related land uses.
2. The project site is surrounded by properties which are designated as Commercial Retail to the north, Indian Lands to the east, Light Industrial, Rural Residential, and Rural Desert to the south, along with Rural Residential, Rural Desert, and Commercial Retail to the west.
3. The proposed change does not conflict with the Riverside County Vision, or create an inconsistency since Figure C-9 of Circulation Element and Figure 9 of the Pass Area Plan removed this portion of Interstate 10 from scenic highway designation in conformance with recent changes to California Streets and Highway Code.
4. The zoning for the subject site is Manufacturing-Service Commercial (M-SC) and Controlled Development Areas (W-2-10) and would be consistent for future development such as billboards by separate plot plan.
5. The project site is surrounded by properties which are zoned Manufacturing Service Commercial (M-SC), Controlled Development Areas (W-2 and W-2-10), Scenic Highway Commercial (C-P-S) and General Commercial (C-1/C-P).
6. The subject land is mostly vacant except for one existing billboard to remain on-site. Currently, an application for two (2) future billboards is proposed by separate plot plans which are being processed by the Planning Director in accordance with Section 19.3 of Ordinance No. 348.
7. Surrounding land consists of commercial retail outlets to the north, commercial asphalt plants and surface mine to the south, hotel/casino to the east, and vacant land to the west.
8. The proposed project is not located within a City Sphere of Influence.
9. The project is within the Coachella Valley Multiple Species Habitat Conservation Plan, but is not specifically located within a Conservation Area.
10. Environmental Assessment No. 41355 identified that the proposed project, GPA 856, would not have a significant environmental impact and that a Negative Declaration was prepared.

**CONCLUSIONS:**

1. The proposed project is in conformance with the proposed Community Development: Light Industrial (LI) Land Use Designation, surrounding land use designations, and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with the existing Manufacturing Service Commercial (M-SC) and Controlled Development Areas (W-2-10) zoning classifications of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.

3. The public's health, safety, and general welfare are protected through project design.
4. The project is clearly compatible with the present and future logical development of the area.
5. The project will not have a significant effect on the environment.
6. The proposed project is not located within a Conservation Area of the Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP).
7. The project is consistent with the vision and principals of the General Plan.
8. The proposed project will contribute to the achievement of the purposes of the General Plan and not create any inconsistencies.

**INFORMATIONAL ITEMS:**

1. As of this writing (11/10/14), no public letters, in support or opposition have been received.
2. The project site is not located within:
  - a. An Historic Preservation District;
  - b. Agriculture Preserve;
  - c. County Service Area;
  - d. An Airport Influence Area;
  - e. A Conservation Area.
3. The project site is located within:
  - a. Areas of Flooding Sensitivity;
  - b. An Area subject to the Mt. Palomar Lighting Ordinance No. 655 (Zone B);
  - c. An Area of Liquefaction Potential (Moderate);
  - d. An Area Susceptible to Subsidence;
  - e. A Low Paleontological Sensitivity Area; and,
  - f. The boundaries of the Banning Unified School District.
4. GPA No. 856 is subject to Senate Bill 18 which requires a 90-day consultation period for Native American Tribes based on list provided by the California Native American Heritage Commission (NAHC). Staff received a list of tribes from the NAHC on October 15, 2014 and mailed out letters seeking comment with 90 day period ending January 15, 2015. The Planning Commission may take action on the proposed GPA during the comment period prior to final decision by the Board of Supervisors after the 90 day comment period.

**RESOLUTION NO. 2014-011  
RECOMMENDING ADOPTION OF  
GENERAL PLAN AMENDMENT NO. 856**

**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 December 3, 2014, to consider the above-referenced matter; and,

**WHEREAS**, all provisions of the California Environmental Quality Act (“CEQA”) and Riverside County CEQA implementing procedures have been satisfied 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 County procedures; and,

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

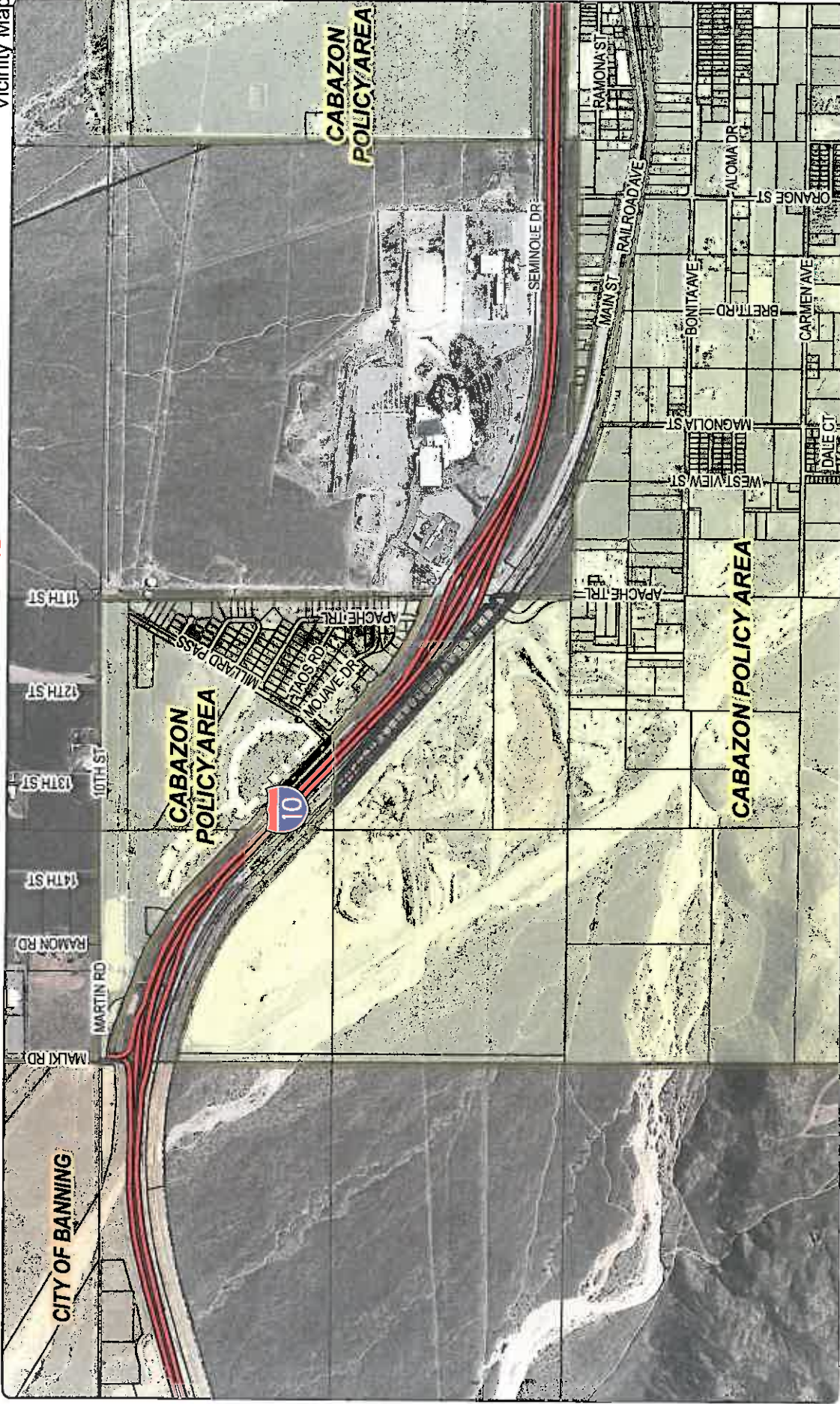
**BE IT RESOLVED, FOUND, DETERMINED, AND ORDERED** by the Planning Commission of the County of Riverside, in regular session assembled on December 3, 2014, that it has reviewed and considered the environmental document prepared or relied on and recommends the following based on the staff report and the findings and conclusions stated therein:

**ADOPTION** of the **Negative Declaration** for **Environmental Assessment No. 41355**, and **ADOPTION** of **General Plan Amendment No. 856** based on the findings and conclusions incorporated in the staff report, subject to final adoption of the General Plan Amendment resolution by the Board of Supervisors.

**RIVERSIDE COUNTY PLANNING DEPARTMENT**  
**GPA00856**  
**VICINITY/POLICY AREAS**

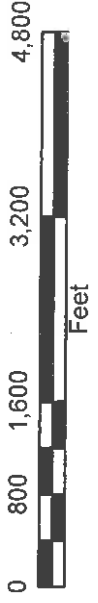
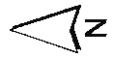
Supervisor Ashley  
 District 5

Date Drawn: 09/04/2014  
 Vicinity Map



Zoning District: Pass & Desert

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan. The new General Plan may contain different types of land use than the provided for underlying zoning. For further information, please contact the Riverside County Planning Department at (951) 953-6377 (Riverside County) or Wabasha, (951) 953-6377 (San Diego County).

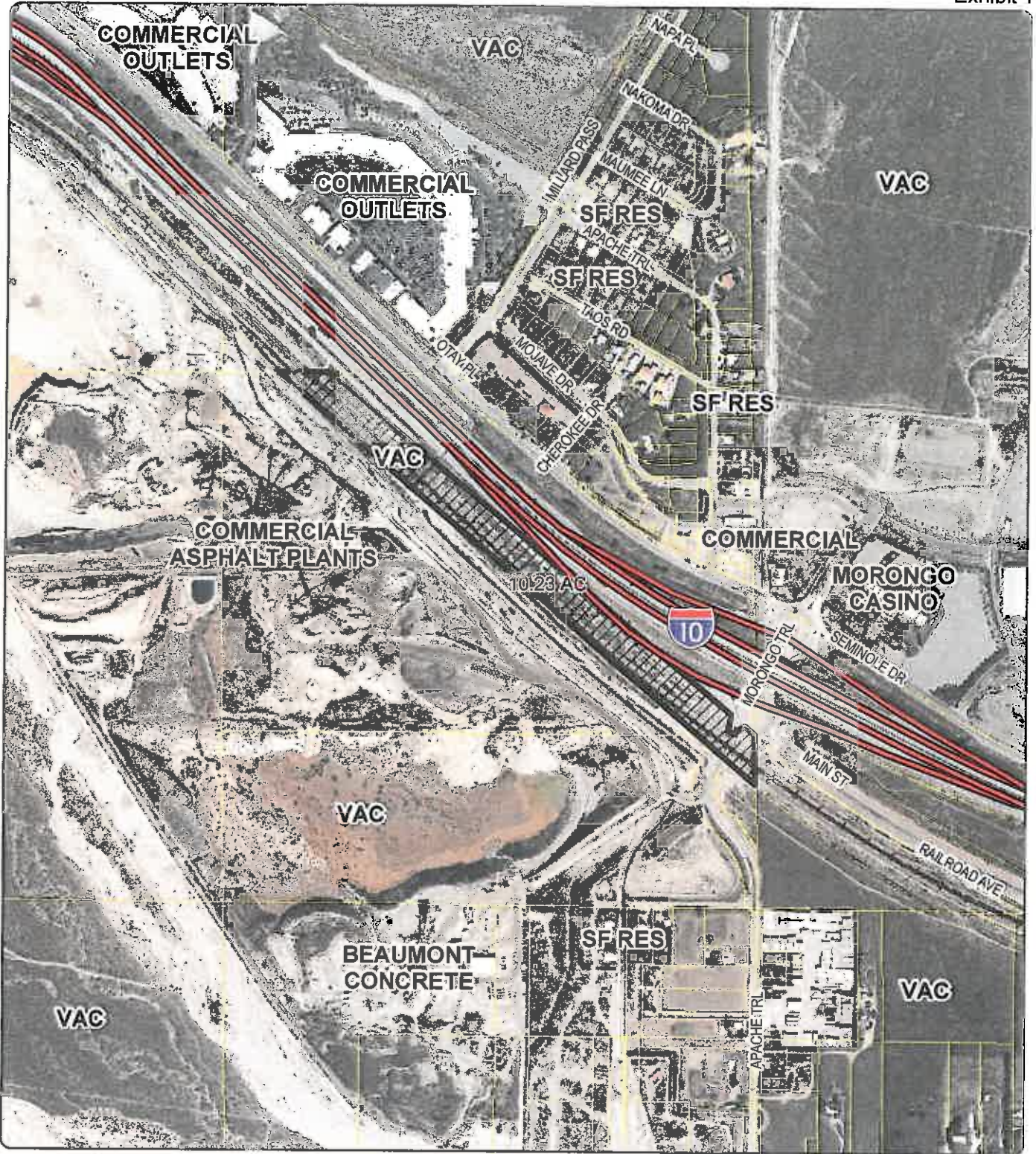
RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA00856

LAND USE

Supervisor Ashley  
District 5

Date Drawn: 09/04/2014  
Exhibit 1



Zoning District: Pass & Desert

Author: Vinnie Nguyen



**DISCLAIMER:** On October 7, 2005, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-9200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://rplanning.rcdm.ca.gov>



