



RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

1:30 P.M.

AUGUST 17, 2015

AGENDA RIVERSIDE COUNTY PLANNING DEPARTMENT DIRECTOR'S HEARING DESERT PERMIT ASSISTANCE CENTER 77-588 El Duna Court, Suite H Palm Desert, CA 92211

NOTE: Please be aware that the indicated staff recommendation shown below for each item may differ from that presented to the Planning Director during the public hearing.

If you wish to speak, please complete a "SPEAKER IDENTIFICATION FORM" and give it to the Planning Director. 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. Requests should be made 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 **NONE**

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

2.1 **NONE**

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

3.1 **PLOT PLAN NO. 24637**– Intent to Adopt a Mitigated Negative Declaration – Applicant: We Care Management, Inc. – Engineer/Representative: Rick Stokes – Fourth Supervisorial District – Pass & Desert Zoning District – Western Coachella Valley Community Area Plan: Rural: Rural Residential (R:RR) (5 Acre Minimum) – Location: Northerly of 20th Street, southerly of 18th Street, easterly of Long Canyon Road, and westerly of Bennett Street, located at 18000 Long Canyon Road, Desert Hot Springs – 10.11 Gross Acres – Zoning: Controlled Development Areas (W-2) – **REQUEST:** To permit an existing guest ranch and educational institution and 15 individual guest rooms. Project Planner: Peter Lange at (951) 955-1417 or email plange@rctlma.org.

4.0 PUBLIC COMMENTS:

3.11

Agenda Item No.:

Area Plan: Western Coachella Valley

Zoning District: Pass and Desert

Supervisory District: Fourth

Project Planner: Peter Lange

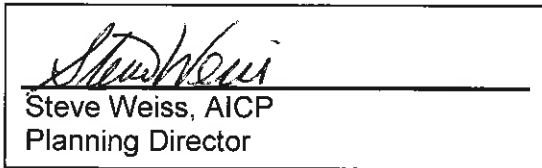
Directors Hearing: August 17, 2015

PLOT PLAN NO. 24637

Environmental Assessment No. 42350

Applicant: We Care Management Inc.

Engineer/Representative: MSA Consulting



COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

Plot Plan No. 24637 seeks to legalize an existing unpermitted guest ranch with a focus on healthy living with recreational activities, lectures, and overnight stay with 29 individual guest rooms on 10.1 gross acres.

The proposed project is located in the Western Coachella Valley Area Plan, more specifically the project is located northerly of 20th Street, easterly of Long Canyon Road, southerly of 18th Street, westerly of Bennett Street.

BACKGROUND:

WeCare Holistic Healthcare Center (We Care) is an existing guest ranch and educational facility which practices and teaches holistic health treatments to its clientele with a focus on sustainable lifestyles that balance mind, body and spirit through the use of detoxification diets, meditation and exercise. The existing facility contains:

- 17 guest accommodation rooms for overnight stay,
- an administration building,
- seven (7) treatment rooms,
- three (3) massage rooms,
- four (4) office spaces
- swimming pools and spa, and,
- walking trails.

As part of the plot plan application, the applicant is proposing to construct the following new facilities to the existing site:

- four 1,000 sq.ft. modular buildings each containing 3 guests room (12 guest rooms total),
- one 1,300 sq.ft. modular yoga studio building,
- one gravel fire access drive for Fire Department access,
- one new swimming pool and spa, and
- one new well.

The facility has a total staff of 41 employees with a maximum of 22 on site any one time, and can accommodate up to 29 guests. The facility's operation hours are 24 hours, 7 days a week. Client stay duration at the facility ranges from 3 days to 1 week. Most of the clients arrive by limousine or taxi with

few clients driving individual vehicles. Once clients are onsite, they usually remain onsite without leaving the facility. Bookings for the facility are taken months in advance.

The project will be phased in a way so that the existing buildings will remain open and operational while the new buildings are constructed. Once the new buildings are constructed and available for occupancy, the older buildings will close for renovation and brought up to state building code compliance.

The project is located within the Desert Edge Community Council advisory area. The project went to the Desert Edge November 11, 2014 council meeting where it was supported by the council members.

ISSUES OF POTENTIAL CONCERN:

Rural: Rural Residential land use designation

The project site is located within the Rural: Rural Residential (R: RR) land use designation, which allows for single family residence per 5 acres, as well as limited animal-keeping and agricultural activities, limited recreational uses, compatible resource development (not including the commercial extraction of mineral resources), associated uses, and governmental uses. Appropriate rural uses within this land use designation include a range of activities, from agricultural to equestrian to estate to remote cabins and resorts. The General Plan recognizes that limited growth is desirable in some of these areas, when balanced with preserving the rural lifestyle. The project is on a large piece of property with the proposed uses distant from other uses, so preserves the rural lifestyle in and rural character of the area. As a remote guest ranch and retreat with some trails, it is a small resort that allows a limited number of people, maximum 29 guests, to come experience the rural lifestyle. Because it is a remote resort-like facility with limited recreational and associated uses, it is consistent with the property's land use designation. It is also consistent with other elements of the Riverside County General Plan, including Land Use (LU) Policy 6.2, which outlines:

Direct public, educational, religious, and utility uses established to serve the surrounding community toward those areas designated for Community Development and Rural Community uses on the applicable Area plan land use maps. These uses may be found consistent with any of the Community Development, Rural Community, or Rural foundation designations, including the Rural Village Overlay, as well as the Open Space-Rural and Agriculture designations under the following conditions:

- a) The facility is compatible in scale and design with surrounding land uses, and does not generate excessive noise, traffic, light, fumes, or odors that might have a negative impact on adjacent neighborhoods.
- b) The location of the proposed use will not jeopardize public health, safety, and welfare, or the facility is necessary to ensure the continual public safety and welfare.

The proposed use, educational facility and guest ranch, has an underlying foundation component of Rural and is surrounded by properties which have foundation components of Rural, Open Space, and Community Development. The project will be designed to be compatible with the surrounding environment of scattered single family residential and commercial businesses. More specifically, the existing structures are single story in height and designed with earth toned materials and colors. In order to be consistent with the existing facility and surrounding environment, the proposed structures (guest

rooms and yoga building) will be single story in height and incorporate earth toned materials and colors to the design of the exterior.

The project will not involve excessive noise or traffic which may affect the surrounding environment. As depicted in the project description, a majority of guests will be transported to the facility by limousine or taxi. Noise generated by the facility, with exception to the construction phase, will be minimal and will not affect surrounding single family residential dwellings. As outlined through GIS, the closest single family residential dwelling is located approximately 0.3 miles to the northeast of the project site.

Controlled Development Areas (W-2) Zoning consistency:

The proposed project, a guest ranch and educational facility, is a permitted use under the site's current zone of Controlled Development Areas (W-2), with a plot plan approval. The project is surrounded by vacant land and scattered rural residential lots. There are no immediate inhabitable buildings around the project. The project design has most of the buildings and activities occurring in the center of the site. Project impacts on surrounding properties with inhabitable owners will be minimal due to the quiet nature of the project and the significant distance gap of approximately 0.3 miles. The W-2 zone is "conditionally consistent" with the R: RR designation according to the County's compatibility matrix, which ranks the compatibility nature of a zone with a land use designation, which in the case of this project, it is "conditionally consistent."

Hot Springs Policy Area:

The project site is located directly to the south of the Hot Springs Policy Area. Policies within the Hot Springs Policy area encourage the development of destination resorts, health and fitness, and special needs housing that utilizes the hot mineral water.

Although the project site is not located within the influence area of the Hot Springs Policy Area, the proposed project is consistent with the policies intent. The proposed project is to bring existing structures up to code with the Building and Safety Department and construct additional structures. The new structures consist of three (3) modular guest room structures and a yoga facility. The proposed project is a small scale resort that teaches methods to manage sustainable lifestyles.

SUMMARY OF FINDINGS:

- | | |
|--|---|
| 1. Existing General Plan Land Use (Ex. #5): | Rural: Rural Residential (R:RR) |
| 2. Surrounding General Plan Land Use (Ex. #5): | Rural: Rural Residential, Open Space: Recreation (OS-R), Community Development: Light Industrial (CD:LI) |
| 3. Existing Zoning (Ex. #2): | Controlled Development Areas (W-2) |
| 4. Surrounding Zoning (Ex. #2): | Controlled Development Areas (W-2), Manufacturing-Service Commercial (M-SC), Controlled Development Area with Mobile Homes-2½ acre minimum (W-2-M-2½) |
| 5. Existing Land Use (Ex. #1): | Guest ranch and educational facility |
| 6. Surrounding Land Use (Ex. #1): | Vacant property and scattered single family residences |
| 7. Project Data: | Total Acreage: 10.1 gross acres |

Total Guestrooms: 29 (17 existing)

8. Environmental Concerns: See attached environmental assessment

RECOMMENDATIONS:

ADOPT MITIGATED NEGATIVE DECLARATION for **ENVIRONMENTAL ASSESSMENT NO. 42350**, 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,

APPROV PLOT PLAN NO. 24637, 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, which is incorporated herein by reference.

1. The project site is designated Rural: Rural Residential on the Western Coachella Valley Area Plan.
2. The proposed use, guest ranch and educational facility, is consistent with the Rural: Rural Residential (R:RR) Land Use Designation. More specifically, the project will focus on implementing recreational and therapeutic activities. In addition, the existing and proposed structures will be designed to be consistent with the surrounding single family residential developments.
3. The project site is surrounded by properties which are designated Rural: Rural Residential (R:RR), Open Space: Recreation (OS-R), and Community Development: Light Industrial (CD:LI).
4. The zoning for the subject site is Controlled Development Areas (W-2).
5. The proposed use, a guest ranch and educational facility, is a permitted use, subject to approval of a plot plan in the Controlled Development Areas (W-2).
6. The proposed use, a guest ranch and educational facility, is consistent with the development standards set forth in Section 15.2 of Ordinance No. 348.
7. The project site is surrounded by properties which are zoned Controlled Development Areas (W-2), Controlled Development Area with Mobile Homes-2½ acre minimum (W-2-M-2½) and Manufacturing-Service Commercial (M-SC).
8. Vacant land and scattered single family residences are in the project vicinity.
9. Parking for the facility was determined on the basis of parking requirements for hotels and motels as outlined in section 18.12 of Ordinance No. 348. Based on the parking requirements for a hotel and motel category, the facility would be required to provide 49 parking spaces. As outlined on the project site plan (exhibit A), the facility will have a total of fifty two (52) general and three (3) handicapped accessible parking spaces. The project is consistent with the parking requirements for the hotel and motel designation.

10. The project has been supported by the Desert Edge Community Council.
11. Environmental Assessment No. 42720 identified the following potentially significant impacts:
 - a. Biological Resources

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.

CONCLUSIONS:

1. The proposed project is in conformance with the Rural: Residential Land Use Designation, and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with the Controlled Development Areas (W-2) 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 proposed project is conditionally 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:

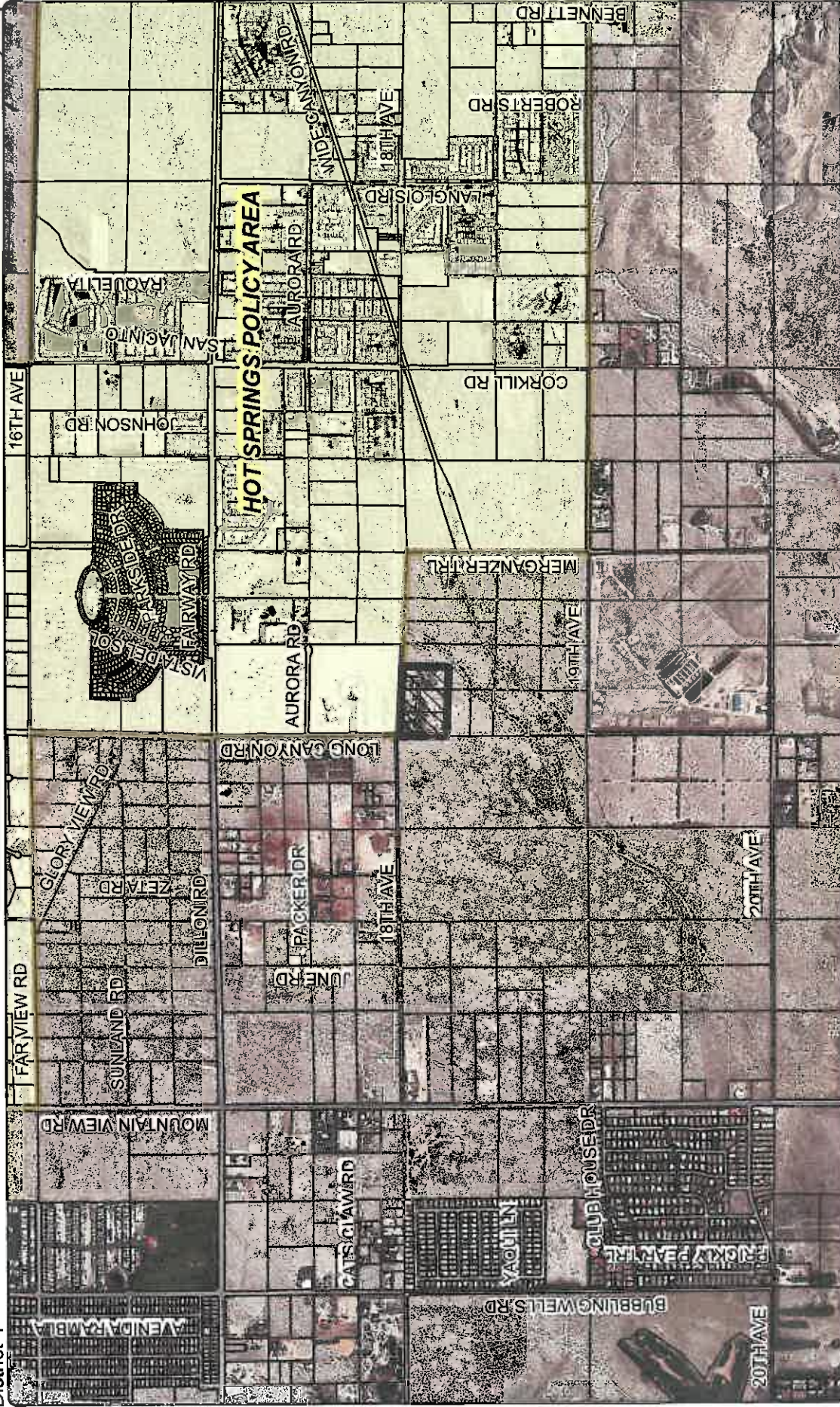
1. As of this writing, no letters, in support or opposition have been received.
2. The project site is not located within:
 - a. A city of sphere of influence;
 - b. A Specific Plan;
 - c. A General Plan Overlay Area;
 - d. A Policy Area;
 - e. A Historic Preservation District;
 - f. An Agricultural Preserve;
 - g. An Airport Influence Area;
 - h. A Criteria Cell;
 - i. A High Fire Area;
 - j. A Flood Plain;
 - k. The Mt. Palomar Observatory Area;
 - l. A Fault Zone; or
 - m. The Stephens Kangaroo Rat Fee Area or Core Reserve Area.
3. The project site is located within:
 - a. A Low Paleontological Sensitivity Area;
 - b. Desert Edge Community Council Area;

- c. Palm Springs Unified School District;
 - d. A Moderate Liquefaction Potential Area; and
 - e. A 100-year flood plain, an area drainage plan, or dam inundation area;
4. The subject site is currently designated as Assessor's Parcel Numbers 659-020-026, 659-020-002, 659-020-005.

RIVERSIDE COUNTY PLANNING DEPARTMENT PP24637 VICINITY/POLICY AREAS

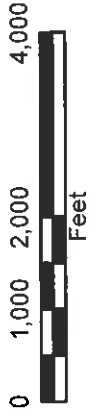
Supervisor Benoit
District 4

Date Drawn: 05/22/2015
Vicinity Map



Zoning District: Pass & Desert

Author: Vinnie Nguyen



RIVERSIDE COUNTY PLANNING DEPARTMENT

PP24637

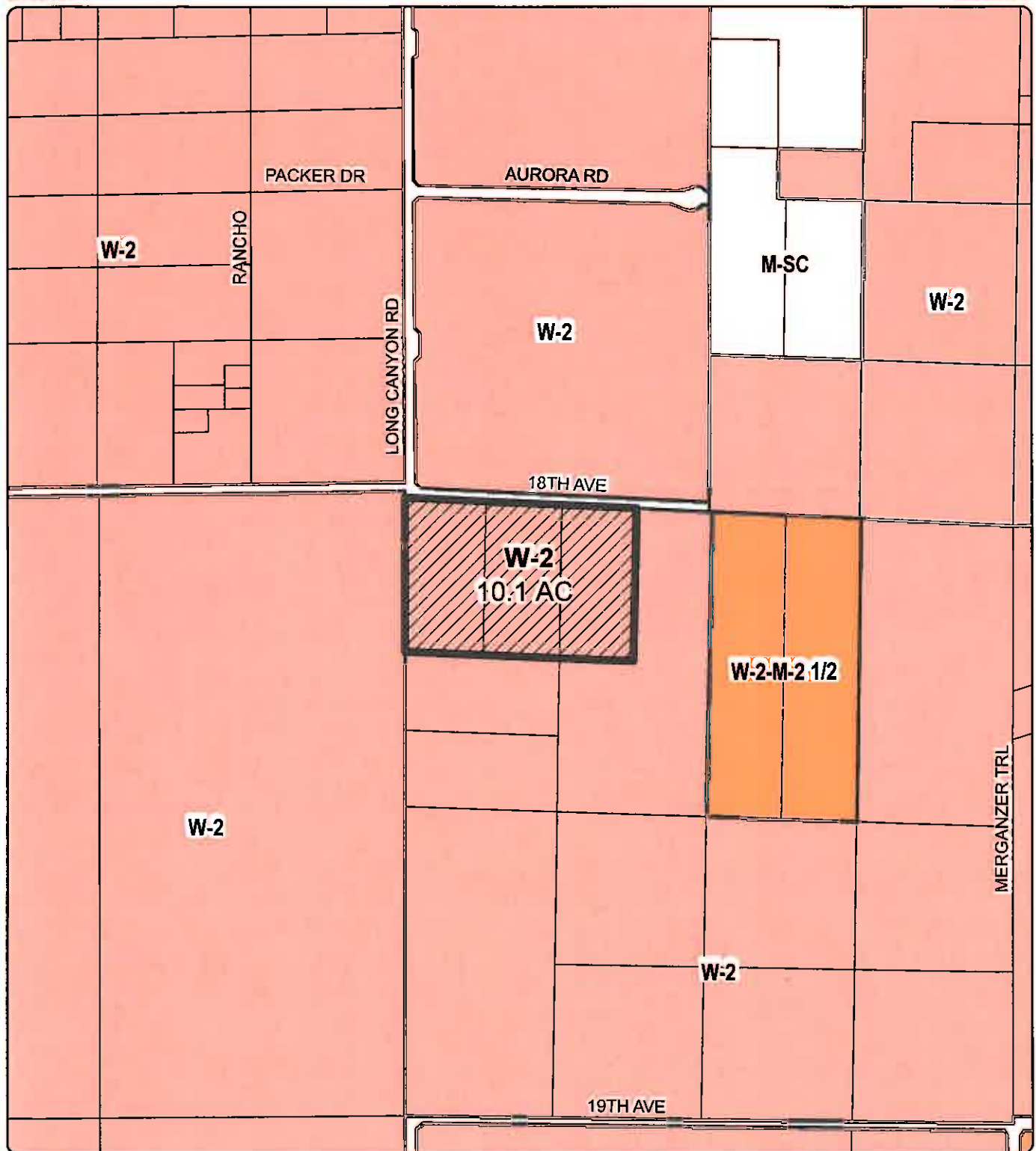
Supervisor Benoit

District 4

Date Drawn: 05/22/2015

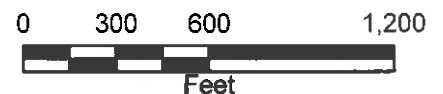
Exhibit 2

EXISTING ZONING



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)863-8277 (Eastern County) or Website <http://planning.rctime.org>

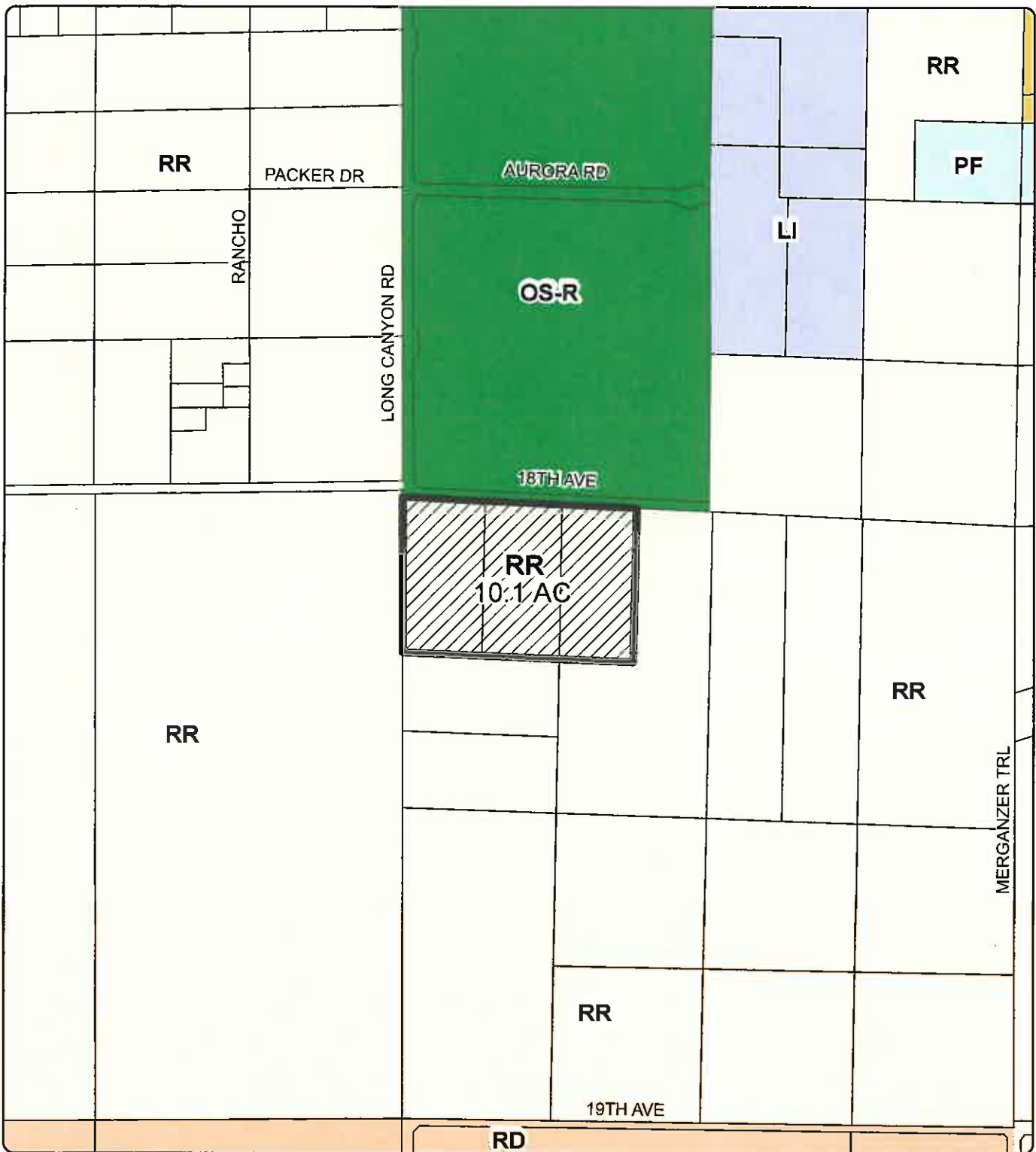
RIVERSIDE COUNTY PLANNING DEPARTMENT

PP24637

EXISTING GENERAL PLAN

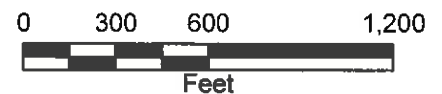
Supervisor Benoit
District 4

Date Drawn: 05/22/2015
Exhibit 5



Zoning District: Pass & Desert

Author: Vinnie Nguyen



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RIVERSIDE COUNTY PLANNING DEPARTMENT

PP24637

LAND USE

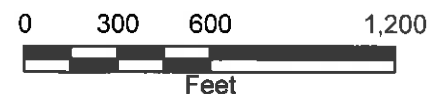
Supervisor Benoit
District 4

Date Drawn: 05/22/2015
Exhibit 1

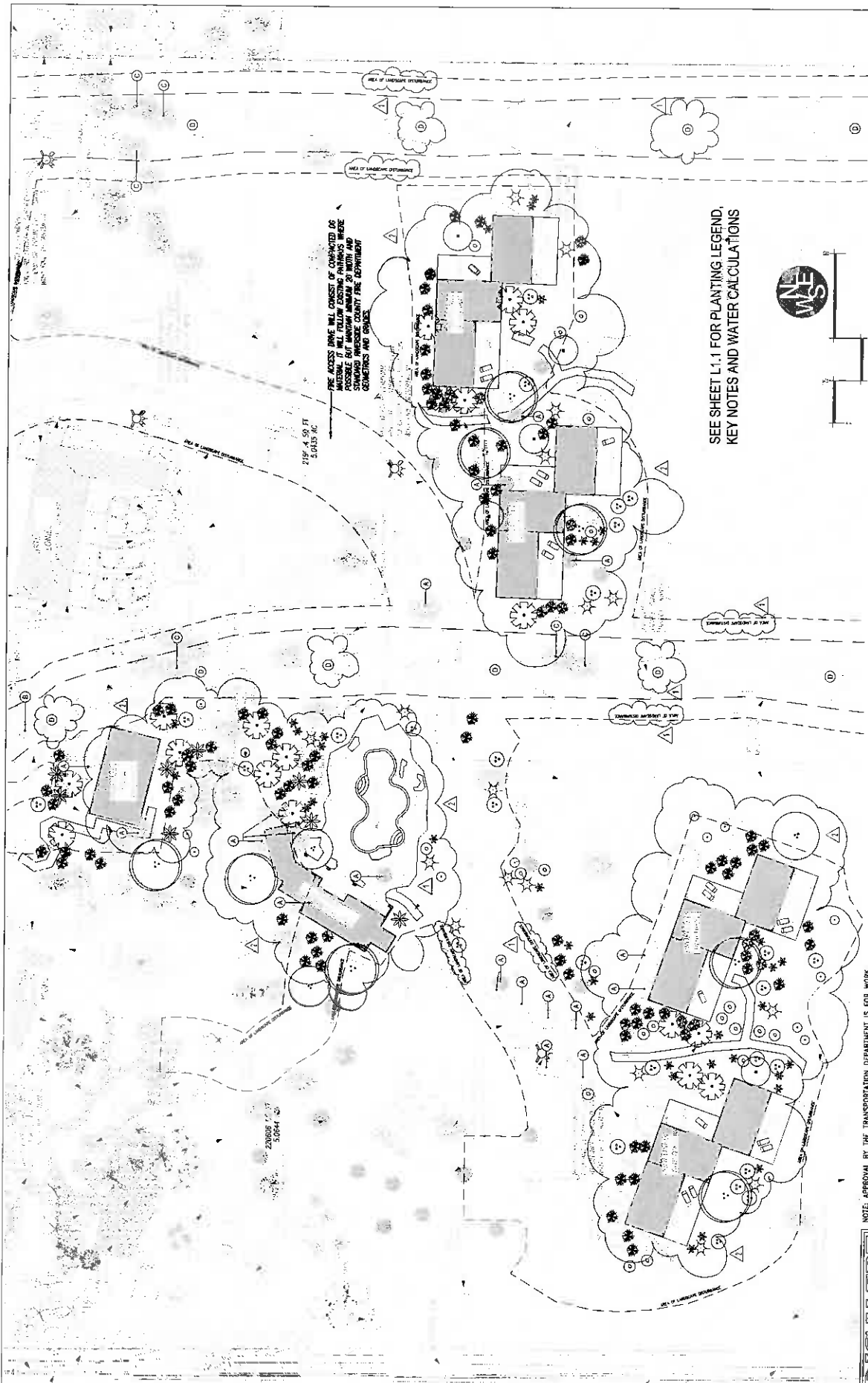


Zoning District: Pass & Desert

Author: Vinnie Nguyen



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SEE SHEET L1.1 FOR PLANTING LEGEND,
KEY NOTES AND WATER CALCULATIONS

APPROVED AS TO CONFORMANCE WITH APPLICABLE COUNTY STANDARDS AND PRACTICES (TRANSPORTATION DEPARTMENT ONLY - ROW / OFFSITE). PLAN CHECK OVERSIGHT ENGINEER: _____ DATE SIGNED: _____ REGISTRATION NUMBER: _____		APPROVED AS TO CONFORMANCE WITH APPLICABLE COUNTY STANDARDS AND PRACTICES (PLANNING DEPARTMENT ONLY - ON-SITE). PLAN CHECK OVERSIGHT LLA / CD REGISTRATION NUMBER: _____ DATE SIGNED: _____ TENTATIVE APP PP# _____	
NOTE: APPROVAL BY THE TRANSPORTATION DEPARTMENT IS FOR WORK WITHIN THE ROAD RIGHT-OF-WAY ONLY. WORK CONTAINED WITHIN THESE PLANS (INCLUDING PLANTING AND AN EXISTING PERMIT HAS BEEN ISSUED). No warranty is made by the County for any work shown on these plans. The user of these plans is responsible for obtaining all necessary permits and for obtaining all necessary approvals from the appropriate agencies.		PREPARED BY: RANDY PURNELL LANDSCAPE ARCHITECT 7800 West 10th Ave, Suite A Fort Collins, CO 80501 970.635.1922 purnell@pbl.net CERT. NO. 4275, EXP. 12/2015 DATE: _____	
BENCHMARK: Section of the NW 1/4 of NW 1/4 of Section 15, Township 36N, Range 10E, County of Riverside, California.		SHEET NO. L1.0 L. OF 2 SHEETS	
SCALE: 1"=20'-0"		DIRECTOR: _____ COUNTY FILE NO. _____	

PLAN CHECK OVERSIGHT LLA / CD REGISTRATION NUMBER DATE SIGNED TENTATIVE APP P#

PLAN CHECK OVERSIGHT ENGINEER REGISTRATION NUMBER DATE SIGNED ORD. 859 VERSION

APPROVED AS TO CONFORMANCE WITH APPLICABLE COUNTY STANDARDS AND PRACTICES (TRANSPORATION DEPARTMENT ONLY - ON-SITE)

APPROVED AS TO CONFORMANCE WITH APPLICABLE COUNTY STANDARDS AND PRACTICES (TRANSPORATION DEPARTMENT ONLY - ROW / OFFSITE)

PLANTING LEGEND						
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Notes: 1. All plants are to be installed in the same manner as shown in the above plan. 2. All plants are to be installed in the same manner as shown in the above plan. 3. All plants are to be installed in the same manner as shown in the above plan. 4. All plants are to be installed in the same manner as shown in the above plan. 5. All plants are to be installed in the same manner as shown in the above plan. 6. All plants are to be installed in the same manner as shown in the above plan. 7. All plants are to be installed in the same manner as shown in the above plan. 8. All plants are to be installed in the same manner as shown in the above plan. 9. All plants are to be installed in the same manner as shown in the above plan. 10. All plants are to be installed in the same manner as shown in the above plan. 11. All plants are to be installed in the same manner as shown in the above plan. 12. All plants are to be installed in the same manner as shown in the above plan. 13. All plants are to be installed in the same manner as shown in the above plan. 14. All plants are to be installed in the same manner as shown in the above plan. 15. All plants are to be installed in the same manner as shown in the above plan. 16. All plants are to be installed in the same manner as shown in the above plan. 17. All plants are to be installed in the same manner as shown in the above plan. 18. All plants are to be installed in the same manner as shown in the above plan. 19. All plants are to be installed in the same manner as shown in the above plan. 20. All plants are to be installed in the same manner as shown in the above plan. 21. All plants are to be installed in the same manner as shown in the above plan. 22. All plants are to be installed in the same manner as shown in the above plan. 23. All plants are to be installed in the same manner as shown in the above plan. 24. All plants are to be installed in the same manner as shown in

KEY NOTE LEGEND	
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IRRIGATION STATEMENT FOR COMPLIANCE WITH ORDINANCE 859.2

The following items will be incorporated into the final irrigation designed plans and specifications.

- Smart Controller with an ET Gage with access to real-time ET.
- Master Valve and Flow Sensor.
- Rain sensing device.
- Anti-drain check valves.
- Pressure regulators.
- Hydrozones will be properly designated.
- No overhead irrigation within 24" of non permeable surfaces with no run-off/overspray.
- Subsurface or low-volume irrigation will be used for irregularly shaped areas, or areas less than 8 feet in width.

PLANTING NOTES

- See Plant Legend for the final layer of Decomposed Granite over all areas of landscape.
- Trees shall be staked with 2-3 stakes and 6 ties per County standard detail. Use triple staking with 3" diameter stakes in high wind areas.
- Root barriers shall be installed for trees within 6 (min) of hardscape per County standard details. Root barrier shall not encircle the tree rootball but shall be located at edge of landscape and extend beyond center of tree canopy (3'-in-6' spacing).
- Existing parking areas consist of a gravel surface and no paving and or planting islands are proposed.
- No new fencing is proposed, all existing fencing shall remain.

LANDSCAPE ARCHITECTS STATEMENT

I agree to submit to submit a complete Landscape Construction Document Package that complies with the requirements of Ordinance No. 859.2, Ordinance 348; the Conditions of Approval; and in substantial conformance with the approved Landscape Concept Plan. Should the ordinances be revised, these plans may be subject to change based on the updated ordinances.