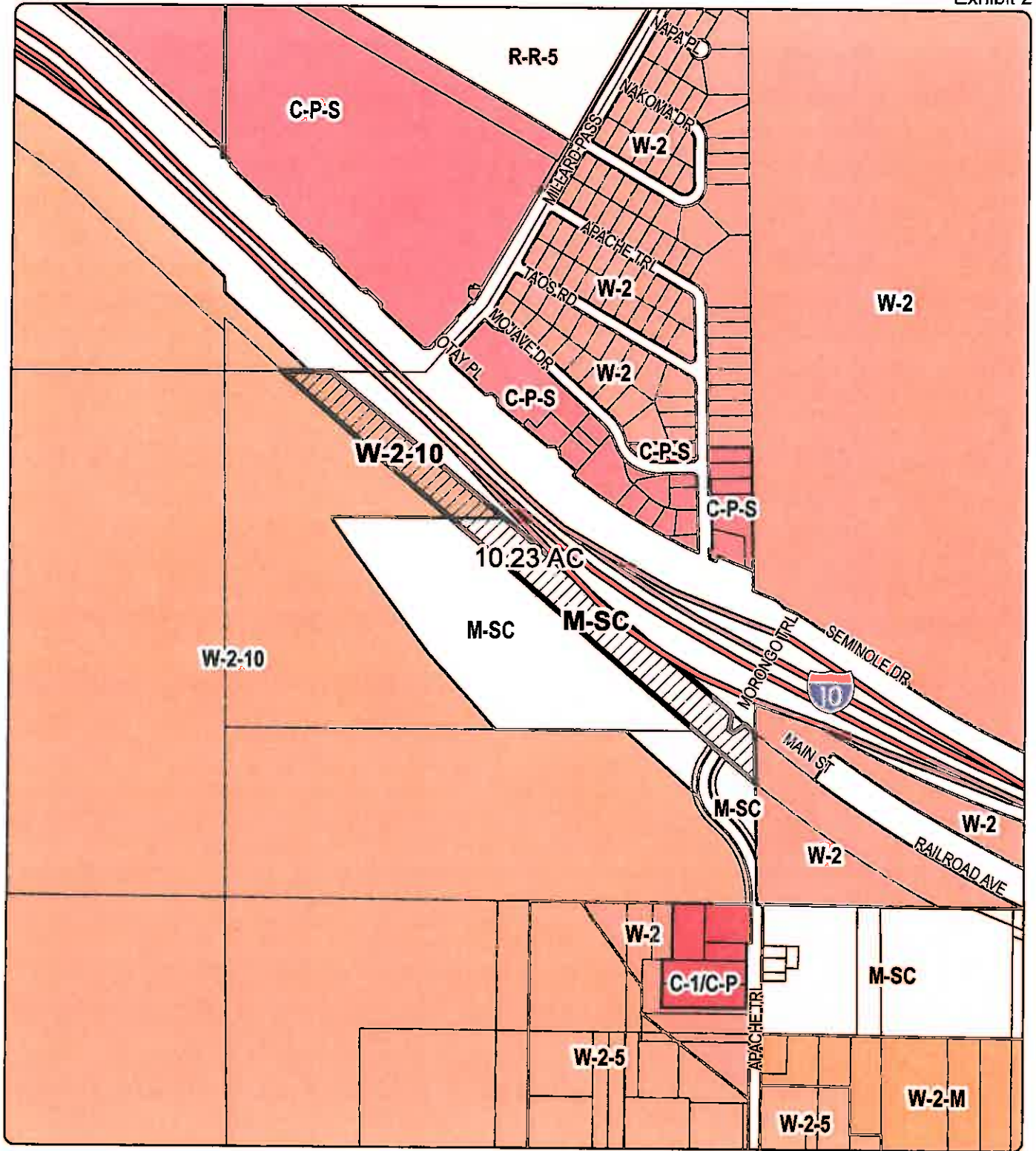
# RIVERSIDE COUNTY PLANNING DEPARTMENT

## GPA00856

### EXISTING ZONING

Supervisor Ashley  
District 5

Date Drawn: 09/04/2014  
Exhibit 2



Zoning District: Pass & Desert

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)963-8277 (Eastern County) or Website <http://planning.rcpluna.org>

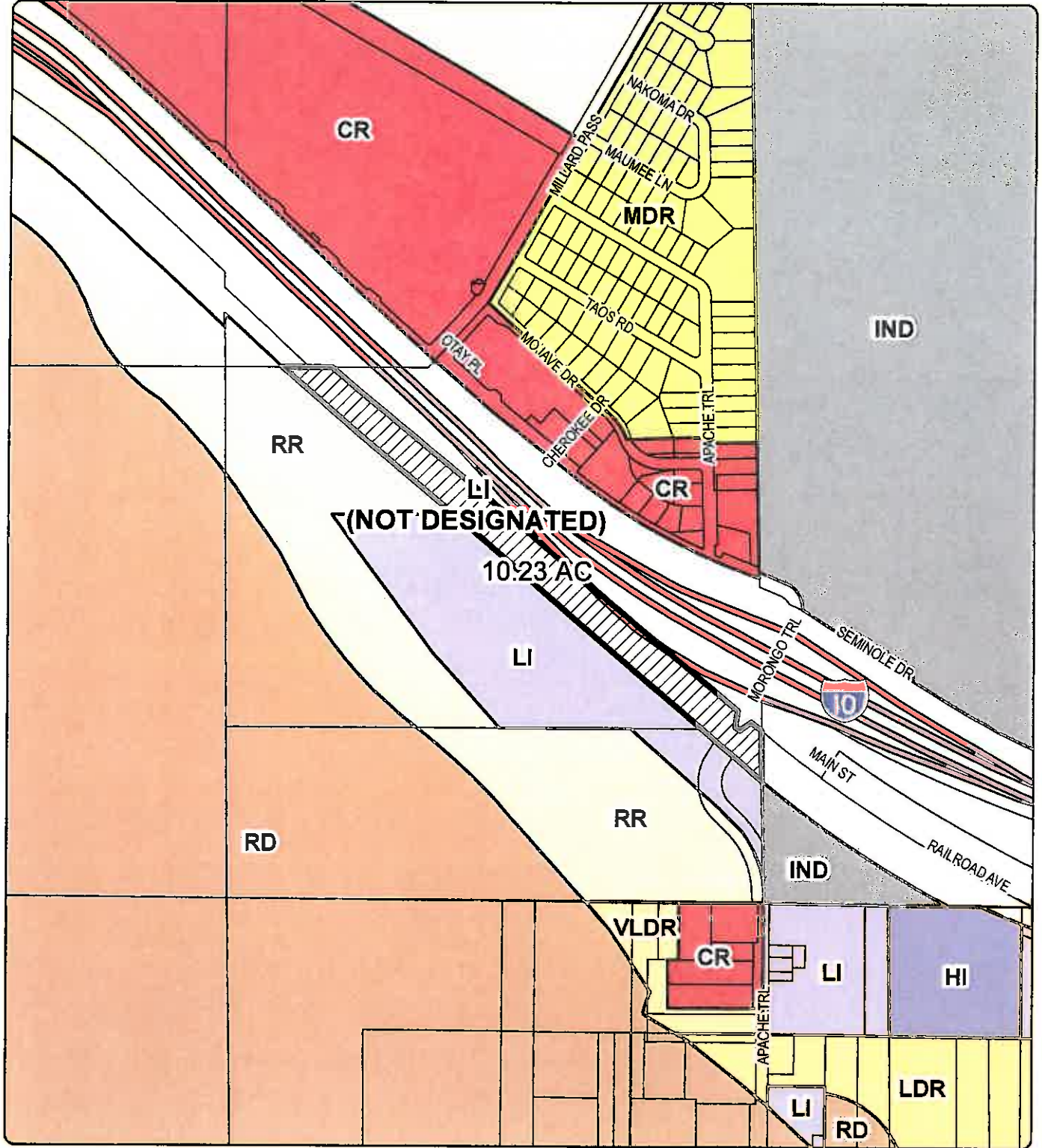
RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA00856

PROPOSED GENERAL PLAN

Supervisor Ashley  
District 5

Date Drawn: 09/04/2014  
Exhibit 6



Zoning District: Pass & Desert

Author: Vinnie Nguyen



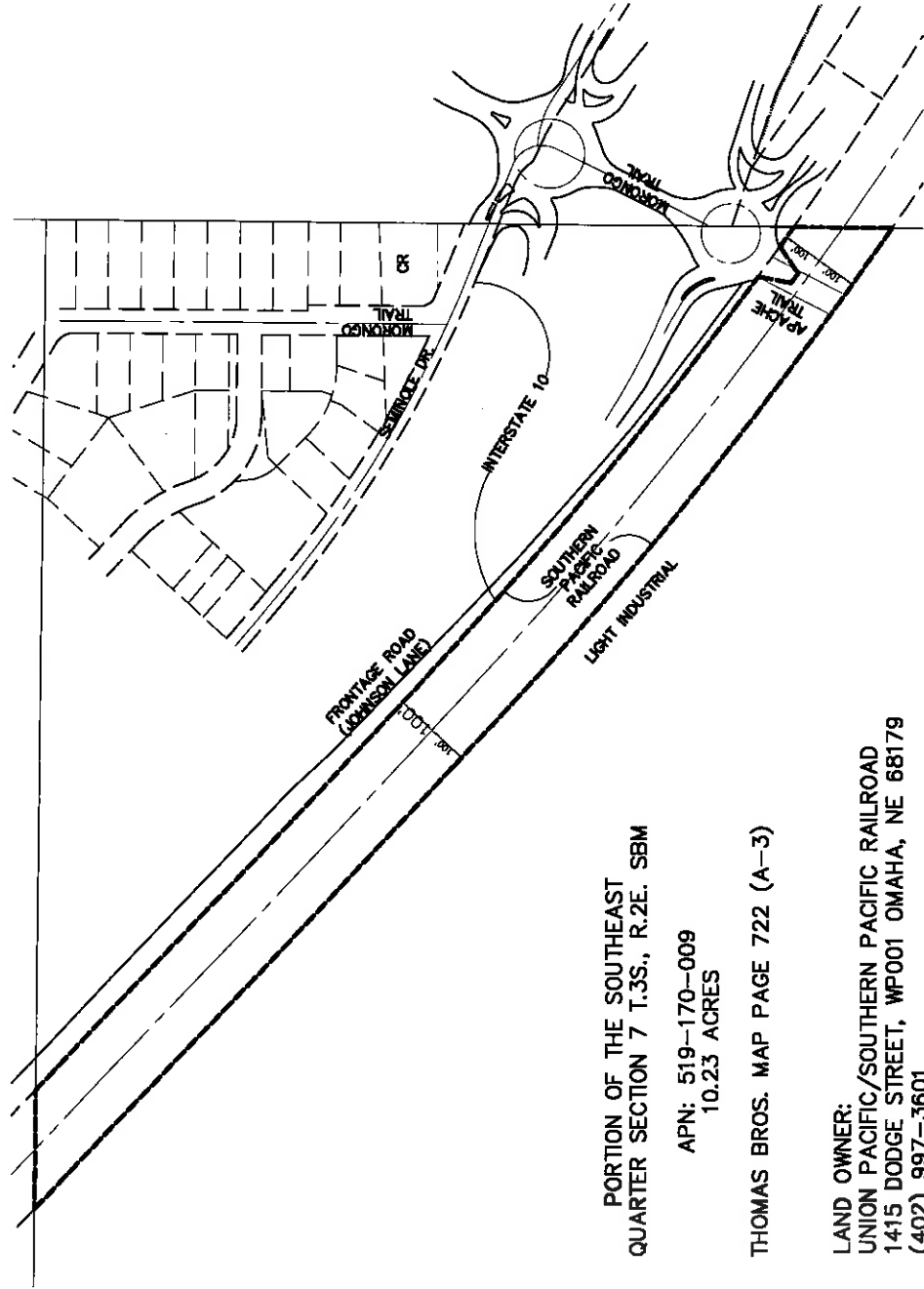
**DISCLAIMER:** On October 7, 2005, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please 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>

# GENERAL PLAN AMENDMENT NO. 856

CABAZON CITY, RIVERSIDE COUNTY  
 EXHIBIT PREPARED: AUGUST 28, 2014



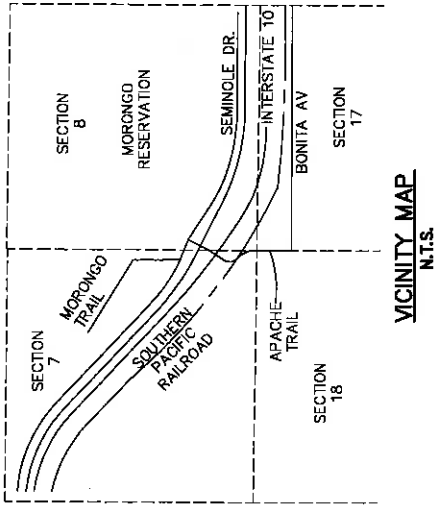
SCALE 1" = 300'



PORTION OF THE SOUTHEAST  
 QUARTER SECTION 7 T.3S., R.2E. SBM  
 APN: 519-170-009  
 10.23 ACRES

THOMAS BROS. MAP PAGE 722 (A-3)

LAND OWNER:  
 UNION PACIFIC/SOUTHERN PACIFIC RAILROAD  
 1415 DODGE STREET, WP001 OMAHA, NE 68179  
 (402) 997-3601



VICINITY MAP  
 N.T.S.