Randy W Purnell

Riverside County Ordinance 859 Landscape Water Use Calculations WE SPA CARE

1 Maximum Annual Water Allowance (MAWA)
INPUT the total square footage of landscape = 22,226 sq. ft.
INPUT the base ET for the area = 37.00
MAWA = 83,882 gal/yr

2 Estimated Annual Water Use (EAWU)
Hydrozone #1
INPUT square footage of hydrozone = 0
INPUT hydrozone irrigation efficiency = 0.75
EAWU = 0 gal/yr
Hydrozone #2
INPUT square footage of hydrozone = 6,830
INPUT hydrozone irrigation efficiency = 0.9
EAWU = 22,226 gal/yr
Hydrozone #3
INPUT square footage of hydrozone = 0
INPUT hydrozone irrigation efficiency = 0.75
EAWU = 0 gal/yr
Hydrozone #4
INPUT square footage of hydrozone = 11,596
INPUT hydrozone irrigation efficiency = 0.9
EAWU = 12,226 gal/yr
Hydrozone #5
INPUT square footage of hydrozone = 0
INPUT hydrozone irrigation efficiency = 0.75
EAWU = 0 gal/yr
Sub Total EAWU = 34,884 gal/yr
Input Irrigation System Operation Factor = 0.85
Final EAWU = 29,656 gal/yr
MAWA - EAWU = 54,226 gal/yr

MAWA - EAWU = 54,226 gal/yr



NOTE: APPROVAL BY THE TRANSPORTATION DEPARTMENT IS FOR WORK WITHIN THE ROAD RIGHT-OF-WAY ONLY.

WORK CONTAINED WITHIN THESE PLANS IS FOR INFORMATION ONLY AND IS NOT A GUARANTEE OF ANY KIND. A GRADING PERMIT HAS BEEN ISSUED. The contractor shall be responsible for obtaining all necessary permits and for obtaining all necessary approvals from the appropriate authorities. The contractor shall be responsible for obtaining all necessary approvals from the appropriate authorities.

PREPARED BY:
RANDY PURNELL LANDSCAPE ARCHITECT
PURNELL ARCHITECTS
1750 S. GATEWAY BLVD., SUITE A
P.O. BOX 1000
PERRIS, CA 92463
CERT. NO. 4275, EXP. 12/2015 DATE:

BENCHMARK:
COUNTY OF RIVERSIDE
WE CARE SPA
LANDSCAPE PLANS
PLANTING LEGEND, NOTES AND WATER USE CALCULATIONS
SCALE: 1" = 20'-0"
SHEET NO. 4275, EXP. 12/2015 DATE:

SHEET NO. 4275, EXP. 12/2015 DATE:
COUNTY OF RIVERSIDE
WE CARE SPA
LANDSCAPE PLANS
PLANTING LEGEND, NOTES AND WATER USE CALCULATIONS
SCALE: 1" = 20'-0"
SHEET NO. 4275, EXP. 12/2015 DATE:

[illegible]

APPENDIX

Received 11/12/2004

Phase One

1. Buildings 2 - 5 (New Guest Rooms)
2. Building 1 (New Yoga Room)
3. Building 6 (New Pool Building and Pool)
4. Site Improvements

Phase Two

1. Building A
2. Buildings I & J
3. Buildings B & C
4. Buildings F-1 & F-2



**PP24637 - We Care Spa
Proposed Construction Phasing**



MSA CONSULTING, INC.
 PLANNING • CITY ENGINEERING • LAND SURVEYING
 200 BOE HILLS DRIVE • RANCHO MESA • CA 92270
 TEL: (619) 366-5041 • FAX: (619) 366-5043

COUNTY OF RIVERSIDE

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: 42350
Project Case Type (s) and Number(s): Plot Plan No. 24367
Lead Agency Name: County of Riverside Planning Department
Address: P.O. Box 1409, Riverside, CA 92502-1409
Contact Person: Peter Lange
Telephone Number: 951-955-1417
Applicant's Name: We Care Management, Inc.
Applicant's Address: 18000 Long Canyon Road, Desert Hot Springs CA, 92241

I. PROJECT INFORMATION

A. Project Description: To legalize an existing unpermitted guest ranch and educational facility with a focus on healthy living with recreational activities, lectures, and overnight stay with 29 individual guest rooms on 10.1 gross acres.

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

C. Total Project Area: 10.1

Residential Acres:	Lots:	Units:	Projected No. of Residents:
Commercial Acres: 10.1	Lots:	Sq. Ft. of Bldg. Area: 17,895	Est. No. of Employees: 41
Industrial Acres:	Lots:	Sq. Ft. of Bldg. Area:	Est. No. of Employees:
Other:			

D. Assessor's Parcel No(s): 659-020-026, 659-020-002, 659-020-005

E. Street References: Northerly of 20th Street, southerly of 18th Street, easterly of Long Canyon Road, westerly of Bennett Street

F. Section, Township & Range Description or reference/attach a Legal Description:
Township 3 South, Range 5 East, Section 15

G. Brief description of the existing environmental setting of the project site and its surroundings: The project is located in the Western Coachella Valley area. The surrounding area is scattered with single family residences on large lots and vacant land. The topography of the area is relatively flat. The project site has an existing established guest ranch facility onsite. There is an existing single family residence on a portion of one of the project parcels (659-020-005) however the residence is not within the project boundary.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

- 1. Land Use:** The proposed use, an education facility and guest ranch, is consistent with the Rural: Rural Residential Land Use Designation. More specifically, the project will focus on implementing recreational and therapeutic activities and the existing and proposed structures will be consistent with the surrounding single family residential developments.

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 (existing non-residential) 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): Western Coachella Valley

C. Foundation Component(s): Rural

D. Land Use Designation(s): Rural Residential

E. Overlay(s), if any: N/A

F. Policy Area(s), if any: N/A

G. Adjacent and Surrounding:

1. **Area Plan(s):** Western Coachella Valley
2. **Foundation Component(s):** Rural to the west, south, and east, and Open Space to the north.
3. **Land Use Designation(s):** Rural Residential to the west, south, and east, and Recreation to the north.
4. **Overlay(s), if any:** N/A
5. **Policy Area(s), if any:** Hot Springs Policy Area to the north

H. Adopted Specific Plan Information

1. **Name and Number of Specific Plan, if any:** N/A
2. **Specific Plan Planning Area, and Policies, if any:** N/A

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

J. **Proposed Zoning, if any:** N/A

K. **Adjacent and Surrounding Zoning:** Controlled Development Areas (W-2) to the north, south, east, and west of the project site.

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 checked="" 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

July 28, 2015

Date

Peter Lange, Project Planner
Printed Name

For Steve Weiss, 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
AESTHETICS Would the project				
1. Scenic Resources				
a) Have a substantial effect upon a scenic highway corridor within which it is located?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features; obstruct any prominent scenic vista or view open to the public; or result in the creation of an aesthetically offensive site open to public view?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure C-9 "Scenic Highways"

Findings of Fact:

a). As outlined on Figure 9 "Scenic Highways" of the Western Coachella Valley Area Plan, the project site is not located within close proximity to an existing scenic highway corridor. The proposed project will not have a substantial effect upon a scenic highway corridor and the project will have no impact.

b). As previously addressed, the project is not located within an area that has scenic resources nor will the project damage existing trees, rock outcroppings, or unique landmark features. The project site is surrounded primarily by barren desert and scattered development to the northwest of the project site. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring 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, Ord. No. 655 (Regulating Light Pollution)

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a). The proposed project will not introduce lighting that may create a new source of light pollution and is not located within the influence area of Ordinance No. 655 (Zone A or B). The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring 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?

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☐

b) Expose residential property to unacceptable light levels?

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Source: On-site Inspection, Project Application Description

Findings of Fact:

a-b). The proposed project may result in a new source of light which would accompany any new limited guest ranch commercial development; however the new source of light is not anticipated to be significant. The proposed project would not create a significant new source of light or glare in the area and will not expose residential property to unacceptable light levels. Therefore, the impact is less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

AGRICULTURE & FOREST RESOURCES Would the project

4. Agriculture

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

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b) Conflict with existing agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve?

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☒

c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?

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

☐
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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Riverside County General Plan Figure OS-2 "Agricultural Resources," GIS database, and Project Application Materials.

Findings of Fact:

a). The farmland designation of the project site and surrounding properties consists of "Other Lands" and as such, will not involve the conversion of Prime Farmland, Unique Farmland, or Farmland of Statewide Importance. The project will have no impact.

b). As indicated on Riverside County General Plan Figure OS-2 "Agricultural Resources", the project site is not located within close vicinity to properties that are zoned for agriculture uses or subject to a Williamson Act contract. In addition, the project is not located within close vicinity to an existing Riverside County Agricultural Preserve. The project will have no impact.

c). The project site is not located within close vicinity to property that is zoned for agriculture uses. The project will have no impact.

d). As previously indicated, the proposed project is not located adjacent to properties that are utilized as prime, unique, or farmland. The project will not result in the conversion of farmland, to non-agricultural uses. The project will have 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"/>
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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"/>
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c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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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 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 project site will not impact land designated as forest land, timberland, or timberland zoned Timberland Production.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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b) According to the Western 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 type="checkbox"/>	<input checked="" type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose sensitive receptors which are located within 1 mile of the project site to project substantial point source emissions?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Involve the construction of a sensitive receptor located within one mile of an existing substantial point source emitter?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: SCAQMD CEQA Air Quality Handbook

Findings of Fact:

a). Appendix G of the current State CEQA Guidelines indicates that a project has a significant effect on 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. The project does not violate any ambient air quality standard, contributes substantially to an existing air quality violation, or exposes sensitive receptors to substantial pollutant concentrations. In result, the project will be consistent with the SCAQMD plan; as a result, this project is consistent with the implementation of the adopted SCAQMD Air Quality Management Plan and SCAG's Regional Comprehensive Plan and Guide. The 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

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

Greenhouse Gas (GHG) emissions for this project were modelled using the California Emissions Estimator Model (CalEEMod Version 2013.2.2.; Released October 2, 2013). Both short term construction emissions and long term operational emissions were considered. Modelling inputs were selected for the analysis that best approximated the proposed modular guest buildings and yoga studio. However, because the model input selections are limited and designed almost exclusively to evaluate urban uses, the resulting GHG emissions represent a worst-case scenario for this more rural project. Despite this, the modeling resulted in project construction GHG emissions of 71 metric tons per year and operational GHG emissions of 256 metric tons per year. Combined, these are only 19 percent of the preliminary SCAQMD recommended commercial GHG emission screening threshold of 1,400 metric tons per year of carbon dioxide. The impact 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 Carbon Monoxide sources, toxic air contaminants or odors are of particular concern. High levels of Carbon Monoxide 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 scattered single family residential dwellings and vacant property. Although the project is located adjacent to single family residential dwellings, the project is not expected to have a significant impact.

e). The proposed use is not a sensitive receptor and the project site is not located in the vicinity of a substantial point source of emissions. The criteria will have no impact.

f). During construction, the proposed project includes operations that will have diesel odors associated with equipment and materials. None of these odors are permanent, nor are they normally considered so offensive as to cause sensitive receptors to complain. Diesel fuel odors from construction equipment and new asphalt paving fall into this category. Both based on the short-term of the emissions and the characteristics of these emissions, no significant odor impacts are forecast to result from implementing the proposed project.

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

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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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)?	<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: GIS database, CVMSHCP, On-site Inspection

Findings of Fact:

a) The project site is located within the Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP) Area, however it is not within a designated Criteria Cell. Because the project is located within the CVMSHCP Fee Area, a per-acre mitigation fee shall be paid to the County for potential impacts to sensitive species found elsewhere in the WRMSHCP area. Furthermore, the project 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 are considered less than significant.

b-c) The project site contains several mature trees. Since these trees pose as a potential to support suitable nesting bird habitat, the project has been conditioned to require a nesting survey (COA 60.EPD.2) and Le Contes Thrasher Clearance survey (COA 60.EPD.4) in the event that these habitats are removed prior to grading. Therefore, impacts are considered less than significant with mitigation incorporated.

d). The project site will not interfere with migratory wildlife corridors as there are no known wildlife corridors within or near to the proposed project. No impacts will occur.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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e-f) The project site does not contain riverine/riparian areas, vernal pools, or ephemeral streams. No impact will occur.

g) The 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.

Mitigation: Prior to grading activities, a burrowing owl survey (COA 60.EPD.2) and a Le Contes Thrasher Clearance (COA 60.EPD.4) survey shall occur to determine presence of bird population onsite.

Monitoring: Department of Building and Safety Grading Division, Planning Department (County Biologist)

CULTURAL RESOURCES Would the project

8. Historic Resources

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

Source: On-site Inspection, Project Application Materials, Historical/Archaeological Resources Survey Report, prepared by CRM Tech dated December 9, 2014

Findings of Fact:

a-b) No historic sites or structures exist within or near to the project site. Therefore project implementation will not alter or destroy any historic site. No impacts will occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

9. Archaeological Resources

a) Alter or destroy an archaeological site.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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"/>
e) Cause a substantial adverse change in the significance of a tribal cultural resource as defined in Public Resources Code 21074?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials, Historical/Archaeological Resources Survey Report, prepared by CRM Tech dated December 9, 2014

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

a-c) The project will not alter or destroy, cause a substantial change in the significance of a historical resource, nor disturb human remains. Nonetheless, the project will be required to adhere to State Health and Safety Code Section 7050.5 if in the event that human remains are encountered and by ensuring that no further disturbance occur until the County Coroner has made the necessary findings as to origin of the remains. Furthermore, pursuant to Public Resources Code Section 5097.98 (b), remains shall be left in place and free from disturbance until a final decision as to the treatment and their disposition has been made. 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).

Furthermore, if during ground disturbance activities, cultural resources are discovered that were not assessed by previous archaeological reports and/or environmental assessment conducted prior to project approval, 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 Planning Director to discuss the significance of the find.
2. At the meeting, the significance of the discoveries shall be discussed and after consultation with the Native American tribal (or other appropriate ethnic/cultural group representative) and the archaeologist, a decision is made, with the concurrence of the Planning Director, as to the appropriate mitigation (documentation, recovery, avoidance, etc) for the cultural resource.
3. Further ground disturbance shall not resume within the area of the discovery until an agreement has been reached by all parties as to the appropriate preservation or mitigation measures.

The above is considered as a standard Condition of Approval (COA 10.PLANNING.2), and as pursuant to CEQA, is not considered mitigation. Therefore impacts in this regard are considered less than significant.

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

e) The project will not cause substantial adverse change in the significance of a tribal cultural resource as defined in Public Resources Code 21074. The cultural report indicates no cultural resources were discovered. No impacts will occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

10. Paleontological Resources

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

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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Riverside County General Plan Figure OS-8 "Paleontological Sensitivity"

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. The project has been conditioned to assist in the event that Paleontological resources are found on site (COA 10.PLANNING.1); however, this is not considered mitigation for CEQA purposes. With a low potential for resources, the project will have less than significant impacts to paleontological resources.

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

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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?

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Source: Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones," GIS database, Geologist Comments

Findings of Fact:

a-b) The project site is not located within an Alquist-Priolo Earthquake Fault Zone. The nearest fault is the San Andreas fault located approximately 0.5 mile from the site. The project will not expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death. Nonetheless, California Building Code (CBC) requirements pertaining to the existing and new buildings will minimize the potential for structural failure or loss of life during earthquakes. This will ensure that the project will adhere to CBC requirements upon Building Department inspection and review, and will be constructed pursuant to applicable seismic design criteria for the region. Therefore, impacts in this regard are considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

12. Liquefaction Potential Zone

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

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-3 "Generalized Liquefaction"

Findings of Fact:

a) According to the GIS database, there is a moderate potential for the site to be affected by seismically induced liquefaction. The geology review of the project site indicates that liquefaction is unlikely to be a potential hazard at the site. Therefore, impacts are considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

13. Ground-shaking Zone

a) Be subject to strong seismic ground shaking?

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

Findings of Fact:

There are no known active or potentially active faults that traverse the project 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 0.5 miles southwest. Therefore, impacts are considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring 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?

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Source: On-site Inspection, Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slope"

Findings of Fact:

a) The project site is relatively flat and not vulnerable to landslides. There are no surrounding mountains or slopes that could cause slope instability. A geology review determined that there are no indications of landslide onsite. Therefore, there will be no impact.

Mitigation: No mitigation measures are required.

	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.

15. Ground Subsidence

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

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Source: Riverside County General Plan Figure S-7 "Documented Subsidence Areas Map"

Findings of Fact:

a) The project site is located in an area of susceptibility for subsidence. Therefore, with project adherence to California Building Code (CBC) requirements and incorporation of recommendations contained in the Preliminary Geotechnical Investigation for the construction of the new buildings and renovations to the existing buildings, impacts with regard to ground subsidence will be reduced to 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?

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Source: On-site Inspection, Project Application Materials

Findings of Fact:

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?

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

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

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Source: Riv. Co. 800-Scale Slope Maps, 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:

- a-b) The project will not change topography as the project site is relatively flat. No impact will occur.
- b) The project will not cut or fill slopes greater than 2:1 or higher than 10 feet. No impact 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 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 checked="" type="checkbox"/>	<input type="checkbox"/>

Source: U.S.D.A. Soil Conservation Service Soil Surveys, Project Application Materials, On-site Inspection

Findings of Fact:

- a) The project will not result in the loss of topsoil. The majority of the project boundary has already been developed with the existing guest ranch facility. The project will implement recommendations contained in the Preliminary Geotechnical Investigation and incorporation of best management practices (BMPs) contained in the Erosion Control Plan, and within the required Storm Water Pollution Prevention Plan (SWPPP), will thus reduce impacts in regard to loss of topsoil to less than significant. Therefore, impacts are considered less than significant.
- b) The project site is relatively flat and was not identified in the Preliminary Geotechnical Investigation as having susceptibility to expansion of soils. Therefore, no impacts will occur in this regard.
- c) The project site does not have soil that will be 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. Currently, the project site has an existing septic system and proposal for an additional septic system.

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
19. Erosion	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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: U.S.D.A. Soil Conservation Service Soil Surveys

Findings of Fact:

a-b) The project will involve the renovation existing buildings and construction of new buildings. The project will reduce erosion potential during construction by, 1) Incorporating recommendations contained in the Preliminary Geotechnical Investigation; 2) Incorporate best management practices (BMPs) contained in the Erosion Control Plan; 3) Implement a required Storm Water Pollution Prevention Plan (SWPPP) specific towards "during construction" BMPs; and, 4) Implement a required Water Quality Management Plan (WQMP) specific towards "post construction" BMPs to be in effect after project completion. Therefore, with adherence to the above listed protocol, impacts with regard to erosion and loss of soils will be reduced to 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.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Be impacted by or result in an increase in wind erosion and blowsand, either on or off site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

a) The project site is located in an area of 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. CBC requirements are applicable to all development in the state including the project's proposed new construction and renovation of existing buildings, and therefore are not considered mitigation pursuant to CEQA. Therefore, impacts are considered 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	<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
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Environmental Topics Analysis

Findings of Fact:

a). The proposed project will not generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment. The emissions for this project were modelled using the California Emissions Estimator Model (CalEEMod Version 2013.2.2; Released October 2, 2013). Both short term construction emissions and long term operational emissions were considered. Modelling inputs were selected for the analysis that best approximated the proposed modular guest buildings and yoga studio. However, because the model input selections are limited and designed almost exclusively to evaluate urban uses, the resulting GHG Emissions represent a worst-case scenario for this more rural project. Despite this, the modeling resulted in project construction GHG emissions of 71 metric tons per year and operational GHG emissions of 256 metric tons per year. Combined, these are only 19 percent of the preliminary SCAQMD recommended commercial GHG emission screening threshold of 1,400 metric tons per year of Co2e. The impact will be less than significant.

b). The proposed project will not conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases. The project 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	<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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Govern-	<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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ment Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?

Source: Project Application Materials

Findings of Fact:

a) The project will not create a substantial hazard to the public or the environment transport, use, or disposal of hazardous materials. Nonetheless, as standard operating procedure for compliance with State Hazardous Materials guidelines, onsite staff employees will be required to be trained appropriately in storing and handling of onsite, fuels, chemicals, lubricants and oils used in the maintenance and repair of mechanized equipment and will be required to be fully-trained with the project's Business Emergency Plan (BEP) and Spill Prevention Control and Countermeasure plan (SPCC). Therefore, impacts are considered 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. The project does not handle significant hazardous materials as part of their business operations. Therefore impacts are considered less than significant.

c) The project will not impair the implementation of, or physically interfere with an emergency response plan and/or emergency evacuation plan. As discussed above in 22a, project staff employees will be required to be fully trained in the procedures outlined in the Business Emergency Plan (BEP) and Spill Prevention Control and Countermeasure plan (SPCC). Therefore, impacts in this regard are considered less than significant.

d) The project site is not located within one quarter mile of an existing or proposed school. The nearest school to the project site is Bubbling Wells Elementary School located at 67501 Camino Campanero, Desert Hot Springs, approximately 1.5 miles northwest of the project site. As discussed in Section 2d (Air Quality) above, the project is not expected to generate substantial point source emissions because operational emissions do not exceed SCAQMD thresholds as shown in Table 1: Project Emissions. Furthermore, the project-specific localized significance thresholds (LST) as shown in Table 2: *LST Worst-Case Emissions* indicate that emissions will be well below the SCAQMD localized significance thresholds. Therefore, impacts are considered less than significant.

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?

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b) Require review by the Airport Land Use Commission?

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

Findings of Fact:

a-d). As indicated on Figure S-19 "Airport Locations" of the Riverside County General Plan, the project is not located within the influence area of an Airport Master Plan, will not require review from the Airport Land Use Commission (ALUC), or within close vicinity to a public airport or private airstrip. The closest airport is Palm Springs International Airport, located approximately 6.5 miles southwest of the project site and will not result in a safety hazard. The project will have no impact.

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 checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan Figure S-11 "Wildfire Susceptibility," GIS database

Findings of Fact:

The project site is not located within an area that has a high potential for wildland fires as indicated on Figure S-11 "Wildfire Susceptibility" of the Riverside County General Plan. 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. 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
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 checked="" type="checkbox"/>	<input type="checkbox"/>
b) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>
f) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors or odors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County Flood Control District Flood Hazard Report/Condition.

Findings of Fact:

a) The project site will not alter existing drainage patterns. 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 project will not violate any water quality standards or waste discharge requirements. The project's implementation of a Water Quality Management Plan (WQMP) with post construction BMPs consisting of bio-filtration trenches and catch basins to receive stormwater runoff will assist in reducing this impact to less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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c) The project will not substantially deplete groundwater supplies or interfere substantially with groundwater recharge. The project currently draws from an existing 4-inch water line off of Iowa Street and will not require an increase in water usage or in demand for water resources. Therefore, impacts are considered less than significant.

d) The project will not create or contribute runoff water. 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. As discussed in Section 23b above, implementation of a Water Quality Management Plan (WQMP) with post construction BMPs will assist in reducing this impact to less than significant.

e) While a portion of the parcel boundary is located within a 100-year Zone A flood plain limits, none of the existing or proposed facilities are located within the plain area nor are they impacted by it. Therefore, impacts are considered less than significant.

f) While a portion of the parcel boundary is located within a 100-year Zone A flood plain limits, none of the existing or proposed facilities are located within the plain area nor are they impacted by it. The project site is developed and will not impede or redirect flood flows. Therefore, impacts are considered 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 this Section. Therefore, impacts are considered less than significant.

h) As shown in the Site Plan (Exhibit A), the project will provide post construction BMPs consisting of bio-filtration trenches for the treatment of onsite stormwater runoff. The project will also provide two (2) 18-inch underground storm drain pipes to receive intake from proposed catch basins (qty. 4) and from bio-filtration trenches, which will then be directed westward and connect to an existing storm drain line along Iowa Street. Nonetheless, the amount, size and quantity of propose storm drain infrastructure along with its operative size is not significant in magnitude and therefore will not result in significant environmental effects with regard to vectors or odors. Therefore, impacts are considered less than significant.

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 ☒ 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"/>
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b) Changes in absorption rates or the rate and	<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
amount of surface runoff?				
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 checked="" type="checkbox"/>	<input type="checkbox"/>
d) Changes in the amount of surface water in any water body?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan Figure S-9 "100- and 500-Year Flood Hazard Zones," Figure S-10 "Dam Failure Inundation Zone," Riverside County Flood Control District Flood Hazard Report/Condition, GIS database

Findings of Fact:

a) The project is located in an unincorporated area of Riverside County, and is being currently used a guest ranch facility. 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. Therefore impacts are considered less than significant.

b) The project with its proposed bio-filtration trenches and landscape plan will provide sufficient onsite permeability for the treatment of runoff and will not substantially change absorption rates or the rate and amount of surface runoff for the project site pursuant to NPDES requirements. Therefore, impacts are considered less than significant.

c) The project site is not located near or within an area subject to dam inundation or flooding. Therefore, impacts are considered less than significant.

d) The project site will not cause changes in the amount of surface water in any water body. Therefore, impacts are considered less than significant.

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"/>
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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"/>
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Source: Riverside County General Plan, GIS database, 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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a) The project is located in an unincorporated area of Riverside County, east of Desert Hot Springs. The project site is designated as Rural: Rural Residential land use designation. The project will involve the renovation of existing buildings and construction of new buildings as part of the existing guest ranch facility. The project is surrounded by Rural: Rural Residential and Open Space: Recreation land use designation. The existing project has been operating onsite for decades as a guest ranch facility. The proposed expansion and construction of the new buildings will not create a significant alteration to the existing land use that has been there for a long time, and without complaints from any of its neighbors. Therefore, impacts with regard to a substantial alteration to present land use are considered less than significant.

b) The project site is not located within a City Sphere of Influence. The project will not significantly impact land use within a city sphere of influence or adjacent city/county boundary. Therefore, impacts are considered 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?

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b) Be compatible with existing surrounding zoning?

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

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d) Be consistent with the land use designations and policies of the General Plan (including those of any applicable Specific Plan)?

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

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Source: Riverside County General Plan Land Use Element, Staff review, GIS database

Findings of Fact:

a-b) The project site is zoned Controlled Development Area (W-2). Surrounding zoning classifications are Controlled Development Area and Controlled Development Area with Mobile Homes-2½ acre minimum (W-2-M-2½). The proposed project seeks to expand the existing guest ranch facility with new buildings which is a permitted use with a plot plan in the W-2 zone. The expansion of the use is compatible with the surrounding zoning. The surrounding properties are also vacant, as is the majority of the area with only scattered single family residences on large lots in the vicinity. The existing project is consistent with W-2 zone and is compatible with the surrounding W-2 and W-2-M-½ zones. Therefore, impacts are considered less than significant.

c) The project site is currently zoned Controlled Development Area (W-2) and is immediately surrounded by vacant land. There are scattered single family residences in the vicinity. The proposed project seeks to expand the existing guest ranch facility with new buildings which is a permitted use with a plot plan in the W-2 zone. The expansion of the guest ranch is compatible with the surrounding

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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zoning and land uses which is majority vacant and scattered single family residences on large lots. Therefore, impacts are considered less than significant.

d) The project site is located within the Rural: Rural Residential (R: RR) land use designation, which allows for single family residence per 5 acres, as well as limited animal-keeping and agricultural activities, limited recreational uses, compatible resource development (not including the commercial extraction of mineral resources), associated uses, and governmental uses. Appropriate rural uses within this land use designation include a range of activities, from agricultural to equestrian to estate to remote cabins and resorts. The General Plan recognizes that limited growth is desirable in some of these areas, when balanced with preserving the rural lifestyle. The project is on a large piece of property with the proposed uses distant from other uses, so preserves the rural lifestyle in and rural character of the area. As a remote guest ranch and retreat with some trails, it is a small resort that allows a limited number of people, maximum 29 guests, to come experience the rural lifestyle. Because it is a remote resort-like facility with limited recreational and associated uses, it is consistent with the property's land use designation. It is also consistent with other elements of the Riverside County General Plan, including Land Use (LU) Policy 6.2, which outlines:

Direct public, educational, religious, and utility uses established to serve the surrounding community toward those areas designated for Community Development and Rural Community uses on the applicable Area plan land use maps. These uses may be found consistent with any of the Community Development, Rural Community, or Rural foundation designations, including the Rural Village Overlay, as well as the Open Space- Rural and Agriculture designations under the following conditions:

- a) The facility is compatible in scale and design with surrounding land uses, and does not generate excessive noise, traffic, light, fumes, or odors that might have a negative impact on adjacent neighborhoods.
- b) The location of the proposed use will not jeopardize public health, safety, and welfare, or the facility is necessary to ensure the continual public safety and welfare.

The proposed use, educational facility and guest ranch, has an underlying foundation component of Rural and is surrounded by properties which have foundation components of Rural, Open Space, and Community Development. The project will be designed to be compatible with the surrounding environment of scattered single family residential and commercial businesses. More specifically, the existing structures are single story in height and designed with earth toned materials and colors. In order to be consistent with the existing facility and surrounding environment, the proposed structures (guest rooms and yoga building) will be single story in height and incorporate earth toned materials and colors to the design of the exterior.

The project will not involve excessive noise or traffic which may affect the surrounding environment. As depicted in the project description, a majority of guests will be transported to the facility by limousine or taxi. Noise generated by the facility, with exception to the construction phase, will be minimal and will not affect surrounding single family residential dwellings. As outlined through GIS, the closest single family residential dwelling is located approximately 0.3 miles to the northeast of the project site.

Mitigation: No mitigation measures are required.

	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.

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?

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b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

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c) Be an incompatible land use located adjacent to a State classified or designated area or existing surface mine?

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d) Expose people or property to hazards from proposed, existing or abandoned quarries or mines?

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Source: Riverside County General Plan Figure OS-5 "Mineral Resources Area"

Findings of Fact:

a). The project site is located within MRZ-3 which is defined as areas where the available geologic information indicates that mineral deposits are likely to exist; however, the significance of the deposit is undetermined. The General Plan identifies policies that encourage protection for existing mining operations and for appropriate management of mineral extraction. A significant impact that would constitute a loss of availability of a known mineral resource would 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. Any mineral resources on the project site will be unavailable for the life of the project; however, 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.

c). The project will not be an incompatible land use located adjacent to a State classified or designated area or existing surface mine.

d). The project will not 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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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 Figure S-19 "Airport Locations," County of Riverside Airport Facilities Map

Findings of Fact:

a-b). The project site is not located within close vicinity to an existing airport, private airstrip, or airport land use plan and as such, will not be affected by noise emanated from either type of airfield. The closest public airport is the Banning Municipal Airport (200 S. Hathaway Street, Banning CA 9220) which is located approximately 25.7 miles to the west of the project site.

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:

a). The proposed project site is not located adjacent to an existing railroad line. The closest existing rail line is located approximately 6.8 miles to the south of the project site. The project will not be affected by noise emanated from an existing rail line and no impact will occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

32. Highway Noise

☐ ☐ ☐ ☒

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
NA <input checked="" type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/>				

Source: On-site Inspection, Project Application Materials

Findings of Fact:

a). The project site will not be impacted by noise emanated by a neighboring highway. As indicated through the utilization of GIS, it has been determined that the closest highway, Interstate 10 (I-10), is located approximately 6.8 miles to the south of the project site. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

33. Other Noise

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"/>
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Source: Project Application Materials, GIS database

Findings of Fact:

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

34. Noise Effects on or by the Project

a) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input 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, Table N-1 ("Land Use Compatibility for Community Noise Exposure"); 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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a). The proposed use, health spa facility and guest ranch, will not create a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project. The impact will be less than significant.

b). During the construction phase of the project, ambient noise levels in the project vicinity above levels existing without the project. However, all noise generated during project construction and operation of the site must comply with the County's noise standards, which restricts construction (short-term) and operational (long-term) noise levels. Therefore, any potential noise impact is considered less than significant.

c). The project will not cause 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.

d) Persons might be exposed to ground-borne vibration or ground-borne 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.

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"/>
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b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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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"/>
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d) Affect a County Redevelopment Project Area?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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e) Cumulatively exceed official regional or local population projections?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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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"/>
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Source: Project Application Materials, GIS database, Riverside County General Plan Housing Element

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a). The proposed use, an existing unentitled guest ranch with a focus on healthy living with recreational activities, lectures, leisure gather, and overnight stay with 29 individual guest rooms, will not displace a substantial number of existing housing. The project will have no impact.

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

c). The proposed healthy living facility is an already existing use and will not result in the displacement of existing residents or the construction of replacement housing. The project will have no impact.

d-f). The project will not affect a County Redevelopment Project Area. Exceed official regional or located population projections, or induce substantial population growth in an area either directly, or indirectly. The project will have no impact.

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 proposed guest ranch and health facility will not 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. Within project vicinity, the closest Riverside County Fire Station is 6.1 miles northwest of the project site and is located at 65958 Pierson Boulevard, Desert Hot Springs CA. The project will have less than a significant impact.

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 guest ranch and health facility will not impact or require the development of new governmental facilities. Within the vicinity of the existing project site, the closest Riverside County Sherriff's station is 14.3 miles to the southeast of the site and is located at 73705 Gerald Ford Drive,

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Palm Desert CA, 92211. This proposed project does not create a concern for safety and is also serviced by the Desert Hot Springs Police Department which has a station located 5.8 miles to the northwest of the project site (65950 Pierson Boulevard, Desert Hot Springs, CA). The project will have a less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

38. Schools

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Palm Springs Unified School District correspondence, GIS database

Findings of Fact:

a). The proposed guest ranch and health facility will not impact or require the development of new governmental facilities. The closest public school is Bubbling Wells Elementary School which is located 3.5 miles to the northwest of the project site and is located at 67501 Camino Campanero, Desert Hot Springs, CA 92240. The project is required to comply with School Mitigation Impact Fees. This is a standard condition of approval and is not considered mitigation under CEQA. Any impact will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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 a significant incremental demand for library services. This project shall comply with County Ordinance No. 659 to mitigate the potential effects to library services. (COA 90.PLANNING.35) This is a standard Condition of Approval and pursuant to CEQA is not considered mitigation.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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 use of the proposed project would not cause an impact on health services. The site is located within the service parameters of County health centers. The project will not physically alter existing

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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facilities or result in the construction of new or physically altered facilities. The project will have no impact. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards.