EXISTING GENERAL PLAN: N/A

PROPOSED GENERAL PLAN:  
 LIGHT INDUSTRIAL (LI)

APPLICANT

NAME:  
 GENERAL OUTDOOR ADVERTISING

ADDRESS:  
 632 SOUTH HOPE AVENUE  
 ONTARIO, CA 91761

TELEPHONE:  
 (909) 983-4414



Engineering and Consulting  
 1400 WEST 104TH STREET, SUITE 100, OAKLAND, CA 94644  
 PH: (909) 763-3101  
 www.cagc.com

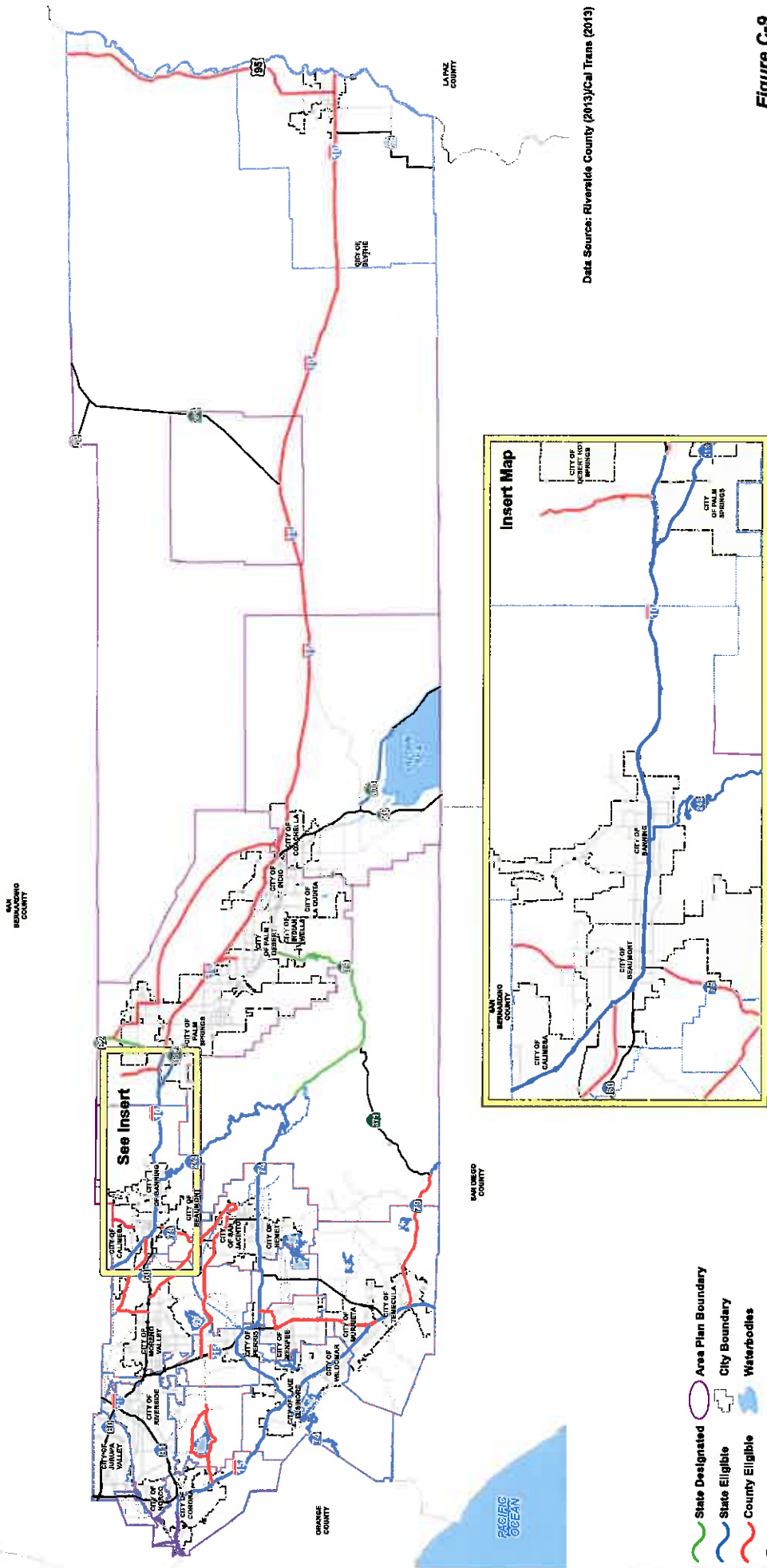
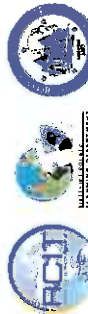
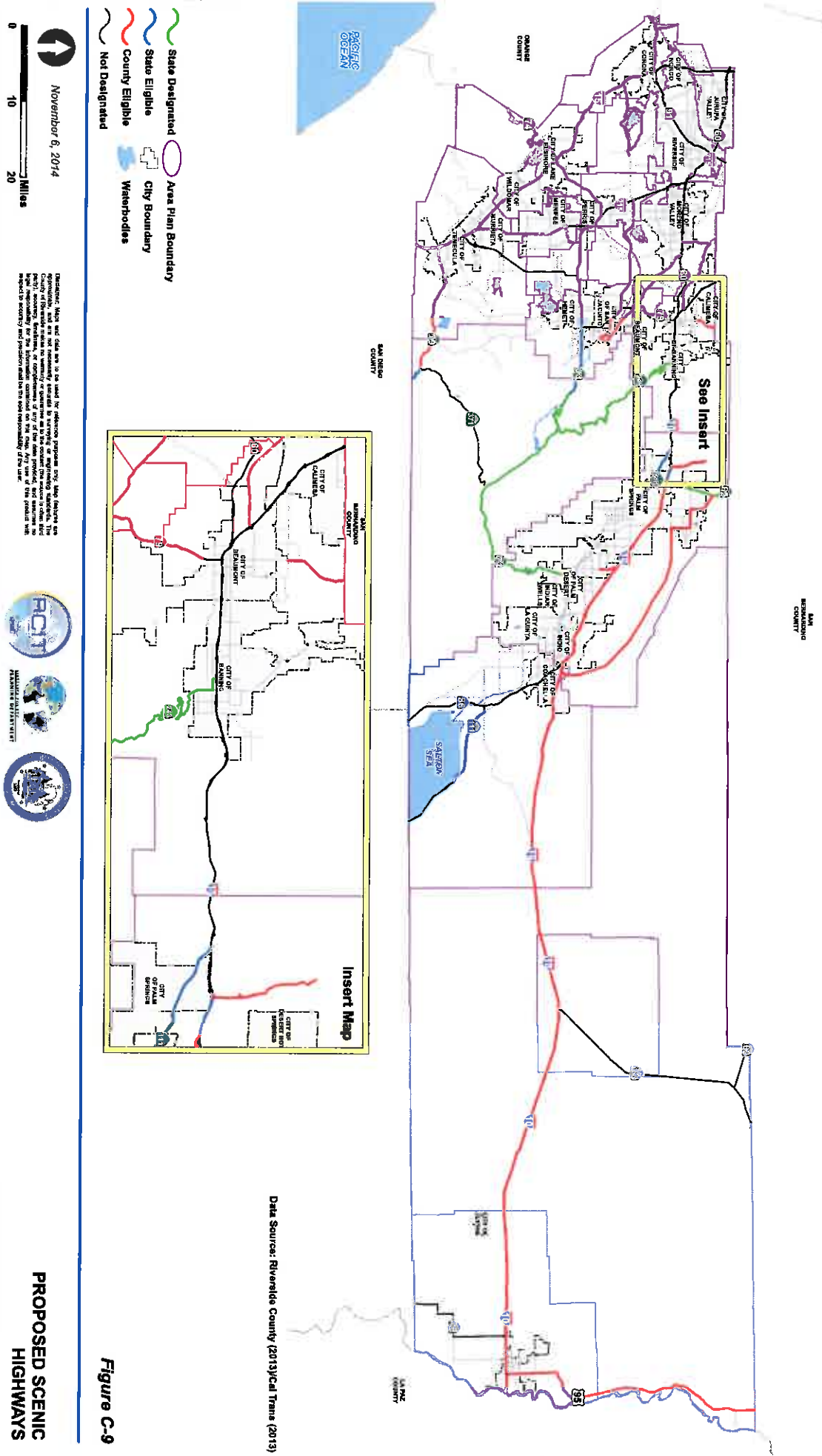


Figure C-9

**EXISTING SCENIC HIGHWAYS**



Disclaimer: Maps and data are to be used for reference purposes only. Map features are not guaranteed to be accurate or complete. Riverside County is not responsible for any errors or omissions in this map. The user assumes all responsibility for accuracy and precision of the data provided and assumed to be correct. Riverside County is not responsible for any errors or omissions in this map.



Data Source: Riverside County (2013) Cal Trans (2013)

Figure C-9

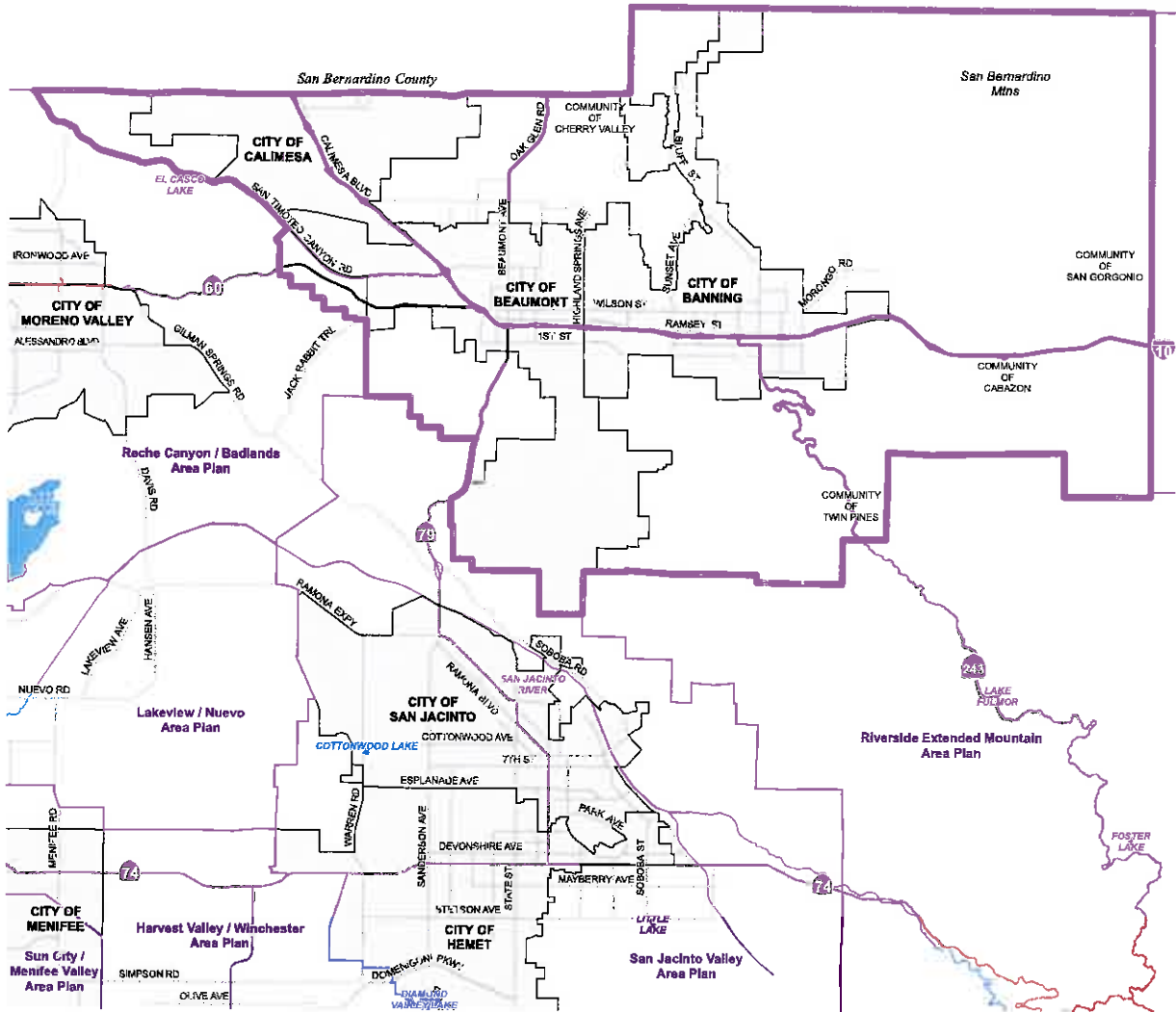
**PROPOSED SCENIC  
HIGHWAYS**

November 6, 2014

0 10 20 Miles

Disclaimer: Map and data are to be used for reference purposes only. Map data are not necessarily intended to represent an authoritative source. The user assumes all liability for any use of the map. Any use of the product with respect to liability and/or performance shall be the responsibility of the user.





Data Source: Riverside County (2013)

- County Eligible
- State Designated
- State Eligible
- Not Designated
- Highways
- Area Plan Boundary
- City Boundary
- Waterbodies

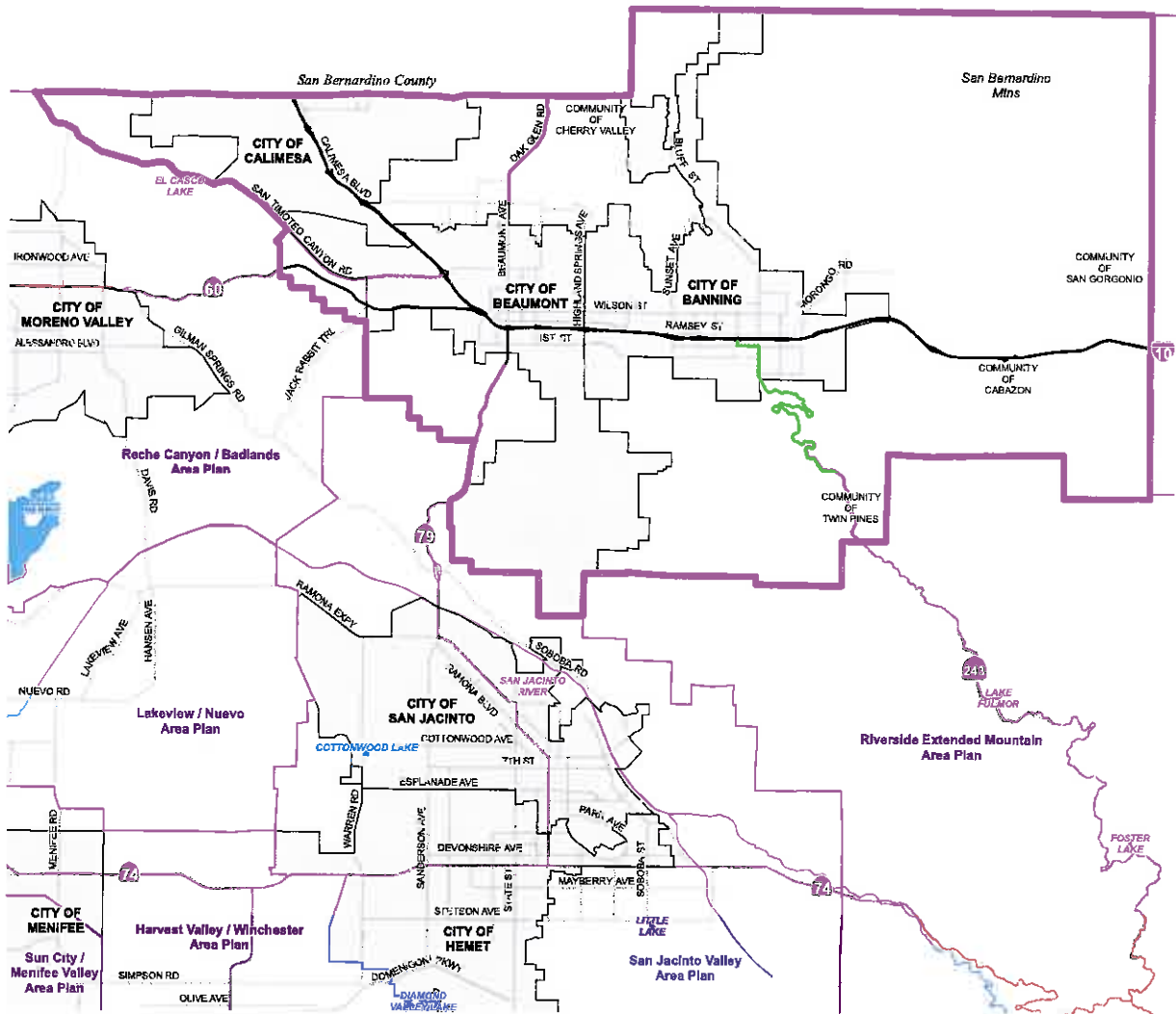
Figure 9

November 10, 2014

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**THE PASS AREA PLAN  
EXISTING  
SCENIC HIGHWAYS**



Data Source: Riverside County (2013)

- County Eligible
- State Designated
- State Eligible
- Not Designated
- Highways
- Area Plan Boundary
- City Boundary
- Waterbodies

Figure 9

November 10, 2014

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. 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.



**THE PASS AREA PLAN  
PROPOSED  
SCENIC HIGHWAYS**

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

**Environmental Assessment (E.A.) Number:** 41355  
**Project Case Type (s) and Number(s):** General Plan Amendment No. 856  
**Lead Agency Name:** County of Riverside Planning Department  
**Address:** 77588 El Duna Court Palm Desert, CA 92211  
**Contact Person:** Jay Olivas, Project Planner  
**Telephone Number:** (760) 863-7050  
**Applicant's Name:** General Outdoor Advertising, Inc.  
**Applicant's Address:** 632 South Hope Avenue, Ontario CA 91761  
**Engineer's Name:** CASC Engineering and Consulting  
**Engineer's Address:** 1470 East Cooley Drive Colton, CA 92324

**I. PROJECT INFORMATION**

**A. Project Description: General Plan Amendment No. 856 (Entitlement/Policy Amendment and Technical Amendment)** proposes to establish a General Plan Land Use Designation (GP-LUD) of "Light Industrial (0.25 - 0.60 Floor Area Ratio)" to a 10.23 acre property adjacent to Interstate 10 which currently has no County General Plan land use designation and is identified as "Not Designated", proposes to modify Figure C-9, Scenic Highways, of the Riverside County General Plan Circulation Element, and proposes to modify Figure 9, Scenic Highways, of the Riverside County Pass Area Plan, to reflect recent changes to Section 263.3 of the California Streets and Highway Code which removed the portion of State Highway Route 10 between Route 38 near Redlands and Route 62 near Whitewater in the Counties of San Bernardino and Riverside from the state scenic highway system.

Additionally, the project proposes to place two (2) outdoor advertising displays (Plot Plan Nos. 25549 and 25550) on the subject property which are approximately 7'x40' in area.

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

**C. Total Project Area:** 10.23 Acres

<b>Residential Acres:</b> n/a	<b>Lots:</b> n/a	<b>Units:</b> n/a	<b>Projected No. of Residents:</b> n/a
<b>Commercial Acres:</b>	<b>Lots:</b>	<b>Sq. Ft. of Bldg. Area:</b>	<b>Est. No. of Employees:</b> n/a
<b>Industrial Acres:</b> 10.23	<b>Lots:</b> 1	<b>Sq. Ft. of Bldg. Area:</b> n/a	<b>Est. No. of Employees:</b> n/a
<b>Other:</b> n/a			

**D. Assessor's Parcel No(s):** 519-170-009

**E. Street References:** The site is located southwesterly of Interstate 10, and westerly of Apache Trail in Cabazon.

**F. Section, Township & Range Description or reference/attach a Legal Description:** Township 3 South, Range 2 East, Section 7

**G. Brief description of the existing environmental setting of the project site and its surroundings:** The 10.23 acre project site is mostly vacant but contains an existing Outdoor Advertising Display (billboard) measuring approximately 5'x36' (180 square feet) at a maximum height of 25 feet. Surrounding land uses consist of commercial retail outlets to the north, commercial asphalt plants and surface mine to the south, hotel/casino to the east, and vacant land to the west. The project's environmental setting is not within a conservation area of the Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP).



## II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

### A. General Plan Elements/Policies:

1. **Land Use:** The proposed general plan amendment is consistent with the proposed land use designation of Light Industrial (CD: LI) (.25 - .60 Floor Area Ratio) since future development would be intended for commercial or industrial type development such as outdoor advertising displays.
2. **Circulation:** The project has adequate circulation to the site 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 meets all applicable Multipurpose Open Space element policies.
4. **Safety:** The proposed general plan amendment would be consistent with safety element policies measures.
5. **Noise:** The project will not generate noise levels in excess of standards established in the General Plan or noise ordinance. The project meets all other applicable Noise Element Policies.
6. **Housing:** The proposed project is not subject Housing Element Policies.
7. **Air Quality:** The proposed project would not conflict with SCQAMD standards due to nature of project with as a general plan amendment. The proposed project meets all other applicable Air Quality element policies.

**B. General Plan Area Plan(s):** The Pass Area Plan

**C. Foundation Component(s):** Not Designated

**D. Land Use Designation(s):** Not Designated (Proposed: Light Industrial)

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

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

**G. Adjacent and Surrounding Area Plan(s), Foundation Component(s), Land Use Designation(s), and Overlay(s) and Policy Area(s), if any:** The project site is surrounded by properties which are designated Commercial Retail, Indian Lands, Light Industrial, Rural Residential, and Rural Desert.

### H. Adopted Specific Plan Information

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

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

**I. Existing Zoning:** Manufacturing Service Commercial (M-SC) and Controlled Development Areas (W-2-10)

J. **Proposed Zoning, if any:** Not Applicable

K. **Adjacent and Surrounding Zoning:** Manufacturing Service Commercial (M-SC), Controlled Development Areas (W-2 and W-2-10), Scenic Highway Commercial (C-P-S) and General Commercial (C-1/C-P).

### III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

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

### IV. DETERMINATION

On the basis of this initial evaluation:

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

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

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

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

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

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

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

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

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



Signature

November 5, 2014

Date

Jay Olivas, Project Planner

Printed Name

For Juan C. Perez, Interim Planning  
Director

**V. ENVIRONMENTAL ISSUES ASSESSMENT**

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>AESTHETICS</b> Would the project				
<b>1. Scenic Resources</b>				
a) Have a substantial effect upon a scenic highway corridor within which it is located?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features; obstruct any prominent scenic vista or view open to the public; or result in the creation of an aesthetically offensive site open to public view?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan Figure C-9 “Scenic Highways” and Figure 9 “Pass Area Plan Scenic Highways”

Findings of Fact:

- a) The project is currently adjacent to scenic highway corridor as reflected with current Riverside County General Plan Figures C-9 (Circulation Element) and Figure 9 (Pass Area Plan). However, this general plan amendment proposes to remove the scenic highway designations from the above County General Plan Figures to be consistent with recent changes to Section 263.3 of the California Streets and Highway Code Law which removed the scenic corridor designation along this portion of Interstate 10. Therefore, there would be no impact.
- b) The proposed project will not 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 since any future construction such as outdoor advertising displays (OAD’s) or billboards by separate plot plan (Plot Plan Nos. 25549 and 25550) along this portion of Interstate 10 in the San Gorgonio Pass shall be required to comply with the development standards of Section 19.3 of Zoning Ordinance No. 348 (Outdoor Advertising Displays).

The County’s zoning standards for OAD’s such as maximum area of 300 square feet each, maximum heights of 25 feet, and spacing distance between billboards of 500 feet, shall be required under Plot Plan Nos. 25549 and 25550 which proposes two (2) billboards approximately 7’x40’ in area. Therefore, scenic resource impacts from any future billboards would be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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**2. Mt. Palomar Observatory**

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

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

Findings of Fact:

- a) According to GIS database, the project site is located approximately 38.98 miles away from Mt. Palomar Observatory. The project shall comply with requirements for lighting in accordance with Ord. No. 655 with any future construction such as potential OAD's or billboards (Plot Plan Nos. 25549 and 25550). Impacts would be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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**3. Other Lighting Issues**

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

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b) Expose residential property to unacceptable light levels?

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Source: Site Visit, Project Description

Findings of Fact:

- a) The proposed project with any future construction such as OAD's or billboards by separate plot plan (Plot Plan Nos. 25549 and 25550) related to this general plan amendment would be required to maintain lighting that is hooded and directed no further than the property boundaries. Impacts would be less than significant.
- b) The proposed project will not expose residential property to unacceptable light levels. No impacts are expected.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**AGRICULTURE & FOREST RESOURCES** Would the project

**4. Agriculture**

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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: GIS database, and Project Application Materials.

Findings of Fact:

- a) The proposed project will not impact land designated as Prime, Unique, or Farmland of Statewide Importance to a non-agricultural use. Therefore, there is no impact.
- b) According to GIS database, the project is not located within an Agriculture Preserve or under a Williamson Act contract; therefore, no impact will occur as a result of the proposed project.
- c) The project site is not surrounded by agriculturally zoned land. Therefore, the project will not cause development of a non-agricultural use within 300 feet of agriculturally zoned property.
- d) The project will not involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**5. Forest**

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

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 OS-3 "Parks, Forests and Recreation Areas," 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. Therefore, there is no impact.

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

c) The project will not involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**AIR QUALITY** Would the project

**6. Air Quality Impacts**

a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>
f) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: SCAQMD

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 project as a general plan amendment would not conflict with or obstruct implementation of the applicable air quality plan due to nature of project with likely future static billboards by separate plot plan (Plot Plan Nos. 25549 and 25550) to be in compliance with California Building Code.
- b) The proposed project will not violate any air quality standard or contribute substantially to an existing or projected air quality violation.
- c) The proposed project will not 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).
- d) The project will not expose sensitive receptors which are located within 1 mile of the project site to project substantial point source emissions.
- e) The project will not involve the construction of a sensitive receptor located within one mile of an existing substantial point source emitter.
- f) The project will not create objectionable odors affecting a substantial number of people.

**Mitigation:** No mitigation measures are required.

**Monitoring:** No monitoring measures are required.

**BIOLOGICAL RESOURCES** Would the project

**7. Wildlife & Vegetation**

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

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)?

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 Game or U. S. Wildlife Service?

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?

e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in



	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?				
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, CV-MSHCP, Environmental Programs Department review

Findings of Fact: The site is not within a Conservation Area of the Coachella Valley Multiple Species Habitat Conservation Plan (CV-MSHCP). Based upon habitat and geographic ranges, no listed species or special status species meeting CEQA guidelines for a mandatory finding of significance is likely to occur; therefore, the project will not:

- 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)
- 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 Game or U. S. Wildlife Service
- d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites.
- 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.
- 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.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance.

Mitigation: No mitigation measures required.

Monitoring: No monitoring measures required.

**CULTURAL RESOURCES** Would the project

**8. Historic Resources**

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

Source: Project Application Materials

Findings of Fact:

a-b) The project is not affected by historic resources since the proposed general plan amendment is for Entitlement/Policy Amendment and Technical Amendment to establish general plan land use designation and correct map figures. Any potential impacts as result of future construction may be addressed by conditions such as cultural resource monitoring under Plot Plan Nos. 25549 and 25550 for two (2) new billboards. Therefore, impacts would be less than significant.

Mitigation: No mitigation measures required.

Monitoring: No monitoring measures required.