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?

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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?

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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)?

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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 will not include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment. The project will have no significant impact.

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 would occur or be accelerated. The project will have no significant impact.

c). The project is located within the Coachella Valley Parks and Recreation District and is not located within a County Service Area (CSA). Although the project is located within the Coachella Valley Parks and Recreation District, it will not be required to pay Quimby Fees being that the proposed use is designated as a commercial rather than residential use. Outlined in Section 10.35 of Riverside County Ordinance No. 460, proposed commercial uses are exempt from paying Quimby Fees. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

42. Recreational Trails

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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Riv. Co. 800-Scale Equestrian Trail Maps, Open Space and Conservation Map for Western County trail alignments

Findings of Fact: The project does not create a need or impact a recreational trail in the vicinity of the project. The project will have no significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring 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?

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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?

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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?

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d) Alter waterborne, rail or air traffic?

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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)?

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f) Cause an effect upon, or a need for new or altered maintenance of roads?

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g) Cause an effect upon circulation during the project's construction?

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h) Result in inadequate emergency access or access to nearby uses?

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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?

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Source: Riverside County General Plan

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 will generate minimal traffic to the area and regional transportation system. The project will not conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system. The impact is less than significant.

b). The project will not Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways.

c). The proposed project is located 25.7 miles to the east of an existing public airport and is not located within close vicinity of an existing private airstrip. In result, the 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. The project will have no impact.

d). The project is not located within a major body of water, 25.7 miles to the east of an existing public airport (Banning Airport), and is 6.8 miles to the north of an existing rail line. The project will not alter waterborne, rail, or air traffic and the project will have no impact.

e). The project will not substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment). The project will have no impact.

f). The project may cause an effect upon, or a need for new or altered maintenance of existing roads. Outlined in 20.TRANS.12 (Improvements/Dedications), Long Canyon Road is designated as a Major Highway and shall be improved with 38-foot AC pavement and 8-inch concrete curb and gutter within the 44.5 foot half-width dedicated right-of-way in accordance with County Standard No. 93. Modified (with no concrete sidewalk), 6-foot DG Trail shall be constructed within the 21-foot parkway area, as approved by the Transportation Department.

18th Avenue is designated as a Secondary Highway and shall be improved with 32-foot AC pavement and 6-inch concrete curb and gutter within the 50-foot half-width dedicated right-of-way in accordance with County Standard No. 94. In addition, a modified (with no concrete sidewalk) 6-foot DG Tail shall be constructed within the 18-foot parkway, as approved by the Transportation Department.

g). The project could cause an effect upon circulation during the project's construction; this impact will be temporary in nature. The impact is considered less than significant.

h). The overall layout of the proposed project will allow for adequate access for the project site and neighboring uses. The project will have no impact.

i). The project 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.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

44. Bike Trails

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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

Findings of Fact:

The project does not create a need or impact a bike trail in the vicinity of the project. The project will have no significant impact.

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?

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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?

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Source: Department of Environmental Health Review

Findings of Fact:

a). The proposed project will not require or result in the construction of new water treatment facilities or expansion of expansion facilities. The project is currently serviced by the Coachella Valley Water District and will not require new waste water treatment facilities.

b). The project site is served by the Coachella Valley Water District and will have sufficient water supplies available to serve the project from existing entitlements and resources. The impact will be less than significant.

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?

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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?

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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Department of Environmental Health Review

Findings of Fact:

a). The project site will be serviced by both existing septic tanks (holding capacity of 300 to 1,500 gallons per tank) and proposed 3,000 gallon septic tanks. Through the incorporation of additional septic tanks to service the existing health care facility, the impact will be less than significant.

b). The project site will be serviced by existing and proposes 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?

<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 correspondence

Findings of Fact:

a) The project will not substantially alter existing or future solid waste generation patterns and disposal services. The landfill that will serve the project has sufficient capacity to accommodate the project's anticipated solid waste disposal needs.

b). The project does comply with federal, state, and local statutes and regulations related to solid waste including the CIWMP (County Integrated Waste Management Plan). The project will have less than a significant impact.

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"/>
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b) Natural gas?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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c) Communications systems?

<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
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:

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 project site and it is not anticipated that the project will require the need for new facilities.

d) As shown in the Site Plan (Exhibit A), the project will provide post construction BMPs consisting of bio-filtration trenches for the treatment of onsite stormwater runoff. The project will also provide two (2) 18-inch underground storm drain pipes to receive intake from proposed catch basins (qty. 4) and from bio-filtration trenches, which will then be directed westward and connect to an existing storm drain line along Iowa Street. Nonetheless, the amount, size and quantity of propose storm drain infrastructure along with its operative size is not significant in magnitude and therefore will not result in significant environmental effects with regard to vectors or odors. Therefore, impacts are considered less than significant.

e-f) Street lighting exists for access to the project site. The project not will have an incremental impact on the maintenance of public facilities, including roads.

g) The project will not require additional governmental services.

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:

Findings of Fact: The project would 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.

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

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

Findings of Fact: 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 checked="" type="checkbox"/>	<input type="checkbox"/>
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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: N/A

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

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

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

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10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 USE - PROJECT DESCRIPTION RECOMMND

The use hereby permitted is to legalize an existing unpermitted guest ranch and educational facility with a focus on healthy living with recreational activities, lectures, and overnight stay with 29 individual guest rooms, for a total of 17,895 sq.ft. of building area on 10.1 gross acres

10. EVERY. 2 USE - 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 PLOT 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 PLOT PLAN, including, but not limited to, decisions made in response to California Public Records Act requests.

The COUNTY shall promptly notify the applicant/permittee of any such claim, action, or proceeding and shall cooperate fully in the defense. If the COUNTY fails to promptly notify the applicant/permittee of any such claim, action, or proceeding or fails to cooperate fully in the defense, the applicant/permittee shall not, thereafter, be responsible to defend, indemnify or hold harmless the COUNTY.

The obligations imposed by this condition include, but are not limited to, the following: the applicant/permittee shall pay all legal services expenses the COUNTY incurs in connection with any such claim, action or proceeding, whether it incurs such expenses directly, whether it is ordered by a court to pay such expenses, or whether it incurs such expenses by providing legal services through its Office of County Counsel.

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10. GENERAL CONDITIONS

10. EVERY. 3 USE - DEFINITIONS

RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Plot Plan No. 24637 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Plot Plan No. 24637, Exhibit A, Amended No. 3, dated 6/30/2015.

APPROVED EXHIBIT B= Plot Plan No. 24367, Exhibit B, dated 6/30/2015.

APPROVED EXHIBIT C = Plot Plan No. 24367, Exhibit C, dated 6/30/2015.

APPROVED EXHIBIT L= Plot Plan No. 24637, Exhibit L, dated 6/30/2015.

BS GRADE DEPARTMENT

10.BS GRADE. 1 USE - GENERAL INTRODUCTION

RECOMMND

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

10.BS GRADE. 3 USE - 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 USE - 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 USE - 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,

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10. GENERAL CONDITIONS

10.BS GRADE. 6

USE - NPDES INSPECTIONS (cont.)

RECOMMND

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 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

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10. GENERAL CONDITIONS

10.BS GRADE. 6 USE - NPDES INSPECTIONS (cont.) (cont.) RECOMMND
ordinances and regulations.

10.BS GRADE. 7 USE - EROSION 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 USE - 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. 11 USE - MINIMUM DRNAGE GRADE RECOMMND

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

10.BS GRADE. 24 USE - 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 INDUSTRIAL HYGIENE-COMMENTS RECOMMND

Based upon the submitted diagram showing roadways less than a collector and no nearby sensitive receptors. However, this facility shall be required to comply with the following:

1. Facility-related noise, as projected to any poriton of any surrounding property containing a "sensitive receiver, habitable dwelling, hospital, school, library, or nursing home", must not exceed the following worst-case noise levels 45 dB(A) - 10 mintue noise equivalent level ("leq"), between the hours of 10:00 p.m. to 7:00 a.m. (nighttime standard) and 65 dB(A) - 10 minute leq, between 7:00 a.m. and 10:00 p.m. (daytime standard).

2. Whenever a construction site is within one-quarter (1/4)

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10. GENERAL CONDITIONS

10.E HEALTH. 1 INDUSTRIAL HYGIENE-COMMENTS (cont.) RECOMMND

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.

3. All construction vehicles, equipment fixed or mobile shall be equipped with properly operating and maintained mufflers.

For any questions, please contact Industrial Hygiene at (951) 955-8982.

10.E HEALTH. 2 USE - WELL USE RESTRICTIONS RECOMMND

The proposed on site well will be restricted to fill the proposed swimming pool and irrigation. Wells used to provide water to public/semi public swimming pools must be drilled to "Community" well standards, and must meet the Departments bacteriological standards. A well permit must be obtained from Environmental Health Department per Riverside County Ordinance 682.

FIRE DEPARTMENT

10.FIRE. 1 USE*-#23-MIN REQ FIRE FLOW RECOMMND

Minimum required fire flow shall be 2250 GPM for a 2 hour duration at 20 PSI residual operating pressure, which must be available before any combustible material is placed on the job site. Fire flow is based on type V-B construction per the 2013 CBC and Building(s).

10.FIRE. 2 USE-#25-GATE ENTRANCES RECOMMND

Any gate providing access from a road to a driveway shall be located at least 35 feet from the roadway and shall open to allow a vehicle to stop without obstructing traffic on the road. Where a one-way road with a single traffic lane provides access to a gate entrance, a 38 foot turning radius shall be used.

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10. GENERAL CONDITIONS

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 USE FLOOD HAZARD REPORT

RECOMMND

Plot Plan 24637, Amended No. 2, is a request to permit an existing guest ranch/educational institution, including the addition of 4 modular buildings, on an approximately 20.2-acre site. The site is located in the Long Valley area of the Coachella Valley on the southeast corner of 18th Street and Long Canyon Road. All existing structures are to remain.

While a portion of the site is located within the 100-year Zone A flood plain limits as delineated on Panel No. 06065C - 0915G of the Flood Insurance Rate Maps issued in conjunction with the National Flood Insurance Program administered by the Federal Emergency Management Agency (FEMA), none of the existing or proposed facilities are impacted by this flood plain. The remainder of the site may be subject to sheet flow runoff. Aerial photographs appear to indicate that 18th Street has two dip crossings for drainage which concentrates flows upon the northerly portion of the site. The exhibit indicates some grading to convey these flows southerly. Erosion protection measures shall be constructed to dissipate runoff. These flows should not impact the existing structures but the District recommends erosion protection measures to dissipate this runoff be constructed to minimize scour damage. This runoff flows southerly and spreads out across the property. The District recommends floodproofing any new structures by elevating the finished floor 18-inches above the surrounding ground.

The District does not object to this request.

10.FLOOD RI. 2 USE ELEVATE FINISH FLOOR

RECOMMND

The finished floor of new structures shall be elevated 18-inches above the highest adjacent ground. Any mobile home/premanufactured building shall be placed on a permanent foundation.

PARKS DEPARTMENT

10.PARKS. 1 USE - ROW DEDICATION

RECOMMND

The applicant shall offer the County of Riverside Parks & Open Space District a dedication of an easement for one

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10. GENERAL CONDITIONS

10.PARKS. 1 USE - ROW DEDICATION (cont.)

RECOMMND

side of a double-sided multi-purpose trail, as specified in the Desert Edge Design Guidelines. Improvements are not required at this time, however these multi-use trails will be a part of the streetscape of important roads in the community, as shown within the Design Guidelines. They will be placed on both sides of designated streets and serve in lieu of sidewalks for pedestrians, provide bike paths for mountain bikes, equestrians, and golf carts.

PLANNING DEPARTMENT

10.PLANNING. 1 USE - 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 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

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10. GENERAL CONDITIONS

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

RECOMMND

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. * The County of Riverside must be consulted on the repository/museum to receive the fossil material prior to being curated.

10.PLANNING. 2 GEN - IF HUMAN REMAINS FOUND

RECOMMND

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

If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made the necessary findings as to origin. Further, pursuant to Public Resources Code Section 5097.98 (b), remains shall be left in place and free from disturbance until a final decision as to the treatment and their disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within the period specified by law.

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10. GENERAL CONDITIONS

10.PLANNING. 2 GEN - IF HUMAN REMAINS FOUND (cont.) RECOMMND

Subsequently, the Native American Heritage Commission shall identify the "Most Likely Descendant." The Most Likely Descendant shall then make recommendations and engage in consultation with the County and the property owner concerning the treatment of the remains as provided in Public Resources Code Section 5097.98. 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 Planning /Director.

10.PLANNING. 3 GEN - INADVERTANT ARCHAEO FIND RECOMMND

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

If during ground disturbance activities, cultural resources are discovered that were not assessed by the archaeological reports and/or environmental assessment conducted prior to project approval, the following procedures shall be followed. A cultural resources site is defined, for this condition, as being three or more artifacts in close association with each other, but may include fewer artifacts if the area of the find is determined to be of significance due to it sacred or cultural importance.

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 Planning Director to discuss the significance of the find.

2.At the meeting, the significance of the discoveries shall be discussed and fter consultation with the Native American tribal (or other appropriate ethnic/cultural group representative) and the archaeologist, a decision is made, with the concurrence of the Planning Director, as to the appropriate mitigation (documentation, recovery, avoidance, etc) for the cultural resource.

3.Further ground disturbance shall not resume within the area of the discovery until an agreement has been reached

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10. GENERAL CONDITIONS

10.PLANNING. 3 GEN - INADVERTANT ARCHAEO FIND (cont.) RECOMMND

by all parties as to the appropriate preservation or mitigation measures.

10.PLANNING. 4 USE - PDA04892 RECOMMND

County Archaeological Report (PDA) No 4892, submitted for this project (PP24637) was prepared by Bai "Tom" Tang, of CRM Tech and is entitled: "Historical/Archaeological Resources Survey Report, Plot Plan No. 24637 Near The City of Desert Hot Springs Riverside County, California," dated December 09, 2014.

According to the study, no cultural resources were discovered. Therefore, there will be no impacts to "historical resources" or "unique archaeological resources" as defined by CEQA. Hence, there are no significant impacts to cultural resources per CEQA and no mitigation measures are required per CEQA.

This study has been incorporated as part of this project, and has been accepted.

10.PLANNING. 5 USE - GEO02211 RECOMMND

County Geologic Report (GEO) No. 2211 submitted for this project (PP24637) was prepared by LandMark Consultants, Inc. and is entitled "Geotechnical Report, Proposed Hospitality Development, Desert Hot Springs, California", dated June 27, 2008. In addition, LandMark prepared the following:

"Response to Review comments, County Geologic Report No. 2211, Geotechnical Report, Proposed Hospitality Development, APNs 659-020-003, 004 & 032 to 034 * a portion of APNs 659-020-002 & 26, Desert Hot Springs, California", dated August 30, 2010.

"Geotechnical Report Update, We Care Spa Expansion, Desert Hot Springs, California", dated September 19, 2014.

"Response to Review Comments, County Geologic Report No. 2211, Geotechnical Report - Proposed We Care Spa Expansion, Desert Hot Springs, California", dated December 2, 2014.

These documents are herein incorporated as a part of GEO02211.

GEO0211 concluded:

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10. GENERAL CONDITIONS

10.PLANNING. 5 USE - GEO02211 (cont.)

RECOMMND

1.The site is located approximately 2.4 km northeast of the South Branch Segment and approximately 0.8 km southwest of the North Branch Segment of the San Andreas Fault.

2.The potential for surface fault rupture at the project site is low.

3.Liquefaction is unlikely to be a potential hazard at the site.

4.No ancient landslides are shown on geologic maps of the region and no indications of landslide were observed during the site investigation.

5.The risk of seismically induced settlement is low.

6.The threat of tsunami, sieches, or other seismically-induced flooding is unlikely.

7.It is the consultant's opinion that the potential for hydroconsolidation at the project site is low.

GEO02211 recommended:

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

2.Any trash, construction debris, concrete slabs, old pavement, landfill, and buried obstruction such as old foundations and utility lines exposed during rough grading should be traced to the limits of the foreign material by the grading contractor and removed under the supervision of the geotechnical consultant.

3.The existing surface soils within the building pad areas should be removed to 24 inches below the lowest foundation grade, extending five feet beyond all exterior wall/column lines (including adjacent concreted areas).

4.The exposed subgrade shall be saturated to a minimum depth of 4 feet and compacted with a vibratory steel drum roller to achieve a minimum compaction of 90% of the maximum dry density.

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10. GENERAL CONDITIONS

10.PLANNING. 5 USE - GEO02211 (cont.) (cont.)

RECOMMND

5.Moisture penetration and compaction should be verified prior to construction of the engineered fill pad.

GEO No. 2211 satisfies the requirement for a geologic hazards study for Planning/CEQA purposes. GEO No. 2211 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 will be reviewed and additional comments and/or conditions may be imposed by the Building and Safety Department upon application for grading and/or building permits.