**9. Archaeological Resources**

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

Findings of Fact:

a-e) The project is not affected by archaeological resources since the proposed general plan amendment is for Entitlement/Policy Amendment and Technical Amendment to establish general plan land use designation which involves mapping changes to the County's General Plan. Any potential impacts as result of future construction may be addressed by conditions such as cultural resource monitoring under Plot Plan Nos. 25549 and 25550 for two (2) new billboards. Therefore, impacts would be less than significant.

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

Monitoring: No monitoring measures required.

**10. Paleontological Resources**

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: GIS database

Findings of Fact:

a) According to GIS database, this site has been mapped as having a low potential for paleontological resources. No impacts are anticipated.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required

**GEOLOGY AND SOILS** Would the project

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

a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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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?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: GIS Database

Findings of Fact: There are no known active or potentially active faults that traverse the site. The potential for active fault rupture at this site is considered very low. The site is likely to be subjected to moderate ground shaking during the expected life span of the project. The nearest active fault is the local segment of the San Andreas Fault Zone, referred to as the San Bernardino strand. Therefore, the proposed project will not:

- 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.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**12. Liquefaction Potential Zone**

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

Source: Riverside County General Plan Figure S-3 "Generalized Liquefaction"

Findings of Fact:

- a) Liquefaction potential is considered to be moderate at this site. Liquefaction potential from strong ground shaking is considered to be very low. Since the site contains existing billboard with no human occupancy structures and any future construction would comply with California Building Code, no impacts are expected.

Mitigation: No mitigation measures required.

Monitoring: No monitoring measures are required.

**13. Ground-shaking Zone**

Be subject to strong seismic ground shaking?

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

Findings of Fact:

There are no known active or potentially active faults that traverse the site and the site is not located within an Alquist-Priolo Earthquake Fault Zone. The principal seismic hazard that could affect the site is ground shaking resulting from an earthquake occurring along several major active or potentially active faults in southern California. The proposed general plan amendment involves mapping changes to the County's General Plan with no construction, therefore no impacts expected. Any future construction would be reviewed in accordance with California Building Code.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

**14. Landslide Risk**

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

Source: Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slope"

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

a) According to the GIS Database, landslides are not a potential hazard to the site. The project will have no impact.

**Mitigation:** No mitigation measures are required.

**Monitoring:** No monitoring measures are required.

**15. Ground Subsidence**

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

**Source:** GIS database

**Findings of Fact:**

a) According to GIS database, the site is susceptible to ground subsidence. However, subsidence will not cause any differential settlement or cracking subject to building codes for any future development such as OAD's or billboards, and will therefore have a minimal impact. No impacts are expected.

**Mitigation:** No mitigation measures are required.

**Monitoring:** No monitoring measures are required.

**16. Other Geologic Hazards**

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

**Source:** Project Application Materials

a) According to the GIS Database, tsunamis and seiching are not potential hazards to the site. The project will have no impact.

**Mitigation:** No mitigation measures are required.

**Monitoring:** No monitoring measures are required.

**17. Slopes**

a) Change topography or ground surface relief features?

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

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

**Source:** Riv. Co. 800 Scale Slope Maps

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**Findings of Fact:** The proposed project site will not:

- a) Change topography or ground surface relief features.
- b) Create cut or fill slopes greater than 2:1 or higher than 10 feet.
- c) Result in grading that affects or negates subsurface sewage disposal systems.

**Mitigation:** No mitigation measures are required.

**Monitoring:** No monitoring measures are required.

**18. Soils**

a) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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:** General Plan figure S-6 "Engineering Geologic Materials Map", Project Application Materials

**Findings of Fact:**

- a) The project site will not result in substantial soil erosion or the loss of topsoil. Therefore, there is no impact.
- b) The project site will not be located on expansive soil creating substantial risks to life or property since any future development are subject to California building codes.

**Mitigation:** No mitigation measures are required.

**Monitoring:** No monitoring measures are required.

**19. 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 type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in any increase in water erosion either on or off site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Source:** Flood Control District review, Project Application Materials

**Findings of Fact:**

- a) This project will not change deposition, siltation, or erosion that may modify the channel of a river or stream or the bed of a lake. Therefore, there is no impact.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- b) The proposed project will not result in an increase in water erosion either on or off since the site is developed with existing billboard and any future development such as future billboards (Plot Plan Nos. 25549 and 25550) relating to this general plan amendment would have minimal exposed foundation and negligible impervious surface. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

- a) Be impacted by or result in an increase in wind erosion and blowsand, either on or off site?

Source: Riverside County General Plan Figure S-8 "Wind Erosion Susceptibility Map," Ord. 460, Sec. 14.2 & Ord. 484

Findings of Fact:

- a) This project will not be impacted by or result in a substantial increase in wind erosion and blow sand, either on or off-site, since any future development as result of the mapping change with the GPA would require PM10 dust control measures during any future construction (Plot Plan Nos. 25549 and 25550). Impacts would be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**GREENHOUSE GAS EMISSIONS** Would the project

**21. Greenhouse Gas Emissions**

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

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

Source: Project application materials

Findings of Fact:

- a) Due to the nature of the project as a general plan amendment intended for future static billboards by separate plot plan (Plot Plan Nos. 25549 and 25550), no greenhouse gas emissions are expected.

- b) The project will not conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases. Therefore, there is no impact.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**HAZARDS AND HAZARDOUS MATERIALS** Would the project

**22. 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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: The project will not:

- a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials due to the nature of the project as a general plan amendment to correct mapping within the County's General Plan, and for future development of potential static billboards (Plot Plan Nos. 25549 and 25550). Therefore, there is no impact.
- 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.
- c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan.
- d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school.
- 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.



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

**Monitoring:** No monitoring measures are required.

**23. 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:** Riverside County General Plan Figure S-19 "Airport Locations," GIS database

a) The project site is not located within an Airport Influence Area, the project will not result in an inconsistency with the Airport Master Plan. Therefore, there is no impact.

b) The project site is located within the vicinity of the Banning airport; but will not require review by the Airport Land Use Commission.

c) The project is not located within an airport land use plan and would not result in a safety hazard for people residing or working in the project area.

d) The project is not within the vicinity of a private airstrip, or heliport and would not result in a safety hazard for people residing or working in the project area.

**Mitigation:** No mitigation measures are required.

**Monitoring:** No monitoring measures are required.

**24. 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 type="checkbox"/>	<input checked="" type="checkbox"/>
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**Source:** Riverside County General Plan Figure S-11 "Wildfire Susceptibility," GIS database

**Findings of Fact:**

a) The project site is located in a high fire area, but no impact is anticipated as result of the general plan amendment to change mapping with the County's General Plan and for potential future unmanned billboards (Plot Plan Nos. 25549 and 25540).

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**HYDROLOGY AND WATER QUALITY** Would the project

**25. Water Quality Impacts**

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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>

Source: GIS Database

Findings of Fact:

- a) The site is within the Whitewater Rivershed but would not substantially alter the existing drainage pattern of the area due to proposed general plan amendment to change mapping within the County's General Plan and potential future unmanned billboards (Plot Plan Nos. 25549 & 25540). No impacts are expected.
- b) The proposed project will not violate any water quality standards or waste discharge requirements.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- c) The proposed project will not 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).
- d) The proposed project will not create or contribute runoff water that would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff due to potential future development as result of the proposed general plan amendment or future billboards.
- e) The proposed project does not contain housing related structures 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. Therefore, there would be no impact.
- f) The proposed project will not place structures within a 100 year flood zone or redirect flows since proposed general plan amendment involves no immediate construction and is to change mapping within the County's General Plan.
- g) The proposed project will not substantially degrade water quality since no immediate construction and is to change mapping within the County's General Plan.
- h) The proposed project will not 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 and odors).

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**26. Floodplains**

Degree of Suitability in 100-Year Floodplains. As indicated below, the appropriate Degree of Suitability has been checked.

NA - Not Applicable <input checked="" type="checkbox"/>	U - Generally Unsuitable <input type="checkbox"/>	R - Restricted <input 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Changes in absorption rates or the rate and amount of surface runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<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 a result of the failure of a levee or dam (Dam Inundation Area)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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"/>

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-9 "100- and 500-Year Flood Hazard Zones," Figure S-10 "Dam Failure Inundation Zone,"

Findings of Fact:

- a) The project will not substantially alter the existing drainage pattern of the area since general plan amendment is to change mapping and create land use designation with future potential unmanned billboards by separate plot plan (Plot Plan Nos. 25549 and 25550).
- b) The project will not cause a change in absorption rates and the rate and amount of surface runoff.
- c) The project will not expose people or structures to a significant risk, loss, injury or death involving flooding.
- d) The proposed project will not change in the amount of surface water in any water body.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**LAND USE/PLANNING** Would the project

**27. 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 type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

- a) The proposed project would not result in a substantial land use alteration of the present land use of the land. The present land use of the subject property is currently "Not Designated" and is proposed to be changed to "Light Industrial (LI) (0.25 - 0.60 Floor Area Ratio)" by General Plan Amendment (Entitlement/Policy and Technical Amendment). The subject property is 10.23 acres consisting of narrow strip of land owned by Southern Pacific Railroad adjoining Interstate 10 intended for potential future commercial and industrial related development such as OAD's or billboards that would be reviewed by separate development applications (Plot Plan Nos. 25549 and 25550). The present land use of the area includes vacant land and existing billboard on the subject site. Impacts would be less than significant.
- b) The project is not located within a city sphere of influence, therefore there would be no impact.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**28. Planning**

a) Be consistent with the site's existing or proposed zoning?

b) Be compatible with existing surrounding zoning?

c) Be compatible with existing and planned surrounding land uses?

d) Be consistent with the land use designations and policies of the Comprehensive General Plan (including those of any applicable Specific Plan)?

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

Source: Riverside County General Plan Land Use Element, Staff review, GIS database

Findings of Fact:

a-b) The proposed project is compatible with existing and surrounding zoning consisting of Manufacturing Service Commercial (M-SC) and Controlled Development Areas (W-2-10) since any future development related to this general plan amendment would be reviewed for compliance with development standards of subject zoning designations. Therefore, impacts would be less than significant.

c) The subject 10.23 acre property is mostly vacant except for existing billboard. Any future development such as potential OAD's or billboards (Plot Plan Nos. 25549 and 25550) on the subject narrow strip of land would be subject to applicable zoning standards and would be compatible with existing and planned surrounding land uses based on compliance with those zoning standards. Therefore, impacts would be less than significant.

d)The proposed project is consistent with the proposed "Light Industrial (LI) (0.25 - 0.60 Floor Area Ratio)" land use designation in that the proposed designation allows commercial and industrial type uses which would be reviewed by separate development application. Therefore, impacts would be less than significant.

e)The project does not Disrupt or divide the physical arrangement of an established community (including a low-income or minority community) and there would be no impact.

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
<b>MINERAL RESOURCES</b> Would the project				
<b>29. Mineral Resources</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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-5 "Mineral Resources Area"

Findings of Fact: The proposed project will not:

- a) Result in the loss of availability of a known mineral resource in an area classified or designated by the State that would be of value to the region or the residents of the State. Therefore, there is no impact.
- b) 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.
- c) Be an incompatible land use located adjacent to a State classified or designated area or existing surface mine.
- d) Expose people or property to hazards from proposed, existing or abandoned quarries or mines.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are 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

**30. 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?

NA  A  B  C  D

b) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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project area to excessive noise levels?

NA  A  B  C  D

Source: Riverside County General Plan Figure S-19 "Airport Locations," County of Riverside Airport Facilities Map

Findings of Fact:

- a) The proposed project is not located within an airport land use plan. While within approximately two miles of a public airport or public use airport to the west (Banning Municipal Airport) it will not expose people residing or working in the project area to excessive noise levels since it is very likely to be an unmanned commercial or industrial type project on narrow strip of land adjacent to Interstate 10. Therefore, there is no impact.
- b) The proposed project is not within the vicinity of a private airstrip; therefore, will not expose people residing or working in the project area to excessive noise levels. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**31. 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: While the project is located on land owned by Southern Pacific Railroad with existing railroad tracks, it will not be impacted by railroad noise due to likely unmanned industrial nature of any future project such as for billboards. Therefore, there is no impact.

Mitigation: No further mitigation required.

Monitoring: No further monitoring is required.

**32. Highway Noise**

NA  A  B  C  D

Source: On-site Inspection, Project Application Materials

Findings of Fact: The proposed project will not be impacted by highway noise due to industrial nature of the project.

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
<b>33. Other Noise</b>				
NA <input checked="" type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials, GIS database

Findings of Fact: The proposed project will not be impacted by other noise impacts.

Mitigation: No additional mitigation is required.

Monitoring: No additional monitoring is required.

<b>34. Noise Effects on or by the Project</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

- a) The proposed project will not cause a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project. Therefore, there is no impact.
- b) The proposed project will not cause a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project. Therefore, there is no impact.
- c) The proposed project would not cause exposure of persons to or generation of significant noise levels as result of the general plan amendment in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies. Impacts would be less than significant with any future construction as result of any future implementing project as a result of the general plan amendment.
- d) The proposed project will not cause exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels. Therefore, there is no impact.



	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

**POPULATION AND HOUSING** Would the project

**35. Housing**

a) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) 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 checked="" type="checkbox"/>	<input type="checkbox"/>
e) Cumulatively exceed official regional or local population projections?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials, GIS database, Riverside County General Plan Housing Element

Findings of Fact:

a) The scope of the development will not displace existing housing since it consists of proposed industrial land with no existing housing units and will not necessitate the construction of replacement housing elsewhere. Therefore, there would be no impact.

b) The project will not create a demand for additional housing particularly housing affordable to households earning 80% or less of the County's median income since project involves no new housing. Therefore, there would be no impact.

c) The project will not displace substantial numbers of people, necessitating the construction of replacement housing elsewhere.

d) The project is located within the Cabazon Redevelopment Area.

e) The project will not cumulatively exceed official regional or local population projections.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**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 project area is serviced by the Riverside County Fire Department. The project area shall maintain current fire codes, comply with required standards and inspections, with any future construction as result of general plan amendment and future zoning permits such as a plot plan for future OAD's or billboards (Plot Plan Nos. 25549 and 25550). Impacts would be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**37. Sheriff Services**

Source: Riverside County General Plan

Findings of Fact:

The proposed area is serviced by the Riverside County Sheriff's Department. The proposed project would have an incremental effect on the level of sheriff services provided in the vicinity of the project area as result of future construction as result of the general plan amendment. There is no Crime Prevention Through Environmental Design (CPTED) issues for the proposed project. Impacts would be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**38. Schools**

Source: Palm Springs Unified School District correspondence, GIS database

Findings of Fact: The proposed project is located within the Banning Unified School District. Future impacts such as school fees as result of any future commercial construction would be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riverside County General Plan

Findings of Fact: The proposed project will not create an incremental demand for library services. No impacts are anticipated.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**40. Health Services**

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riverside County General Plan

Findings of Fact: The use of the proposed area would not cause an incremental impact on health services. The site is located within the service parameters of County health centers. No impacts are anticipated.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**RECREATION**

**41. Parks and Recreation**

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

Findings of Fact:

a) The project would not include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment. Therefore, there is no impact.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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b) The project would not include the use of existing neighborhood or regional parks or other recreation facilities such that substantial physical deterioration of the facility would occur or be accelerated. Therefore, there is no impact.

c) The project is not located within a county service area, but is located within the Riverside County Open Space and Recreation District. However, no new park impacts are anticipated due to nature of the project as a general plan amendment for future non-residential type development.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

<b>42. Recreational Trails</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riv. Co. 800 Scale Equestrian Trail Maps, Open Space and Conservation Map

Findings of Fact: No impacts are anticipated as the site is located within existing land owned by the Southern Pacific Railroad adjacent to Interstate 10. Therefore, there is no impact.

Mitigation: No Mitigation measures are required.

Monitoring: No Monitoring measures are required.

**TRANSPORTATION/TRAFFIC** Would the project

<b>43. Circulation</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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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?

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 type="checkbox"/>	<input checked="" type="checkbox"/>
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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"/>
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d) Alter waterborne, rail or air traffic?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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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"/>
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f) Cause an effect upon, or a need for new or altered maintenance of roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
g) Cause an effect upon circulation during the project's construction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Result in inadequate emergency access or access to nearby uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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

Findings of Fact:

- a) The proposed project will not exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated road or highways. The existing adjacent right of way for the project is partially improved and allows access to site including for future project such as for billboards (Plot Plan Nos. 25549 and 25550). Impacts would be less than significant.
- b) The proposed project 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. Therefore, there would be no impact.
- c) The proposed project will not alter waterborne, rail or air traffic. Therefore, there would be no impact.
- d) The proposed project will not substantially increase hazards to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment). Therefore, there would be no impact.
- e) The proposed project will not result in inadequate emergency access or access to nearby uses. Therefore, there would be no impact.
- f) The proposed project will not conflict with adopted policies supporting alternative transportation (e.g. bus turnouts, bicycle racks). Therefore, there would be no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

<b>44. Bike Trails</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riverside County General Plan

Findings of Fact: No connection is available for a Class I Bikeway adjacent to Interstate 10. Therefore, there would be no impact.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**UTILITY AND SERVICE SYSTEMS** Would the project

**45. 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?

b) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?

Source: Department of Environmental Health Review

Findings of Fact:

- a) The proposed project is unlikely to require or result in the construction of new water treatment facilities or expansion of existing facilities as result of the general plan amendment or related implementing project such as for billboards (Plot Plan Nos. 25549 and 25550). No impacts are expected.
- b) The proposed project is unlikely to require future water supplies as result of future entitlements. No impacts are anticipated.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**46. 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?

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?

Source: Department of Environmental Health Review

Findings of Fact:

- a) The proposed project will not require the construction of new wastewater treatment facilities that would cause significant environmental effects. No impacts are anticipated.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- b) The project will not 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. No impacts are anticipated.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**47. Solid Waste**

a) Is the project served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?

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)?

Source: General Plan

Findings of Fact:

- a) The project will be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs including any future construction wastes. Impacts are less than significant.
- b) The project will comply with federal, state, and local statutes and regulations related to solid wastes (including the CIWMP (County Integrated Waste Management Plan)).

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**48. 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: General Plan

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

a-g) No letters have been received eliciting responses that the proposed project would require substantial new facilities. Any impacts from future construction as result of land use designation from this general plan amendment would less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**49. Energy Conservation**

a) Would the project conflict with any adopted energy conservation plans?

Source: General Plan

a-b) The proposed project will not conflict with any adopted energy conservation plans.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**MANDATORY FINDINGS OF SIGNIFICANCE**

50. 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?

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.

51. 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)?



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

Source: Staff review, Project Application Materials

Findings of Fact: The project does not have impacts which are individually limited, but cumulatively considerable.

52. Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
---	--------------------------	--------------------------	--------------------------	-------------------------------------

Source: Staff review, project application

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

**VI. EARLIER ANALYSES**

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

Earlier Analyses Used, if any:

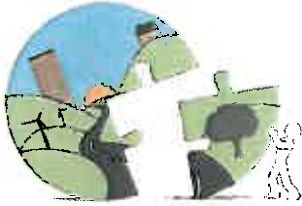
- Riverside County General Plan
- Riverside County Zoning Ordinance No. 348

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

Location: County of Riverside Planning Department  
77588 El Duna Court  
Palm Desert, CA 92211

**VII. 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.



# RIVERSIDE COUNTY PLANNING DEPARTMENT

*Carolyn Syms Luna*  
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.

CASE NUMBER: GPA0856 DATE SUBMITTED: April 23, 2007

### I. GENERAL INFORMATION

#### APPLICATION INFORMATION

Applicant's Name: General Outdoor Advertisting E-Mail: timothylynch@live.com

Mailing Address: 632 South Hope Avenue  
Street  
Ontario CA 91761  
City State ZIP

Daytime Phone No: (909) 983-4414 Fax No: (    ) Not Applicable

Engineer/Representative's Name: CASC Engineering and Consulting E-Mail: arush@aei-casc.com

Mailing Address: 1470 East Cooley Drive  
Street  
Colton CA 92324  
City State ZIP

Daytime Phone No: (909) 783-0101 ext. 5370 Fax No: (909) 783-0108

Property Owner's Name: Union Pacific Railroad Company E-Mail: Not Applicable

Mailing Address: 1416 Dodge Street WP001  
Street  
Omaha, Nebraska 68179  
City State ZIP

Daytime Phone No: (602) 957-8116 Fax No: (    ) Not Applicable

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**

General location (nearby or cross streets): North of \_\_\_\_\_, South of **Frontage Road**, East of \_\_\_\_\_, West of **Apache Trail**

Thomas Brothers map, edition year, page number, and coordinates: 38th Edition, Page 722 Grid J3, Page 723, Grid A3 \_\_\_\_\_

Existing Zoning Classification(s): **Manufacturing Service-Commercial (MS-C)**

Existing Land Use Designation(s): **Not Applicable**

Proposal (describe the details of the proposed general plan amendment):

Establish a General Plan Land Use Designation (GP-LUD) for the subject property to Light Industrial (LI) (0.25 - 0.60).

In addition, the GPA will modify Figure C-9, Scenic Highways, of the County's General Plan Circulation Element to reflect recent changes to California State Law.

Related cases filed in conjunction with this request:

**Plot Plan Nos. 25549 and 25550, BEL011093, and OAD01314**

Has there been previous development applications (parcel maps, zone changes, plot plans, etc.) filed on the project site? Yes  No

Case Nos. **PP25549, PP25550, OAD01314**

E.A. Nos. (if known) **Not Applicable** E.I.R. Nos. (if applicable): **Not Applicable**

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	
		Yes	No
Electric Company	Southern California Edison (SCE)	X	
Gas Company	Southern California Gas Company (So Cal Gas)	X	
Telephone Company	Verizon Wireless	X	
Water Company/District	San Geronio-Pass Water Agency	X	
Sewer District	San Geronio-Pass Water Agency		X

Is water service available at the project site: Yes  No

If "No," how far away are the nearest available water line(s)? (No of feet/miles) \_\_\_\_\_

Is sewer service available at the site? Yes  No

If "No," how far away are the nearest available sewer line(s)? (No. of feet/miles) \_\_\_\_\_



November 15, 2013

RE: Permit Authorization

Folder: (CCO562-GOA)

To Whom It May Concern:

Please be advised that Clear Channel Outdoor, Inc. fka Eller Media Company, having the exclusive rights to manage the signboard development program on Union Pacific/Southern Pacific Railroad right of way, grants permission to Tim Lynch or anyone acting on behalf of General Outdoor Advertising to apply for governmental permits and approvals for the construction and operation of an advertising sign to be located on the UP/SP Railroad property located approximately S/O I-10; 840' NW/O Apache Trail at or near Cabazon, CA.

A drawing of the approximate location of the proposed sign is attached.

The sign company and its employees do not represent the railroad in any capacity and are neither the Railroads agent nor representative. The Sign Company will need to obtain final site approval from both the Railroad and Clear Channel Outdoor, Inc.

If you have any questions regarding the above information, please contact me at (602) 381-5700.

Sincerely,

A handwritten signature in black ink that reads 'Mary Groves'.

Mary Groves  
Vice President, CCO – Landlease Division

Attachments

This Authorization letter can be revoked and deemed null and void at Clear Channel Outdoor, Inc.'s discretion. This letter automatically expires one (1) year from date of issue.

November 15, 2013

RE: Permit Authorization

Folder: (CCO561-GOA)

To Whom It May Concern:

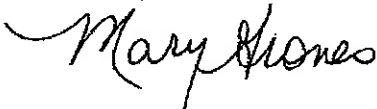
Please be advised that Clear Channel Outdoor, Inc. fka Eller Media Company, having the exclusive rights to manage the signboard development program on Union Pacific/Southern Pacific Railroad right of way, grants permission to Tim Lynch or anyone acting on behalf of General Outdoor Advertising to apply for governmental permits and approvals for the construction and operation of an advertising sign to be located on the UP/SP Railroad property located approximately S/O I-10: 318' NW/O Apache Trail at or near Cabazon, CA.

A drawing of the approximate location of the proposed sign is attached.

The sign company and its employees do not represent the railroad in any capacity and are neither the Railroad's agent nor representative. The Sign Company will need to obtain final site approval from both the Railroad and Clear Channel Outdoor, Inc.

If you have any questions regarding the above information, please contact me at (602) 381-5700.

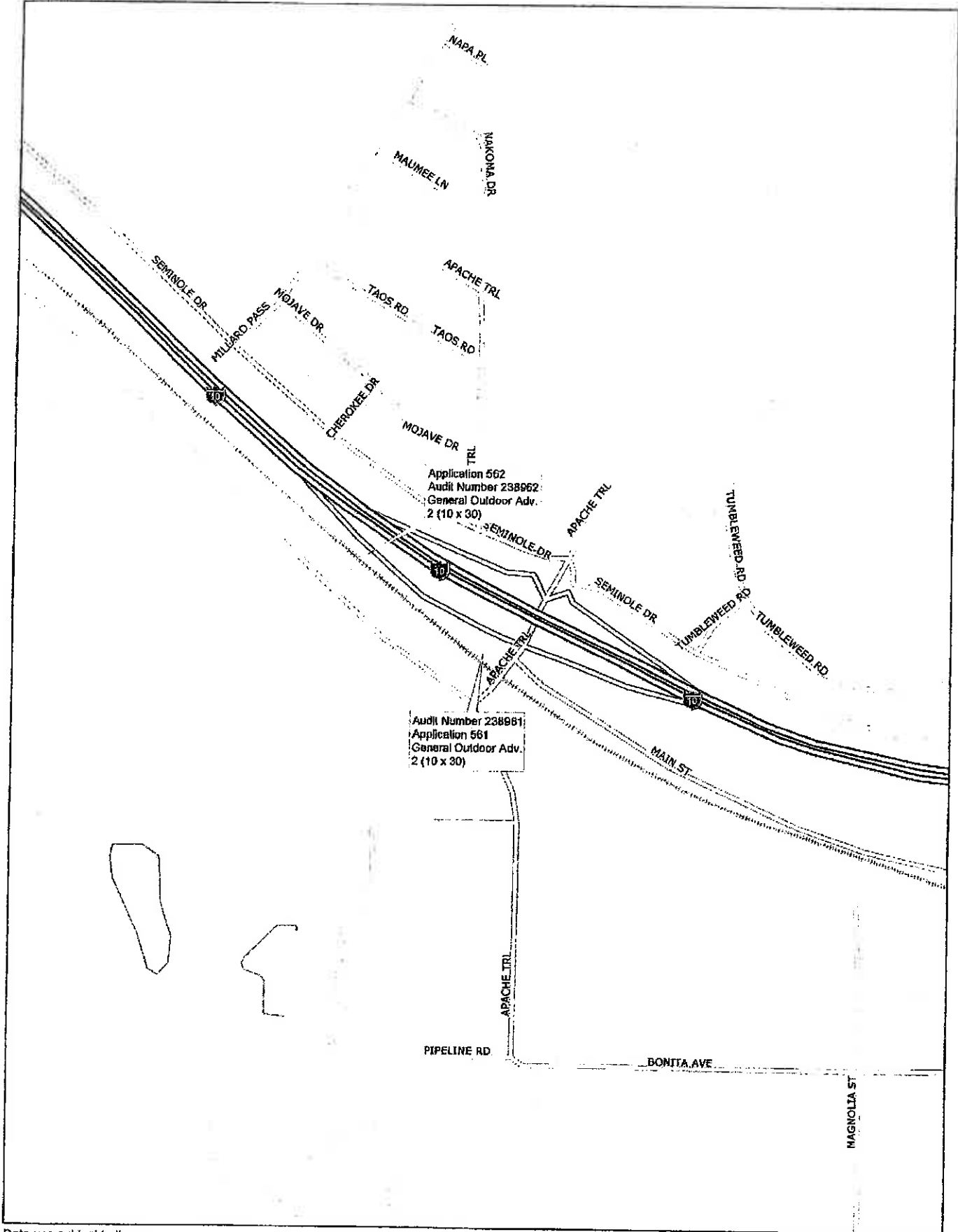
Sincerely,



Mary Groves  
Vice President, CCO – Landlease Division

Attachments

This Authorization letter can be revoked and deemed null and void at Clear Channel Outdoor, Inc.'s discretion. This letter automatically expires one (1) year from date of issue.