10.PLANNING. 6 USE - COMPLY WITH ORD./CODES

RECOMMND

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

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

10.PLANNING. 7 USE - FEES FOR REVIEW

RECOMMND

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

10.PLANNING. 8 USE - LIGHTING HOODED/DIRECTED

RECOMMND

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

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10. GENERAL CONDITIONS

10.PLANNING. 9 USE - COLORS & MATERIALS RECOMMND

Building colors and materials shall be in substantial conformance with those shown on APPROVED EXHIBIT B.

10.PLANNING. 11 USE - HOURS OF OPERATION RECOMMND

Use of the facilities approved under this plot plan shall operate 24 hours a day, 7 days a week.

10.PLANNING. 12 USE - BASIS FOR PARKING RECOMMND

Parking for this project was determined primarily on the basis of County Ordinance No. 348, Section 18.12. a.(2).b), hotels and motels. The required amount of spaces is 49 parking spaces. The total amount of parking spaces is 55 parking spaces (including 3 accessible parking spaces).

10.PLANNING. 13 USE - PERMIT SIGNS SEPARATELY RECOMMND

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

10.PLANNING. 15 USE - NO OUTDOOR ADVERTISING RECOMMND

No outdoor advertising display, sign or billboard (not including on-site advertising or directional signs) shall be constructed or maintained within the property subject to this approval.

10.PLANNING. 16 USE - PHASES ALLOWED RECOMMND

Construction of this project may be done in phases as shown on APPROVED EXHIBIT P. Any additional phases, or modifications to the approved phasing, may be permitted provided a plan for each phase of development is submitted to and approved by the Planning Department. Phasing approval shall not apply to the requirements of any agency other than the Planning Department unless otherwise indicated by the affected agency.

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10. GENERAL CONDITIONS

10.PLANNING. 20 USE - RECLAIMED WATER RECOMMND

The permit holder shall connect to a reclaimed water supply for landscape watering purposes when secondary or reclaimed water is made available to the site.

10.PLANNING. 24 USE - NO OFF-ROAD USES ALLOWED RECOMMND

Trail bikes, dune buggies, off-road vehicles and other similar powered apparatus shall not be operated for purposes such as, but not limited to, hill climbing, trail riding, scrambling, racing and riding exhibitions.

10.PLANNING. 25 USE - EXTERIOR NOISE LEVELS RECOMMND

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

10.PLANNING. 29 USE - PREVENT DUST & BLOWSAND RECOMMND

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

10.PLANNING. 31 USE - CAUSES FOR REVOCATION RECOMMND

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

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10. GENERAL CONDITIONS

10.PLANNING. 32 USE - CEASED OPERATIONS RECOMMND

In the event the use hereby permitted ceases operation for a period of one (1) year or more, this approval shall become null and void.

10.PLANNING. 33 USE - 90 DAYS TO PROTEST RECOMMND

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

10.PLANNING. 36 USE- NO USE PRPSED LIMIT RECOMMND

The undeveloped portion of the property, shall be designated as "NO USE PROPOSED", and shall require approval of an appropriate land use application prior to utilization of any additional land uses subject to the requirements of County Ordinance No. 348.

10.PLANNING. 37 USE - ORD 875 O S FEE (1) RECOMMND

In accordance with Riverside County Ordinance No. 875, to assist in providing revenue to acquire and preserve open space and habitat, an Open Space Mitigation Fee shall be paid for each development project or portion of an expanded development project to be constructed in Western Riverside County. The amount of the fee for commercial or industrial development shall be calculated on the basis of "Project Area," which shall mean the net area, measured in acres, from the adjacent road right-of-way to the limits of the project development.

Any area identified as "NO USE PROPOSED" on the APPROVED EXHIBIT shall not be included in the Project Area.

10.PLANNING. 40 USE - BUSINESS LICENSING RECOMMND

Every person conducting a business within the unincorporated area of Riverside County, as defined in Riverside County Ordinance No. 857, shall obtain a business license. For more information regarding business registration, contact the Business Registration and License Program Office of the Building and Safety Department at www.rctlma.org.buslic.

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10. GENERAL CONDITIONS

10.PLANNING. 41 USE- SCULPTURE ACCESS AND USE RECOMMND

Prior to any use or access to the concrete sculpture area, the applicant shall obtain a building permit and an approved final inspection from the Building Department. All building plan submittal requirements, construction without permit requirements and fee payments shall apply.

TRANS DEPARTMENT

10.TRANS. 5 USE - ASSESS/BENEFIT DIST 1 RECOMMND

Should this project lie within any assessment/benefit district, the project proponent shall, prior to issuance of a building permit, make application for and pay for their reapportionment of the assessments or pay the unit fees in the benefit district.

10.TRANS. 6 USE - 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. 9 USE - STD INTRO 3(ORD 460/461) RECOMMND

With respect to the conditions of approval for the referenced tentative exhibit, the landowner 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 exhibit 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 exhibit 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.

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10. GENERAL CONDITIONS

10.TRANS. 10 USE - ENCROACHMENT PERMTI 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. 11 USE - 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. 13 USE - COVENANT RECOMMND

The applicant for PP24637 shall execute and record a covenant against the subject property, and said covenant shall provide that the property owner shall begin construction of the street improvements described in

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10. GENERAL CONDITIONS

10.TRANS. 13

USE - COVENANT (cont.)

RECOMMND

conditions below, and thereafter complete said improvements in a timely manner, or provide the cost of design and construction of all improvements upon the occurrence of the following:

The relevant Road Improvements for Long Canyon and/or 18th Avenue, as described in conditions 20.TRANS. 5, 7, 9, 10, 11, 12, 13, 14, 15, 17 & 18 below, shall be required upon written notification by the Riverside County Transportation Department. Such notification would occur when either of said roadways reach a Level of Service as determined by Transportation Department or prior to the foreseeable construction of road improvements for any of the immediate adjacent neighboring properties. Utility under grounding along Long Canyon Road, as required by conditions 20.TRANS. 5, 7, 9, 10, 11, 12, 13, 14, 15, 17 & 18, shall be deferred until Road Improvements along Long Canyon Road are triggered, as provided herein. Upon the occurrence of the relevant conditions triggering the installation of improvements under the Covenant, the County shall notify the property owner, and the property owner shall, within ninety (90) days of receipt of written demand therefore from the County, either initiate the required improvements or pay for the cost of design and construction of all improvements which have already been completed. The covenant shall provide that if the property owner shall fail to either initiate the improvements or pay for the cost of design and construction of all improvements within 90 days of the County's written demand, the County shall have the right to complete the improvements and the matter will be submitted to the Riverside County Code Enforcement a Notice of Pendency will be recorded against the title of the property. The covenant shall be recorded in the office of the Riverside County Recorder, and shall be binding on all successors and assigns of the applicant.

20. PRIOR TO A CERTAIN DATE

BS PLNCK DEPARTMENT

20.BS PLNCK. 1

USE -BUILD PERMITS 12/31/2016

RECOMMND

The current approval is based on the phasing schedule agreement per the applicant/owners of the property and facility that all current buildings, structures equipment and uses currently built, installed or used without the benefit of permit or inspection shall obtain the required

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20. PRIOR TO A CERTAIN DATE

20.BS PLNCK. 1 USE -BUILD PERMITS 12/31/2016 (cont.) RECOMMND

permits and approved final inspections from the Building Department per the agreed timeline below. The applicant acknowledges that the current PP24637 approval is NOT an approval to use or occupy any building, structure, or equipment that has not been permitted and has received an approved final Building Department final inspection.

All construction new and existing shall be permitted and have received a final Building Department inspection by 12/31/2016.

All building plan submittals shall comply with the current adopted California Building Codes and Riverside County ordinances.

Implementation Timeline:

Building Application & Plan Submittals July-December 2015

1. Bldg A, B (Stick Built Admin-Orig Residence) Change of use and CWP additions
2. Bldgs I & J (Stick Built, Guest) -CWP
3. Bldgs 1-5 (Stick Built, New Guest)
4. Bldg 6 (Pool Bldg)
5. Bldgs F1 & F2 (Two CWP Modular units (Foundation)
6. Bldg F (Stick Built- Guest)

Improvement Plan Submittal Time line: Aug-Sept 2015

1. ROW Dedications & Lot Line Adjustment
2. Water & Grading Plans

Construction: Aug 2015- February 2016:

1. Bldgs 2-5 (New Guest)
2. Bldg 1 (New Yoga)

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20. PRIOR TO A CERTAIN DATE

20.BS PLNCK. 1 USE -BUILD PERMITS 12/31/2016 (cont.) (cont.)RECOMMND

3. Bldg 6 (New Pool Bldg & Pool)

4. Site Improvements

February 2016-December 2016

1. Bldg A (Conversion of Residence to Admin, CWP additions)

2. Bldgs I & J

3. Bldgs B & C

4. Bldg F1, F2 (Modulars)

PLANNING DEPARTMENT

20.PLANNING. 1 USE - EXPIRATION DATE-PP

RECOMMND

This approval shall be used within two (2) years of approval date; otherwise, it shall become null and void and of no effect whatsoever. By use is meant the beginning of substantial construction contemplated by this approval within a two (2) year period which is thereafter diligently pursued to completion or of the actual occupancy of existing buildings or land under the terms of the authorized use.

Prior to the expiration of the two year period, the permittee may request a one (1) year extension of time request in which to use this plot plan. A maximum of three one-year extension of time requests shall be permitted. Should the time period established by any of the extension of time requests lapse, or should all three one-year extensions be obtained and no substantial construction or use of this plot plan be initiated within five (5) years of the effective date of the issuance of this plot plan, this plot plan shall become null and void.

20.PLANNING. 6 USE- MITIGATION MONITORING

RECOMMND

WITHIN TWO (2) YEARS OF THE DATE OF APPROVAL OF THIS PERMIT, the permittee shall prepare and submit a written report to the Riverside County Planning Director demonstrating compliance with all conditions of approval and mitigation measures of this permit and E.A. No. 42350.

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20. PRIOR TO A CERTAIN DATE

20.PLANNING. 7 USE - EXISTING STRUCTURE CHECK RECOMMND

ITHIN SIXTY (60) DAYS OF THE EFFECTIVE DATE OF THIS PERMIT, the permittee or the permittee's successors-in- interest shall apply to the Building and Safety Department for all necessary permits, including the submission of all required documents and fees for any plan check review as determined by the Director of the Department of Building and Safety, to ensure that all existing buildings, structures and uses are in compliance with Ordinance No. 348 and Ordinance No. 457 and the conditions of approval of this permit.

TRANS DEPARTMENT

20.TRANS. 1 USE - WATER QUALITY MGMT PLANS RECOMMND

Water Quality Management Plans (WQMP) may be required. If the applicant proposes grading, the developer shall submit Water Quality Management Plans (WQMP) to Riverside County Flood Control & Water Conservation District and Transportation Department for review and approval.

The above mentioned condition shall be completed prior to sending the packet for receive and file to the Board of Supervisors.

20.TRANS. 2 USE-SBMT/APPVD GRADG PLAN/TRAN RECOMMND

When the developer/applicant submits a grading plan to the Department of Building and Safety, a copy of the grading plan shall be submitted for approval 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.

The above mentioned condition shall be completed prior to sending the packet for receive and file to the Board of Supervisors.

20.TRANS. 3 USE - TUMF RECOMMND

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. 673.

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20. PRIOR TO A CERTAIN DATE

20. TRANS. 3 USE - TUMF (cont.)

RECOMMND

The above mentioned conditions shall be completed prior to sending the packet for receive and file to the Board of Supervisors.

20. TRANS. 4 USE - R-O-W DEDICATION

RECOMMND

Sufficient public street right-of-way shall be provided along Long Canyon Road to establish a 44.5-foot half-width right-of-way including standard corner cutback.

Sufficient public street right-of-way shall be provided along 18th Avenue to establish a 50-foot half-width right-of-way including standard corner cutback.

The above mentioned conditon shall be completed prior to sending the packet for receive and file to the Board of Supervisors.

20. TRANS. 5 USE - MAP CORNER CUT-BACK I

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.

The above mentioned condition shall be completed prior to sending the packet for receive and file to the Board of Supervisors, or covenant against the subject property shall be recorded.

20. TRANS. 7 USE - LIGHTING PLAN

RECOMMND

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

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20.TRANS. 7 USE - LIGHTING PLAN (cont.) RECOMMND

The above mentioned condition shall be completed prior to sending the packet for receive and file to the Board of Supervisors, or covenant against the subject property shall be recorded.

20.TRANS. 9 USE - SIGNING & STRIPING RECOMMND

A signing and striping plan is required for this project. The project proponent shall be responsible for any additional paving and/or striping removal caused by the striping plan. Traffic signing and striping shall be performed by County forces with all incurred costs borne by the applicant, unless otherwise approved by the County Traffic Engineer.

The above mentioned condition shall be completed prior to sending the packet for receive and file to the Board of Supervisors, or covenant against the subject property shall be recorded.

20.TRANS. 10 USE- STREETLIGHT AUTHORIZATION RECOMMND

Prior to OCCUPANCY, the project proponent shall submit to Transportation Department Permits the following:

1. "Streetlight Authorization" form approved by L&LMD No. 89-1-C Administrator.
2. Letter establishing interim energy account from SCE, IID or other electric provider.

The above mentioned condition shall be completed prior to sending the packet for receive and file to the Board of Supervisors, or covenant against the subject property shall be recorded.

20.TRANS. 11 USE - STREETLIGHTS INSTALL RECOMMND

Install streetlights along the streets associated with development in accordance with the approved street lighting plan and standards of County Ordinances 460 and 461. For projects within IID use IID's pole standard.

Streetlight annexation into L&LMD or similar mechanism as approved by the Transportation Department shall be completed.

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20.TRANS. 11 USE - STREETLIGHTS INSTALL (cont.) RECOMMND

It shall be the responsibility of the developer to ensure that streetlights are energized along the streets associated with this development where the developer is seeking Building Final Inspection (Occupancy).

The above mentioned conditon shall be completed prior to sending the packet for receive and file to the Board of Supervisors, or covenant against the subject property shall be recorded.

20.TRANS. 12 USE - IMPROVEMENTS/DEDICATIONS RECOMMND

** Long Canyon Road may be down graded to lower cross section as determined by Transportation Department. **

Long Canyon Road is designated as a Major Highway and shall be improved with 38-foot AC pavement and 8-inch concrete curb and gutter within the 44.5-foot half-width dedicated right-of-way in accordance with County Standard No. 93, pages 1 & 2. (76'/118'). Modified (with no concrete sidewalk), 6-foot DG Trail shall be constructed within the 21-foot parkway area, as approved by the Transportation Department. 18th Avenue is designated as a Secondary Highway and shall be improved with 32-foot AC pavement and 6-inch concrete curb and gutter within the 50-foot half-width dedicated right-of-way in accordance with County Standard No. 94, pages 1 & 2. (64'/100'). Modified (with no concrete sidewalk) 6-foot DG Trail shall be constructed within the 18-foot parkway, as approved by the Transportation Department.

The above mentioned condition shall be completed prior to sending the packet for receive and file to the Board of Supervisors, or covenant against the subject property shall be recorded.

20.TRANS. 13 USE - UTILITY PLAN RECOMMND

Electrical power, telephone, communication, treet 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

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20. PRIOR TO A CERTAIN DATE

20.TRANS. 13 USE - UTILITY PLAN (cont.)

RECOMMND

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.

The above mentioned condition shall be completed prior to sending the packet for receive and file to the Board of Supervisors, or covenant against the subject property shall be recorded.

20.TRANS. 14 USE - 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.

The above mentioned condition shall be completed prior to sending the packet for receive and file to the Board of Supervisors, or covenant against the subject property shall be recorded.

20.TRANS. 15 USE - DEDICATIONS/ACCEPTANCE

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

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20. TRANS. 15 USE - DEDICATIONS/ACCEPTANCE (cont.) RECOMMND

this condition shall be paid by the applicant.

The above mentioned condition shall be completed prior to sending the packet for receive and file to the Board of Supervisors, or covenant against the subject property shall be recorded.

20. TRANS. 17 USE - 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: www.rctlma.org/trans/land_dev_plan_check_guidelines.html.

The above mentioned condition shall be completed prior to sending the packet for receive and file to the Board of Supervisors, or covenant against the subject property shall be recorded.

20. TRANS. 18 USE - DRIVEWAYS RECOMMND

Driveways shall be designed and constructed in accordance with County Standard No. 207A and located as approved by the Transportation Department.

The above mentioned condition shall be completed prior to sending the packet for receive and file to the Board of Supervisors, or covenant against the subject property shall be recorded.

20. TRANS. 19 USE - COVENANT RECOMMND

The applicant for PP24637 shall execute and record a covenant against the subject property, and said covenant shall provide that the property owner shall begin construction of the street improvements described in conditions below, and thereafter complete said improvements in a timely manner, or provide the cost of design and construction of all improvements upon the occurrence of the

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20. PRIOR TO A CERTAIN DATE

20.TRANS. 19 USE - COVENANT (cont.)