# UNION PACIFIC RAILROAD COMPANY

REAL ESTATE DEPARTMENT



1416 Dodge Street WPO01  
Omaha, Nebraska 68179  
Fax (402) 997-3601

R. D. Uhrich  
Assistant Vice President  
J. A. Anthony  
Director-Contracts  
D. D. Brown  
Director-Real Estate  
M. W. Casey  
General Director-Special Properties  
J. P. Gade  
Director-Facility Management

J. L. Hawkins  
Director-Operations Support  
M. E. Heenan  
Director-Administration & Budgets  
D. H. Lightwine  
Director Real Estate  
T. K. Love  
Director-Real Estate

November 20, 1997

Ms. Mary Gutowski, Vice President  
Landlease Division  
Eller Media Company  
2850 East Camelback Road, Suite 300  
Phoenix, Arizona 85016

Re: Eller Master License and Assignment of Agreements

Dear Mary:

Many people and entities are contacting Eller Media Company and the Railroad requesting confirmation of a recent signboard transaction. I am writing this letter to help Eller answer these confirmation requests.

Effective October 1, 1997, Eller Media Company began managing, operating, and sublicensing existing signboard sites on a system wide basis pursuant to a 25 year master signboard site license granted to Eller by Union Pacific Railroad Company, Southern Pacific Transportation Company, St. Louis Southwestern Railway Company, Chicago Heights Terminal Transfer Railroad Company, and Chicago & Western Indiana Railroad Company.

As part of this master license, numerous existing signboard site licenses and leases were assigned by these Railroads to Eller. Eller is responsible for billing and collecting current, future, and past due signboard site license fees and rents. These fees and rents are to be paid directly to Eller.

Also, effective October 1, 1997, Eller undertook new signboard site development responsibility pursuant to a master signboard site development agreement with the above Railroads. All applications for new signboard sites should be submitted directly to Eller. Eller has designated Mary Gutowski to coordinate new sign site development. She is based in Phoenix at Eller's corporate headquarters and her phone is (602) 957-8116.

My phone number is (402) 997-3595, if you have any questions.

Sincerely,



Martin D. Johnson  
Sr. Manager Signboards

P.S. As of the date of this letter, Missouri Pacific Railroad Company, Chicago and North Western Transportation Company, Denver and Rio Grande Western Railroad Company, St. Louis Southwestern Railway Company, and SPCSL Corp have all been merged into Union Pacific Railroad Company.





July 1, 2001

## Official Name Change NOTIFICATION

To Whom It May Concern:

This letter serves as official notification that Eller Media Company will change its operating name to Clear Channel Outdoor, Inc. starting July 1, 2001.

Your business is very important to us and we want to assure everyone that only the name is changing. The same quality you have come to expect remains true. We've built an unprecedented inventory of specialized products uniquely tailored to meet the needs of the most aggressive advertising industry in the world. Clear Channel Outdoor provides outdoor advertising space through a variety of display products including: bulletins, poster panels (30-sheet and 8-sheet), wallscapes, mobile trucks (panels), Premiere Panels, Premiere Squares, street furniture displays, taxi displays, commuter rail displays, transit displays and fantastic Times Square displays. Your local representative will be happy to discuss the benefits and availability of each product.

We are excited about this change and the unity it reflects with our other Clear Channel Worldwide (NYSE:CCU) media divisions. Clear Channel Worldwide is the global leader in the out-of-home advertising industry with radio, television stations and outdoor displays in 45 countries around the world. Including announced transactions, Clear Channel Worldwide operates over 1170 radio and 17 television stations in the United States and has equity interests in over 240 radio stations internationally. Clear Channel Worldwide also operates more than 700,000 outdoor advertising displays, including billboards, street furniture and transit panels across the world.

Check out our web sites for more information: [www.ellermmedia.com](http://www.ellermmedia.com) and [www.clearchannel.com](http://www.clearchannel.com).

Please update all internal systems to reflect the new name.

If you have any questions, please contact:

Mary Groves  
Vice President - Landlease

**APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN**

Is the project site located in a Recreation and Park District or County Service Area authorized to collect fees for park and recreational services? Yes  No

Is the project site located within 8.5 miles of March Air Reserve Base? Yes  No

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

**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 08-28-14

Owner/Representative (2) \_\_\_\_\_ Date \_\_\_\_\_

NOTE: An 8½" x 11" legible reduction of the proposal must accompany application.

**II. AMENDMENTS TO THE AREA PLAN MAPS OF THE GENERAL PLAN:**

AREA PLAN MAP PROPOSED FOR AMENDMENT (Please name):

The Pass Area Plan

EXISTING DESIGNATION(S): Not Applicable

PROPOSED DESIGNATION(S): Light Industrial (LI) (0.25 - 0.60)

**I. JUSTIFICATION FOR AMENDMENT**

- A. The subject property lacks a General Plan Land Use Designation (GP-LUD). During the 2003 Riverside County Integrated Process (RCIP), the property in question was incorrectly determined to be Railroad Right-of-Way (R-O-W), in its entirety. While the underlying owner and operator (Union Pacific Railroad Company/UP) was contacted via mail during the 2003 RCIP process, UP Railroad is located in Omaha, Nebraska and coordinates logistical operations on a nationwide basis. As a result of this communication error, and the voluminous nature of the RCIP General Plan process, a General Plan Land Use Designation was never applied to the property in question.
- B. Pursuant to several meetings with the County of Riverside, it was ultimately determined by the County (c/o their legal counsel) that the property warrants a GP-LUD and through a Technical Correction General Plan Amendment (GPA) which will establish an appropriate Land Use Designation for the intended industrial/commercial uses on the property and will also coincide with the existing zoning classification of Manufacturing-Service Commercial (M-SC).
- C. In addition, the Entitlement/Policy GPA will reflect changes in California State Law that were established through the passage of Senate Bill No. 169, which amended Chapter 173, Section 263.3 of the California Streets and Highway Code. This legislation deleted a portion of Interstate 10 from the Caltrans Scenic Highway program. The specific location of this deletion is along Interstate 10 (I-10) between State Route (SR) 38 and SR 62. The subject property is located between the two points identified above. For your convenience, a copy of this legislation is incorporated herein.
- D. As such, GPA No. 856 is hereby redefined to perform two actions:
  - 1. Modify Figure C-9, located within the Circulation Element of the County's General Plan to modify and update the delineation of the *State Scenic Highway System*, as reflected on the County's General Plan; and,
  - 2. Establish a GP-LUD, through a Technical Amendment described above, to Light Industrial (LI) (0.25 – 0.60)

**Senate Bill No. 169**

CHAPTER 173

An act to amend Section 263.3 of the Streets and Highways Code, relating to highways.

[Approved by Governor August 27, 2013. Filed with Secretary of State August 27, 2013.]

LEGISLATIVE COUNSEL'S DIGEST

SB 169, Emmerson. State highways: scenic highways.

Existing law authorizes the California Transportation Commission to adopt a location for a state highway alignment on routes authorized by law. Existing law provides that certain portions of authorized state highway routes are also within the state scenic highway system, subject to implementation through a corridor protection system designed to meet certain scenic highway standards. Existing law provides for the Department of Transportation to designate a particular state highway within the scenic highway system as an official state scenic highway upon determination by the department that a corridor protection program has been implemented, as specified. Existing law includes in the state scenic highway system the portion of State Highway Route 10 between Route 38 near Redlands and Route 62 near Whitewater in the Counties of San Bernardino and Riverside.

This bill would delete this portion of State Highway Route 10 from the state scenic highway system.

*The people of the State of California do enact as follows:*

SECTION 1. Section 263.3 of the Streets and Highways Code is amended to read:

263.3. The state scenic highway system shall also include:

Route 5 from:

- (a) The international boundary near Tijuana to Route 75 near the south end of San Diego Bay.
- (b) San Diego opposite Coronado to Route 74 near San Juan Capistrano.
- (c) Route 210 near Tunnel Station to Route 126 near Castaic.
- (d) Route 152 west of Los Banos to Route 580 near Vernalis.
- (e) Route 44 near Redding to the Shasta Reservoir.
- (f) Route 89 near Mt. Shasta to Route 97 near Weed.
- (g) Route 3 near Yreka to the Oregon state line near Hilts.

Route 8 from Sunset Cliffs Boulevard in San Diego to Route 98 near Coyote Wells.

Route 9 from:

- (a) Route 1 near Santa Cruz to Route 236 near Boulder Creek.
  - (b) Route 236 near Boulder Creek to Route 236 near Waterman Gap.
  - (c) Route 236 near Waterman Gap to Route 35.
  - (d) Saratoga to Route 17 near Los Gatos.
  - (e) Blaney Plaza in Saratoga to Route 35.
- Route 12 from Route 101 near Santa Rosa to Route 121 near Sonoma.  
Route 13 from Route 24 to Route 580.  
Route 14 from Route 58 near Mojave to Route 395 near Little Lake.  
Route 15 from:
- (a) Route 76 near the San Luis Rey River to Route 91 near Corona.
  - (b) Route 58 near Barstow to Route 127 near Baker.
- Route 16 from Route 20 to Capay.  
Route 17 from Route 1 near Santa Cruz to Route 9 near Los Gatos.  
Route 18 from Route 138 near Mt. Anderson to Route 247 near Lucerne Valley.
- Route 20 from:
- (a) Route 1 near Fort Bragg to Route 101 near Willits.
  - (b) Route 101 near Calpella to Route 16.
  - (c) Route 49 near Grass Valley to Route 80 near Emigrant Gap.
- Route 24 from the Alameda-Contra Costa county line to Route 680 in Walnut Creek.  
Route 25 from Route 198 to Route 156 near Hollister.  
Route 27 from Route 1 to Mulholland Drive.  
Route 29 from:
- (a) Route 37 near Vallejo to Route 221 near Napa.
  - (b) The vicinity of Trancas Street in northwest Napa to Route 20 near Upper Lake.
- Route 33 from:
- (a) Route 101 near Ventura to Route 150.
  - (b) Route 150 to Route 166 in Cuyama Valley.
  - (c) Route 198 near Coalinga to Route 198 near Oilfields.
- Route 36 from:
- (a) Route 101 near Alton to Route 3 near Peanut.
  - (b) Route 89 near Morgan Summit to Route 89 near Deer Creek Pass.

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

**A PUBLIC HEARING** has been scheduled, pursuant to Riverside County Land Use and Subdivision Ordinance Nos. 348 460, before the **RIVERSIDE COUNTY PLANNING COMMISSION** to consider the project shown below:

**GENERAL PLAN AMENDMENT NO. 856** – Intent to Adopt Negative Declaration – Applicant: General Outdoor Advertising, Inc. – Fifth/Fifth Supervisorial District – Location: Southwesterly of Interstate 10, westerly of Apache Trail in Cabazon. **REQUEST:** General Plan Amendment No. 856 (Entitlement/Policy Amendment and Technical Amendment) proposes to establish a General Plan Land Use Designation (GP-LUD) of “Light Industrial (0.25 - 0.60 Floor Area Ratio)” to a 10.23 acre property adjacent to Interstate 10 which currently has no County General Plan land use designation and is identified as “Not Designated”, proposes to modify Figure C-9, Scenic Highways, of the Riverside County General Plan Circulation Element, and proposes to modify Figure 9, Scenic Highways, of the Riverside County Pass Area Plan, to reflect recent changes to Section 263.3 of the California Streets and Highway Code which removed the portion of State Highway Route 10 between Route 38 near Redlands and Route 62 near Whitewater in the Counties of San Bernardino and Riverside from the state scenic highway system. (Legislative)

TIME OF HEARING: **9:30 am** or as soon as possible thereafter  
**DECEMBER 3, 2014**  
COACHELLA VALLEY WATER DISTRICT  
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 [jolivas@rctlma.org](mailto:jolivas@rctlma.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 project will not have a significant effect on the environment and has recommended adoption of a negative declaration. The Planning Commission will consider the proposed project and the proposed negative declaration, at the public hearing. The case file for the proposed project and the proposed negative declaration may be viewed Monday through Thursday, 8:30 a.m. to 5:00 p.m., at the County of Riverside Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501. For further information or 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  
P.O. Box 1409, Riverside, CA 92502-1409

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 9/4/2014

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

APN (s) or case numbers GPA00856 For

Company or Individual's Name Planning Department

Distance buffered 1000'

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.