RECOMMND

following: The relevant Road Improvements for Long Canyon and/or 18th Avenue, as described in conditions 20.TRANS. 5, 7, 9, 10, 11, 12, 13, 14, 15, 17 & 18 below, shall be required upon written notification by the Riverside County Transportation Department. Such notification would occur when either of said roadways reach a Level of Service as determined by Transportation Department or prior to the foreseeable construction of road improvements for any of the immediate adjacent neighboring properties. Utility under grounding along Long Canyon Road, as required by conditions 20.TRANS. 5, 7, 9, 10, 11, 12, 13, 14, 15, 17 & 18, shall be deferred until Road Improvements along Long

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 1 USE - 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.

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 USE - GRADING SECURITY

RECOMMND

Grading in excess of 199 cubic yards will require a performance security to be posted with the Building and Safety Department.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 3 USE - 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 USE - GEOTECH/SOILS RPTS

RECOMMND

Geotechnical soils reports, required in order to obtain a grading permit, shall be submitted to the Building and Safety Department 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 USE - DRAINAGE DESIGN Q100

RECOMMND

All drainage facilities shall be designed n 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 USE - OFFSITE GRDG 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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 7 USE - OFFSITE GRDG ONUS (cont.) RECOMMND

necessary to perform the grading herein proposed.

60.BS GRADE. 8 USE - NOTARIZED 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. 9 USE - RECORDED ESMT REQ'D RECOMMND

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

60.BS GRADE. 12 USE - 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. 13 USE- 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. 14 USE - 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.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 15 USE -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 USE- 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.

EPD DEPARTMENT

60.EPD. 2 - NESTING BIRD SURVEY

RECOMMND

A nesting bird survey is required between February 1st and August 31st. No grading permit shall be issued 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 directly to EPD for review prior to issuance of any grading permit. If nesting activity is observed, California Department of Fish and Games (CDFG) & USFWS shall be contacted in order to establish proper buffers. Documentation of the installation of buffers and consultation with CDFG shall be provided to EPD prior to any grading activities. This condition only applies if a grading permit is sought between February 1st and August 31st. No nesting bird survey shall be required outside of the nesting season. If you have any questions about this condition please contact EPD directly at 951-955-6892

60.EPD. 4 EPD - LE CONTES

RECOMMND

THE PROJECT SITE IS LOCATED WITHIN CVMSHCP LE CONTES THRASHER MODELED HABITAT. NO GRADING PERMITS WILL BE ISSUED WITHIN LE CONTES THRASHER MODELED HABITAT BETWEEN JANUARY 15 AND JUNE 15 UNLESS A LE CONTES THRASHER CLEARANCE SURVEY IS CONDUCTED NO MORE THAN 30 DAYS PRIOR TO ANY GROUND

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60. PRIOR TO GRADING PRMT ISSUANCE

60.EPD. 4 EPD - LE CONTES (cont.) RECOMMND

DISTURBANCE. APPROPRIATE MITIGATION MEASURES AS DESCRIBED IN SECTION 4.4 OF THE CVMSCHP MUST BE EMPLOYED IF ANY LE CONTES THRASHERS ARE FOUND TO INHABIT THE SITE. A BIOLOGIST HOLDING AN MOU WITH THE COUNTY OF RIVERSIDE MUST CARRY OUT THE SURVEY AND SUBMIT A WRITTEN REPORT FOR EPD TO REVIEW AND APPROVE.

PLANNING DEPARTMENT

60.PLANNING. 4 USE - LOT LINE ADJUSTMENT REQ RECOMMND

An application for Lot Line Adjustment shall be filed with the Planning Department for review and approval. The Lot Line Adjustment application shall relocate the common lot line between Assessor Parcel Nos. 659-020-002 and 659-020-005. Proof of recordation shall be submitted to the Planning Department within six (6) months of recorded deeds. The proposed parcels shall comply with the development standards of the W-2 zone.

60.PLANNING. 6 USE- MITIGATION MONITORING RECOMMND

The permittee shall prepare and submit a written report to the Riverside County Planning Director demonstrating compliance with those conditions of approval and mitigation measures of this permit and E.A. No. 42350 which must be satisfied prior to the issuance of a grading permit.

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

60.PLANNING. 8 USE - BLOWSAND & DUST CONTROL RECOMMND

The permittee shall institute blowsand and dust control measures during grading and shall note or show the measures to be used on their grading plans. These measures shall include, but not be limited to:

- a) The use of irrigation during any construction activities;
- b) planting of cover crop or vegetation upon previously graded but undeveloped portions of the site; and
- c) provision of windbreaks or windrows, fencing, and/or landscaping to reduce the effects upon adjacent properties

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 8 USE - BLOWSAND & DUST CONTROL (cont.) RECOMMND

and property owners. The permittee shall comply with the directives of the Director of the Building and Safety Department with regards to the applicable sections of Ordinance No. 484 (Blowsand Control) and Ordinance No. 742 (Control of Fugitive Dust/PM10 in Urban Areas).

60.PLANNING. 9 USE- 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 August 24, 2010 summarized as follows:

Prior to issuance of a building permit, the applicant shall submit three (3) copies of a Recyclables Collection and Loading Area plot plan to the Riverside County Waste Management Department for review and approval. The plot plan shall conform to Design Guidelines for Recyclables Collection and Loading Areas, provided by the Waste Management Department and shall show the location of an access to the collection area for recyclable materials, along with its dimensions and construction detail, including elevation/farade, construction materials, and signage. The plot plan shall clearly indicate how the trash and recycling enclosures shall be accessed by the hauler. Prior to final building inspection, the applicant shall construct the recyclables collection and loading area in compliance with the Recyclables Collection and Loading Area plot plan, as approved and stamped by the Riverside County Waste Management Department.

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. Arrangements can be made through the franchise hauler.

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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 9 USE- AGENCY CLEARANCE (cont.)

RECOMMND

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.

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

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.

60.PLANNING. 10 USE- PARCEL MERGR REQD (1)

RECOMMND

Prior to the issuance of a grading permit, a Certificate of Parcel Merger shall be reviewed and aproved by the Planning Department. The Parcel Merger shall merge Assessor Parcel Nos. 659-020-026 and 659-020-002. The permit holder shall submit proof of recordation of the parcel merger to the Planning Department within 6 (six) months of Planning Department approval. The proposed parcel shall comply with the development standards of the W-2 zone.

70. PRIOR TO GRADING FINAL INSPECT

PLANNING DEPARTMENT

70.PLANNING. 2 USE- 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

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70. PRIOR TO GRADING FINAL INSPECT

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

RECOMMND

conditions in their letter dated August 24, 2010,
summarized as follows:

Prior to issuance of a building permit, the applicant shall submit three (3) copies of a Recyclables Collection and Loading Area plot plan to the Riverside County Waste Management Department for review and approval. The plot plan shall conform to Design Guidelines for Recyclables Collection and Loading Areas, provided by the Waste Management Department and shall show the location of an access to the collection area for recyclable materials, along with its dimensions and construction detail, including elevation/farade, construction materials, and signage. The plot plan shall clearly indicate how the trash and recycling enclosures shall be accessed by the hauler. Prior to final building inspection, the applicant shall construct the recyclables collection and loading area in compliance with the Recyclables Collection and Loading Area plot plan, as approved and stamped by the Riverside County Waste Management Department.

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. Arrangements can be made through the franchise hauler.

Prior to issuance of an occupancy permit, 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.

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

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70. PRIOR TO GRADING FINAL INSPECT

70.PLANNING. 2 USE- AGENCY CLEARANCE (cont.) (cont.) RECOMMND

County Department of Environmental Health, Environmental Protection and Oversight Division.
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.

80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

80.BS GRADE. 1 USE - 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 USE - 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

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80. PRIOR TO BLDG PRMT ISSUANCE

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

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 - FOOD PLANS REQD RECOMMND

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.

80.E HEALTH. 2 USE - POOL PLANS REQD RECOMMND

A set of three complete plans for the swimming pool/spa must be submitted to verify compliance with the California Administrative Code, the California Health and Safety Code and the Uniform Plumbing Code.

80.E HEALTH. 4 SUP - SEPTIC PLOT PLAN RECOMMND

A set of three detailed plans drawn to scale (1"=40' of the proposed subsurface sewage disposal system including the 100% expansion area is required.

Please be aware that in accordance with Assembly Bill 885, the State Water Resources Control Board will be adopting, in the near future, regulations or standards for the permitting and operation of all onsite sewage treatment systems, including septic tanks. These regulations or standards may require monitoring for these treatment systems including septic tanks.

A design rate of 20 square feet per 100 gallons is required for the septic systems.

80.E HEALTH. 5 USE - WATER WILL SERVE RECOMMND

A "will serve" letter is required from the agency/agencies serving potable water.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.E HEALTH. 6 USE - C-42 Certifications RECOMMND

Submit C-42 septic certifications for all existing onsite wastewater treatment systems to remain.

80.E HEALTH. 7 USE - WELL PERMIT RECOMMND

The proposed well must be drilled under permit with Environmental Health Department in accordance with Riverside County Ordinance 682. If the well is to be used to fill any public/semi public swimming pools, the well must be drilled to "Community" well standards by a C-57 contractor. The plans must show adequate backflow protection from the irrigation system.

FIRE DEPARTMENT

80.FIRE. 1 USE-#4-WATER PLANS RECOMMND

The applicant or developer shall separately submit two copies of the water system plans to the Fire Department for review and approval. Calculated velocities shall not exceed 10 feet per second. Plans shall conform to the fire hydrant types, location and spacing, and the system shall meet the fire flow requirements.

Plans shall be signed and approved by a registered civil engineer and the local water company with the following certification: "I certify that the design of the water system is in accordance with the requirements prescribed by the Riverside County Fire Department."

PLANNING DEPARTMENT

80.PLANNING. 4 USE - BLOWSAND & DUST CONTROL RECOMMND

The permit holder shall institute blowsand and dust control measures during grading and shall note or show the measures to be used on their grading plans.

These measures shall include, but not be limited to:

a) The use of irrigation during any construction activities;

b) planting of cover crop or vegetation upon previously graded but undeveloped portions of the site;

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80.PLANNING. 4 USE - BLOWSAND & DUST CONTROL (cont.) RECOMMND

and c) provision of windbreaks or windrows, fencing, and/or landscaping to reduce the effects upon adjacent properties and property owners. The permittee shall comply with the directives of the Director of the Building and Safety Department with regards to the applicable sections of Ordinance No. 484 (Blowsand Control) and Ordinance No. 742 (Control of Fugitive Dust/PM10 in Urban Areas).

80.PLANNING. 6 USE - CONFORM TO ELEVATIONS RECOMMND

Elevations of all buildings and structures submitted for building plan check approval shall be in substantial conformance with the elevations shown on APPROVED EXHIBIT B.

80.PLANNING. 7 USE- CONFORM TO FLOOR PLANS RECOMMND

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

80.PLANNING. 8 USE - ROOF EQUIPMENT SHIELDING RECOMMND

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

80.PLANNING. 13 USE - FENCING PLAN REQUIRED RECOMMND

A fencing plan shall be submitted showing all wall and fence locations and typical views of all types of fences or walls proposed. This plan shall require anti-graffiti coatings on fences and walls, where applicable.

80.PLANNING. 23 USE- 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 contained in their letter dated August 13, 2010, summarized as follows:

Prior to issuance of a building permit, the applicant shall submit three (3) copies of a Recyclables Collection and Loading Area plot plan to the Riverside County Waste Management Department for review and approval. The plot plan shall conform to Design Guidelines for Recyclables

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 23

USE- AGENCY CLEARANCE (cont.)

RECOMMND

Collection and Loading Areas, provided by the Waste Management Department and shall show the location of an access to the collection area for recyclable materials, along with its dimensions and construction detail, including elevation/farade, construction materials, and signage. The plot plan shall clearly indicate how the trash and recycling enclosures shall be accessed by the hauler. Prior to final building inspection, the applicant shall construct the recyclables collection and loading area in compliance with the Recyclables Collection and Loading Area plot plan, as approved and stamped by the Riverside County Waste Management Department.

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. Arrangements can be made through the franchise hauler.

Prior to issuance of an occupancy permit, 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.

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

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

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80.PLANNING. 23 USE- AGENCY CLEARANCE (cont.) (cont.) RECOMMND

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.

80.PLANNING. 28 USE - SCHOOL MITIGATION RECOMMND

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

80.PLANNING. 38 USE - FEE BALANCE RECOMMND

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

80.PLANNING. 39 MAP- STRUCTURE ACCESS AND USE RECOMMND

Prior to any use or access to the concrete sculpture area, the applicant shall obtain a building permit and an approved final inspection from the Building Department. All building plan submittal requirements, construction without permit requirements and fee payments shall apply.

TRANS DEPARTMENT

80.TRANS. 2 USE - LC LANDSCAPE PLOT PLAN RECOMMND

Prior to issuance of building permits, the developer/permit holder shall file a Landscaping Minor Plot Plan Application to the Riverside County Transportation Department 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;

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80.TRANS. 2

USE - LC LANDSCAPE PLOT PLAN (cont.)

RECOMMND

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

NOTE:

- 1)Landscaping plans for areas within the road right-of-way shall be submitted for review and approval by the Transportation Department only.
2)When the Landscaping Plot Plan is located within a special district such as Valley-Wide Recreation and Park District, Jurupa Community Services District, Coachella Valley Water District, a County Service Area (CSA) or other maintenance district, 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 that the subject District has approved said plans.

As part of the plan check review process and request for condition clearance, the developer/permit holder shall show proof of the approved landscaping plot plan by providing the Plot Plan number. The Transportation department 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 shall clear this condition.

80.TRANS. 3

USE - LC LANDSCAPE SECURITIES

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

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80.TRANS. 3

USE - LC LANDSCAPE SECURITIES (cont.)

RECOMMND

the Riverside County Transportation Department, Landscape Division. Once the Transportation Department has approved the estimate, the developer/permit holder shall submit the estimate to the Riverside County Department of Building and Safety who will then provide the developer/permit holder with the requisite forms. The required forms shall be completed and submitted to Building and Safety for processing and review in conjunction with County Counsel. Upon determination of compliance, the Department of Building and Safety 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.

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. 4

USE - LC LNDSCPNG PROJ SPECIFC

RECOMMND

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

1. Landscape and Irrigation plans shall (also) be reviewed by CVWD and approved, or a letter from CVWD stating a review is not required.
2. Parking spaces #28 through #52 will be required to meet the shading required ment outlined in Ord. 348 section 18.12

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90. PRIOR TO BLDG FINAL INSPECTION

B&S DEPARTMENT

90.B&S. 1

BP-FEMA FORM APPRVL REQUIRED

RECOMMND

Prior to building permit final, a development in FEMA mapped flood zones "A" or "AO" shall provide a FEMA form, filled out, wet stamped and signed by a registered civil engineer or licensed land surveyor, to the Building and Safety Department Grading Division.

The Grading division will transmit the form to the proper flood control district for their review and approval.

Upon receipt of their approval, this condition will be classified as "MET" and the building permit will be eligible for final approval.

BS GRADE DEPARTMENT

90.BS GRADE. 5

USE - REQ'D GRADING INSP'S

RECOMMND

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

1.Precise grade inspection of entire permit area.

a.Precise Grade Inspection

b.Inspection of completed onsite storm drain facilities

90.BS GRADE. 6

USE - 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 the entire site from a Registered Civil Engineer certifying that the precise grading was completed in conformance with the approved grading plan.

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90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 6 USE - PRECISE GRDG APPROVAL (cont.) RECOMMND

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

E HEALTH DEPARTMENT

90.E HEALTH. 1 USE - HAZMAT BUS PLAN RECOMMND

The facility will require a business emergency plan for the storage of hazardous materials greater than 55 gallons, 200 cubic feet or 500 pounds, or any acutely hazardous materials or extremely hazardous substances.

90.E HEALTH. 2 USE - HAZMAT REVIEW RECOMMND

If further review of the site indicates additional environmental health issues, the Hazardous Materials Management Division reserves the right to regulate the business in accordance with applicable County Ordinances.

90.E HEALTH. 3 USE - HAZMAT CONTACT RECOMMND

Contact a Hazardous Materials Specialist, Hazardous Materials Management Division, at (951) 358-5055 for any additional requirements.

90.E HEALTH. 4 USE- E.HEALTH CLEARANCE REQ RECOMMND

Environmental Health Clearance prior to final inspection.

FIRE DEPARTMENT

90.FIRE. 1 USE-#45-FIRE LANES RECOMMND

The applicant shall prepare and submit to the Fire Department for approval, a site plan designating required fire lanes with appropriate lane painting and/or signs.(If applicable)

90.FIRE. 2 USE-#66-DISPLAY BOARDS RECOMMND

Display Board will be as follows: The main complex shall have an illuminated diagrammatic representation of the actual layout which shows name of complex, all streets, building designators, unit members, and fire hydrant

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90.FIRE. 2 USE-#66-DISPLAY BOARDS (cont.) RECOMMND

locations within dimension and located next to roadway access. The minimum size shall be no less than 4 feet x 4 feet.