NAME: Vinnie Nguyen

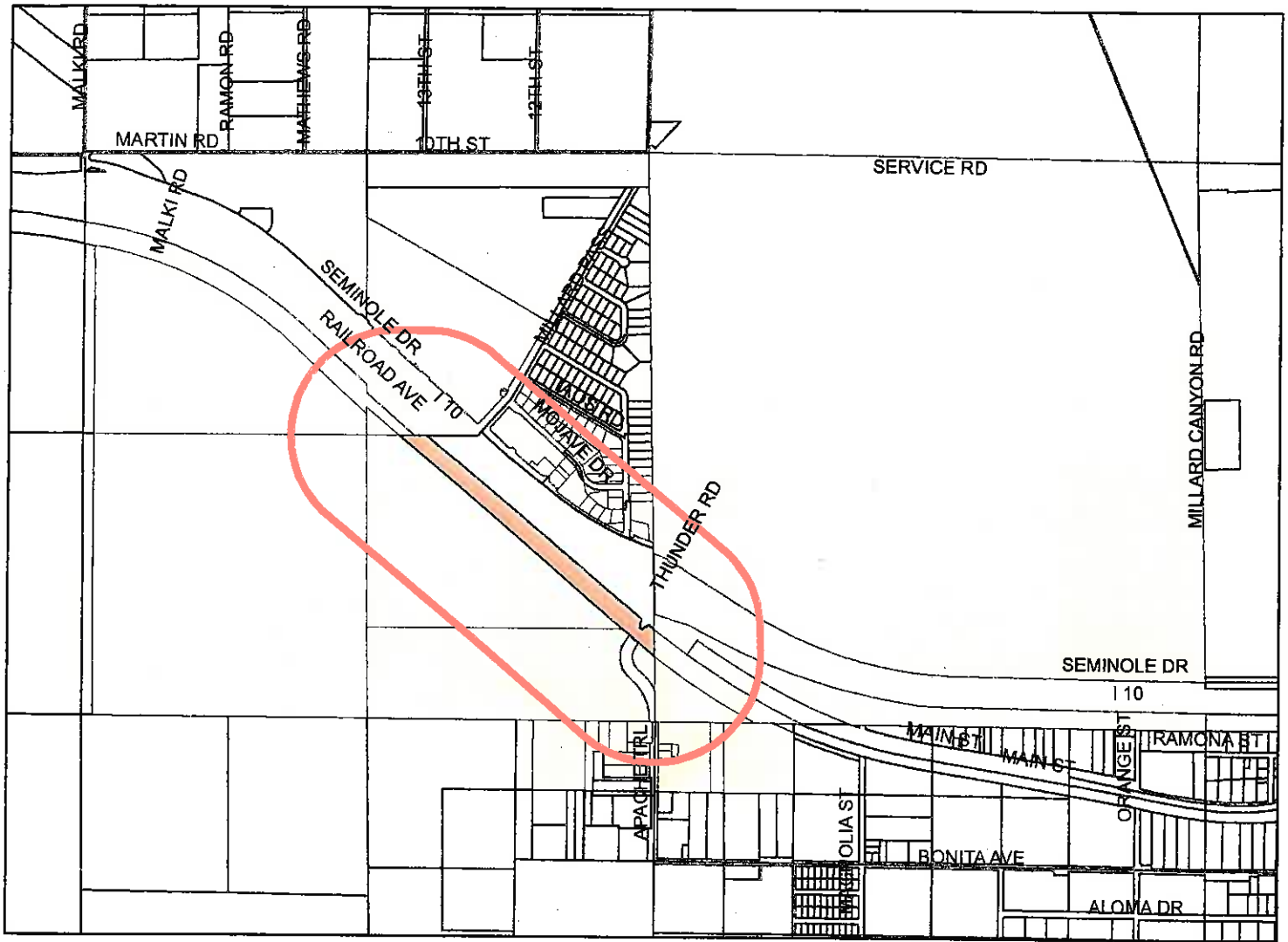
TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2<sup>nd</sup> Floor

Riverside, Ca. 92502

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

## GPA00856 (1000 feet buffer)



### Selected Parcels

519-210-003	519-142-001	519-142-002	519-240-001	519-210-018	519-210-020	519-210-021	519-210-023	519-240-009	519-142-014
519-141-034	519-141-035	519-161-028	519-110-042	519-110-043	519-110-045	519-152-005	519-142-011	519-110-044	519-151-002
519-151-010	519-151-011	519-151-012	519-151-013	519-151-017	519-151-018	519-151-020	519-151-021	519-151-022	519-151-023
519-151-024	519-161-011	519-161-016	519-161-017	519-161-018	519-161-019	519-161-024	519-161-025	519-152-010	519-152-011
519-162-006	519-162-007	519-151-014	519-210-004	519-142-005	519-142-010	519-142-003	519-151-001	519-152-004	519-142-007
519-142-008	519-142-009	519-151-015	519-151-016	519-110-011	519-110-015	519-170-005	519-170-007	519-170-010	519-170-011
519-210-002	519-142-013	519-142-004	519-110-017	519-170-009	519-180-011	519-240-004	519-240-005	519-142-012	519-151-003
519-240-002	519-240-003	519-240-010	519-142-006	519-180-007	519-180-024	519-180-025	519-161-015		



1,600 800 0 1,600 Feet

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.



ASMT: 519110044, APN: 519110044  
CHELSEA GCA REALTY PARTNERSHIP  
C/O CHRISTY LESNY  
P O BOX 6120  
INDIANAPOLIS IN 46206

ASMT: 519142009, APN: 519142009  
NORMA ALVAREZ  
8758 S DENKER AVE  
LOS ANGELES CA 90047

ASMT: 519110045, APN: 519110045  
CABAZON WATER DIST  
P O BOX 297  
CABAZON CA 92230

ASMT: 519142010, APN: 519142010  
JEWEL SMITH  
10891 MARIAN DR  
GARDEN GROVE CA 92840

ASMT: 519142002, APN: 519142002  
JOYCE COSENTINO, ETAL  
48885 TAOS RD  
CABAZON, CA. 92230

ASMT: 519142011, APN: 519142011  
CHARLES FLOOD  
48812 MOJAVE DR  
CABAZON, CA. 92230

ASMT: 519142004, APN: 519142004  
SMITH CHOI  
1805 S 2ND ST # A  
ALHAMBRA CA 91801

ASMT: 519142012, APN: 519142012  
STEVEN CRAIG  
1 OCEAN CREST  
NEWPORT COAST CA 92657

ASMT: 519142006, APN: 519142006  
THOMAS RITCHIE  
32876 MARIE DR  
LAKE ELSINORE CA 92530

ASMT: 519142013, APN: 519142013  
SFR 2012 1 US WEST  
C/O COLONY AMERICAN HOMES  
9305 E VIA DE VENTURA 201  
SCOTTSDALE AZ 85258

ASMT: 519142007, APN: 519142007  
MARY BEEDON  
C/O AMALIA CALDERONE  
16646 MONTEGO WAY  
TUSTIN CA 92780

ASMT: 519142014, APN: 519142014  
AMSALE DEMISSIE, ETAL  
726 WIMBLEDON DR  
REDLANDS CA 92374

ASMT: 519142008, APN: 519142008  
MICHAEL SHIRLEY  
P O BOX 890626  
TEMECULA CA 92589

ASMT: 519151001, APN: 519151001  
EVA HANZELIK, ETAL  
48850 MOJAVE DR  
CABAZON, CA. 92230

ASMT: 519151003, APN: 519151003  
STEVEN CRAIG  
4100 MACARTHUR PL STE 200  
NEWPORT BEACH CA 92660

ASMT: 519161015, APN: 519161015  
WESLEY WITT, ETAL  
P O BOX 12727  
PALM DESERT CA 92255

ASMT: 519151014, APN: 519151014  
JAMES DOERING  
P O BOX 668  
SAN GABRIEL CA 91778

ASMT: 519161025, APN: 519161025  
HADLEY COMPANY STORES PHASE II  
C/O SCOTT C HADLEY  
31092 AVENIDA EVITA  
SAN JUAN CAPO CA 92675

ASMT: 519151015, APN: 519151015  
ROBERTO PEDROZA  
10118 JERSEY AVE  
SANTA FE SPRINGS CA 90670

ASMT: 519161028, APN: 519161028  
CABAZON CO STORES  
1500 QUAIL ST STE 100  
NEWPORT BEACH CA 92660

ASMT: 519151016, APN: 519151016  
ROBERTO PEDROZA  
3930 PERRY ST  
LOS ANGELES CA 90063

ASMT: 519180011, APN: 519180011  
SOUTHERN PACIFIC TRANSPORTATION  
SOUTHERN PACIFIC TRANSPORTATION CO  
1700 FARNAM ST 10TH FL S  
OMAHA NE 68102

ASMT: 519152004, APN: 519152004  
MARIA CASILLAS  
P O BOX 796  
CABAZON CA 92230

ASMT: 519180024, APN: 519180024  
USA 519  
59750 SEMINOLE DR  
CABAZON CA 92230

ASMT: 519152005, APN: 519152005  
CARMEN ENRIQUEZ  
13551 APACHE TR  
CABAZON, CA. 92230

ASMT: 519180025, APN: 519180025  
USA 519  
49750 SEMINOLE DR  
CABAZON CA 92230

ASMT: 519152011, APN: 519152011  
HADLEY HOLDINGS  
31902 AVENIDA EVITA  
SAN JUAN CAPO CA 92675

ASMT: 519210002, APN: 519210002  
RRM PROP LTD  
P O BOX 3600  
CORONA CA 92878

ASMT: 519210003, APN: 519210003  
ALEJANDRO AGUIRRE  
1015 WESLEY ST  
BANNING CA 92220

ASMT: 519240009, APN: 519240009  
BEAUMONT CONCRETE CO  
C/O THOMAS DANIEL  
P O BOX 216  
BEAUMONT CA 92223

ASMT: 519210004, APN: 519210004  
JERRI DOWNING  
P O BOX 433  
BANNING CA 92220

ASMT: 519240010, APN: 519240010  
CAROL CROSSAN, ETAL  
P O BOX 269  
CABAZON CA 92230

ASMT: 519210023, APN: 519210023  
APACHE TRAIL VENTURE  
C/O GEORGE MOORADIAN  
12912 AMBER LN  
YUCAIPA CA 92399

ASMT: 519240001, APN: 519240001  
ANTHONY ROSSETTI  
2430 PIEDMONT DR  
RIVERSIDE CA 92506

ASMT: 519240002, APN: 519240002  
NAHLA HANNA, ETAL  
13312 JASPERSON WAY  
WESTMINSTER CA 92683

ASMT: 519240003, APN: 519240003  
MARY TELLEZ, ETAL  
HCR 1 BOX 1146  
CABAZON CA 92230

ASMT: 519240005, APN: 519240005  
STANLEY MATTOX  
837 AVALON CT  
SAN DIEGO CA 92109

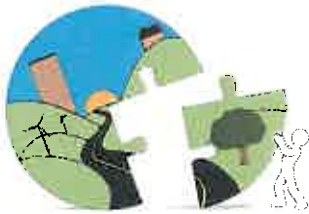
Union Pacific Railroad  
1416 Dodge Street WP0001  
Omaha, NE 68179

General Outdoor Advertising  
632 S. Hope Avenue  
Ontario, CA 91761-1823

CASC Engineering  
1470 East Cooley Drive  
Colton, CA 92324

CALTRANS  
Dan Kopulsky  
464 W 4<sup>th</sup> Street  
San Bernardino, CA 92402

EXTRA LABELS  
GPA 856



# RIVERSIDE COUNTY PLANNING DEPARTMENT

*Juan C. Perez*  
*Interim Planning Director*

## NEGATIVE DECLARATION

Project/Case Number: GENERAL PLAN AMENDMENT NO. 856

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

PROJECT DESCRIPTION, LOCATION (see Environmental Assessment).

**COMPLETED/REVIEWED BY:**

By: Jay Olivas Title: Project Planner Date: November 6, 2014

Applicant/Project Sponsor: General Outdoor Advertising Date Submitted: April 25, 2007

**ADOPTED BY:** Board of Supervisors

Person Verifying Adoption: \_\_\_\_\_ Date: \_\_\_\_\_

The 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) 863-7050.

Revised: 10/16/07  
Y:\Planning Master Forms\CEQA Forms\Negative Declaration.doc

Please charge deposit fee case#: ZEA41355 ZCFG04720

**FOR COUNTY CLERK'S USE ONLY**



COUNTY OF RIVERSIDE  
SPECIALIZED DEPARTMENT RECEIPT  
Permit Assistance Center

N\* REPRINTED \* R0706844

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

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\*\*\*\*\*

Received from: GENERAL OUTDOOR ADVERTISING \$1,864.00  
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FISH & GAME FOR EA41355 (GPA00856)  
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at parcel:  
appl type: CFG1

By \_\_\_\_\_ Apr 25, 2007 14:51  
MGARDNER posting date Apr 25, 2007

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\*\*\*\*\*

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$1,800.00
658353120100208100	CF&G TRUST: RECORD FEES	\$64.00

Overpayments of less than \$5.00 will not be refunded!