90.FIRE. 3 USE-#27-EXTINGUISHERS RECOMMND

Install portable fire extinguishers with a minimum rating of 2A-10BC and signage. Fire Extinguishers located in public areas shall be in recessed cabinets mounted 48" (inches) to center above floor level with maximum 4" projection from the wall. Contact Fire Department for proper placement of equipment prior to installation.

90.FIRE. 4 USE-#36-HOOD DUCTS RECOMMND

A U.L. 300 hood duct fire extinguishing system must be installed over the cooking equipment. Wet chemical extinguishing system must provide automatic shutdown of all electrical componets and outlets under the hood upon activation. System must be installed by a licensed C-16 contractor. Plans must be submitted with current fee to the Fire Department for review and approval prior to installation.

NOTE: A dedicated alarm system is not required to be installed for the exclusive purpose of monitoring this suppression system. However, a new or pre-existing alarm system must be connected to the extinguishing system. (* separate fire alarm plans must be submitted for connection)This condition is meant for the existing kitchen/hood in the main building to make sure it is up to code. If none-disregard.

PLANNING DEPARTMENT

90.PLANNING. 6 USE - PARKING PAVING MATERIAL RECOMMND

A minimum of 55 parking spaces shall be provided as shown on the APPROVED EXHIBIT A, unless otherwise approved by the Planning Department. The new parking area shall be surfaced to current standards as approved by the Department of Building and Safety.

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90.PLANNING. 7 USE- ACCESSIBLE PARKING

RECOMMND

A minimum of 3 accessible parking spaces for persons with disabilities shall be provided as shown on APPROVED EXHIBIT A. Each parking space reserved for persons with disabilities shall be identified by a permanently affixed reflectorized sign constructed of porcelain on steel, beaded text or equal, displaying the International Symbol of Accessibility. The sign shall not be smaller than 70 square inches in area and shall be centered at the interior end of the parking space at a minimum height of 80 inches from the bottom of the sign to the parking space finished grade, or centered at a minimum height of 36 inches from the parking space finished grade, ground, or sidewalk. A sign shall also be posted in a conspicuous place, at each entrance to the off-street parking facility, not less than 17 inches by 22 inches, clearly and conspicuously stating the following:

"Unauthorized vehicles not displaying distinguishing placards or license plates issued for physically handicapped persons may be towed away at owner's expense. Towed vehicles may be reclaimed at ____ or by telephoning ____."

In addition to the above requirements, the surface of each parking space shall have a surface identification sign duplicating the symbol of accessibility in blue paint of at least 3 square feet in size.

90.PLANNING. 12 USE - ROOF EQUIPMENT SHIELDING

RECOMMND

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

90.PLANNING. 13 USE - NO ROOF EQUIPMENT

RECOMMND

Roof-mounted equipment for residential units shall not be permitted within the project site.

90.PLANNING. 20 USE - EXISTING STRUCTURES

RECOMMND

All existing buildings, structures and uses on the entire property shall conform to all the applicable requirements of Ordinance No. 348 and Ordinance No. 457, and the conditions of this permit.

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 23 USE- WALL & FENCE LOCATIONS RECOMMND

Wall and/or fence locations shall be in conformance with
APPROVED EXHIBIT A.

90.PLANNING. 24 USE - PHASES MUST BE COMPLETE RECOMMND

If the project has been phased, all facilities meant to
serve the current phase of development shall be installed
in a usable condition. Project landscaping may not all be
deferred until the final phase.

90.PLANNING. 25 USE - CONDITION COMPLIANCE RECOMMND

The Department of Building and Safety shall verify that
the Development Standards of this approval and all other
preceding conditions have been complied with prior to any
use allowed by this permit.

90.PLANNING. 26 USE - PARKING DUST TREATMENT RECOMMND

The parking and driveway areas shall be improved with a
base of decomposed granite compacted to a minimum
thickness of three (3) inches, or with an equivalent
treatment, such as non-toxic chemical soil stabilization,
to prevent the emission of fugitive dust and/or blowsand.

90.PLANNING. 27 USE - POOL AND SPA FENCING RECOMMND

All swimming pools and spas shall be properly enclosed with
minimum five (5) foot high fencing and self-latching gates
as required by the state building code (Title 24),
notwithstanding any other provisions of Ordinance No. 421
to the contrary. Commercial/Public Swimming pools and spas
shall provide or access by physically-handicapped persons.]

90.PLANNING. 28 USE- 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 August 24, 2010,
summarized as follows:

Prior to issuance of a building permit, the applicant shall
submit three (3) copies of a Recyclables Collection and
Loading Area plot plan to the Riverside County Waste
Management Department for review and approval. The plot

07/28/15
13:19

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 48

PLOT PLAN: TRANSMITTED Case #: PP24637

Parcel: 659-020-005

90. PRIOR TO BLDG FINAL INSPECTION

90. PLANNING. 28 USE- AGENCY CLEARANCE (cont.)

RECOMMND

plan shall conform to Design Guidelines for Recyclables Collection and Loading Areas, provided by the Waste Management Department and shall show the location of an access to the collection area for recyclable materials, along with its dimensions and construction detail, including elevation/farade, construction materials, and signage. The plot plan shall clearly indicate how the trash and recycling enclosures shall be accessed by the hauler. Prior to final building inspection, the applicant shall construct the recyclables collection and loading area in compliance with the Recyclables Collection and Loading Area plot plan, as approved and stamped by the Riverside County Waste Management Department.

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. Arrangements can be made through the franchise hauler.

Prior to issuance of an occupancy permit, 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.

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

Use Mulch and/or compost in the development and maintenance

07/28/15
13:19

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 49

PLOT PLAN:TRANSMITTED Case #: PP24637

Parcel: 659-020-005

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 28 USE- AGENCY CLEARANCE (cont.) (cont.) RECOMMND

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.

90.PLANNING. 30 USE - ORD 875 O S FEE (2) RECOMMND

Prior to the issuance of a certificate of occupancy, or upon building permit final inspection prior to use or occupancy for cases without final inspection or certificate of occupancy (such as an SMP)], whichever comes first, the applicant shall comply with the provisions of Riverside County Ordinance No. 875, which requires the payment of the appropriate fee set forth in the Ordinance. The amount of the fee will be based on the "Project Area" as defined in the Ordinance and the aforementioned Condition of Approval. The Project Area for Plot Plan No. 24637 is calculated to be 10.1 acres. 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 rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

TRANS DEPARTMENT

90.TRANS. 1 USE - LC LNDS CP 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. In the event that an open landscape case is not available, then the applicant shall open a FEE ONLY case to conduct inspections. The deposit required for landscape inspections shall be determined by the Riverside County Landscape Division. The Transportation Department shall clear this condition upon determination of compliance.

07/28/15
13:19

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 50

PLOT PLAN:TRANSMITTED Case #: PP24637

Parcel: 659-020-005

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 2

USE - LANDSCPE INSPCTN RQRMNTS

RECOMMND

The permit holder's (or on-site representative) landscape architect is responsible for preparing the landscaping and irrigation plans and shall arrange for an installation inspection with the Transportation Department at least five (5) working days prior to the installation of any landscape or irrigation components.

Upon successful completion of the installation inspection, the applicant will arrange for a 6th-month installation inspection at least five (5) working days prior to the final building inspection or issuance of the occupancy permit, whichever occurs first, and comply with the Transportation Department's (80.TRANS) condition entitled "USE-LANDSCAPING SECURITY" and (90.TRANS) condition entitled "LANDSCAPE INSPECTION DEPOSIT." Upon successful completion of the installation inspection, the County Transportation Department's 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 and the Department of Building and Safety. The Transportation Department shall clear this condition upon determination of compliance.

90.TRANS. 3

USE - LC COMPLY W/ LANDSCP/ IRR

RECOMMND

The developer/permit holder shall coordinate with their designated landscape representative and the Riverside County Transportation Department's 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 Riverside County Transportation Department's landscape inspector shall determine compliance with this condition and execute a Landscape Certificate of Completion. Upon determination of compliance, the Transportation Department shall clear this condition.

LAND DEVELOPMENT COMMITTEE
3RD CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE
P.O. Box 1409
Riverside, CA 92502-1409

DATE: May 21, 2015

TO		
Riv. Co. Transportation Dept. - DEZ	Riv. Co. Fire Dept. - DEZ	Riv. Co. Environmental Programs Dept.
Riv. Co. Environmental Health Dept. - DEZ	Riv. Co. Building & Safety - Grading	P.D. Geology Section-D. Jones
Coachella Valley Water District	Riv. Co. Building & Safety - Plan Check	P.D. Landscaping Section-Mark Hughes
Riv. Co. Flood	Riv. Co. Parks & Open Space District	P.D. Archaeology Section-Heather Thomson

PLOT PLAN NO. 24637 AMENDED NO. 3 – EA42350 – Applicant: We Care Management, Inc. – Engineer/Representative: MSA Consulting - Fourth Supervisorial District – Pass & Desert Zoning District – Western Coachella Valley Community Area Plan: Rural: Rural Residential (R: RR) (5 Acre Minimum) – Location: Northerly of 20th Street, southerly of 18th Street, easterly of Long Canyon Road, westerly of Bennett Street, located at 18000 Long Canyon Road, Desert Hot Springs, Ca. – 10.11 Gross Acres – Zoning: Controlled Development Areas (W-2) – **REQUEST:** To entitle an existing unentitled guest ranch with a focus on healthy living with recreational activities, lectures, leisure gather, and overnight stay with 17 individual guest rooms, for a total of 17,895 sq.ft. of building area on 10.11 gross acres. – APN(s): 659-020-002; 659-020-026, and portion of 659-020-005 – Concurrent Cases: EA42350, CFG05712, GEO02211- Related Cases: PAR00276, PAR01095, COC05046 – Code Violations: CV0912874 & CV0912875

Routes in LMS have only been added for those departments that previously required corrections (denials). We are still requesting that your department review the attached map(s) and/or exhibit(s) for the above-described project. **If your department is not provided a route line, but you elect to provide comments (denial to the route) you may add a route for your department.** Otherwise please assure your files reflect this stamped version of the document and review any conditions accordingly. This case is scheduled for a **LDC comments on December 11, 2014.** All LDC Members please have draft conditions in the Land Management System on or before the above date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the routing on or before the above date. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing. Please keep ahold of this exhibit for your files as it supersedes previously transmitted exhibits. The following departments received a route on this project:

PLANNING, EPD, GEOLOGY, TRANSPORTATION, ENVIRONMENTAL HEALTH, FIRE, BUILDING & SAFETY: GRADING, BUILDING & SAFETY: PLAN CHECK,

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**.

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: October 10, 2012

TO

Riv. Co. Transportation Dept.- Palm Desert
Riv. Co. Environmental Health Dept.
Riv. Co. Flood Control District
Riv. Co. Fire Dept.- Palm Desert

Riv. Co. Building & Safety – Grading
Riv. Co. Building & Safety – Plan Check
Riv. Co. Parks & Open Space District
Riv. Co. Environmental Programs Division

P.D. Geology Section
P.D. Landscaping Section
P.D. Archaeology Section

PLOT PLAN NO. 24637– EA42350 – Applicant: We Care Management, Inc. – Engineer/Representative: Rick Stokes - Fourth Supervisorial District – Pass & Desert Zoning District – Western Coachella Valley Community Area Plan: Rural: Rural Residential (R: RR) (5 Acre Minimum) – Location: Northerly of 20th Street, southerly of 18th Street, easterly of Long Canyon Road, westerly of Bennett Street, located at 18000 Long Canyon Road, Desert Hot Springs, Ca. – 10.11 Gross Acres – Zoning: Controlled Development Areas (W-2) – REQUEST: To permit an existing guest ranch and educational institution with a focus on healthy living with recreational activities, lectures, leisure gathers, and 15 individual guest rooms. – APN(s): 659-020-002; 026 – Concurrent Cases: EA42350, CFG05712, GEO02211- Related Cases: PAR00276, PAR01095, COC05046 – Code Violations: CV0912874 & CV0912875

Please review the attached **Amended** map(s) and/or exhibit(s) for the above-mentioned project. Any further comments, recommendations, and/or conditions are requested prior to the pending **November 1, 2012 DRT Comment Agenda** deadline, in order that they may be incorporated in the staff report package for this project.

Should you have any questions regarding this item, please do not hesitate to contact **Paul Rull, (951) 955-0972**, Project Planner, or e-mail at **prull@rctlma.org / MAILSTOP #: 1070**

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.



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

September 19, 2013

Redwine and Sherrill, Attorneys

File: 0163.1
0421.1
0721.1
1150.011
Geo. 030515-2
PZ 13-4858

RECEIVED
SEP 23 2013

ADMINISTRATION
RIVERSIDE COUNTY
PLANNING DEPARTMENT

Paul Rull
Riverside County Planning Department
4080 Lemon Street, 9th Floor
Riverside, CA 92501

Dear Mr. Rull:

Subject: Plot Plan No. 24637 (18000 Long Canyon Spa)

This area is not within the boundaries of the stormwater unit of the Coachella Valley Water District (CVWD).

This project lies within the Study Area Boundary of the 2010 Coachella Valley Water Management Plan Update.

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.

Paul Rull
Riverside County
Planning Department

2

September 19, 2013

CVWD requires laundromats and commercial establishments with laundry facilities to install a lint trap. The size of the lint trap will be determined and approved by CVWD. Installation of the lint trap will be inspected by CVWD.

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
38-686 El Cerrito Road
Palm Desert, CA 92211

Alan French
Riverside County Department of Transportation
4080 Lemon Street, 8th Floor
Riverside, CA 92501

Mike Mistica
County of Riverside, Department of Environmental Health
Land Use & Water Resources Program
3880 North Lemon Street, Suite 200
Riverside, CA 92501-3374

cc: We Care Spa
c/o Susan Lombardi
18-000 Long Canyon Road
Desert Hot Springs, CA 92241

SL:ch/eng/sw/13/September/Plot Plan 24637





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

Best Best & Krieger LLP, Attorneys

December 1, 2014

File: 0163.1
0421.1
0721.1
1150.011
Geo. 030515-2
PZ 14-5963

Paul Rull
Riverside County Planning Department
PO Box 1409
Riverside, CA 92502-1409

Dear Mr. Rull:

Subject: Plot Plan No. 24637 Amended No. 3-EA42350

This area is not within the boundaries of the stormwater unit of Coachella Valley Water District (CVWD).

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

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

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

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

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

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

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

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

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

Sincerely,



Carrie Oliphant
Engineering Manager



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, 8th Floor
Riverside, CA 92501

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

DHS We Care Inc.
c/o Susan Belen Lombardi
18000 Long Canyon Road
Desert Hot Springs, CA 92241

SL: ms\Eng\Dev Srvs\2014\Nov\Dev Review PP 24637.doc

August 13, 2010

RECEIVED

AUG 24 2010

Riverside County
Planning Department
Desert Office

David Mares, Project Planner
Riverside County Planning Department
38-686 El Cerrito Road
Palm Desert, CA 92211

RE: Plot Plan (PP) No. 24637

Proposal: The PP is for an existing guest ranch and a future project which includes 16 additional rooms

APN: 659-020-002;-003;-005;-026

Dear Mr. Mares:

The Riverside County Waste Management Department (Department) has reviewed the proposed project located south of 18th Street, north of 20th Street, and west of Bennett Street, in the Western Coachella Valley Area Plan. In order to mitigate the project's potential solid waste impacts and to help the County's efforts to comply with State law in diverting solid waste from landfill disposal, the Department is recommending that the following conditions be made a part of any Conditions of Approval for the project:

Applicable if trash enclosures are required for the project:

1. **Prior to issuance of a building permit**, the applicant shall submit three (3) copies of a Recyclables Collection and Loading Area plot plan to the Riverside County Waste Management Department for review and approval. The plot plan shall conform to ***Design Guidelines for Recyclables Collection and Loading Areas***, provided by the Waste Management Department, and shall show the location of and access to the collection area for recyclable materials, along with its dimensions and construction detail, including elevation/façade, construction materials and signage. The plot plan shall clearly indicate how the trash and recycling enclosures shall be accessed by the hauler.

Applicable if trash enclosures are required for the project:

2. **Prior to final building inspection**, the applicant shall construct the recyclables collection and loading area in compliance with the Recyclables Collection and Loading Area plot plan, as approved and stamped by the Riverside County Waste Management Department.
3. **Prior to issuance of 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. Arrangements can be made through the franchise hauler.

4. **Prior to issuance of an occupancy permit**, 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.
5. Hazardous materials are not accepted at Riverside County landfills. In compliance with federal, state, and local regulations and ordinances, any hazardous waste generated in association with the project shall be disposed of at a permitted Hazardous Waste disposal facility. Hazardous waste materials include, but are not limited to, paint, batteries, oil, asbestos, and solvents. For further information regarding the determination, transport, and disposal of hazardous waste, please contact the Riverside County Department of Environmental Health, Environmental Protection and Oversight Division, at 1.888.722.4234.
6. 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.
7. Consider xeriscaping and using drought tolerant/low maintenance vegetation in all landscaped areas of the project.

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

Sincerely,



Ryan Ross
Planner IV



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



George A. Johnson
Agency Director

<i>Katherine Gifford</i>	<i>Ron Goldman</i>	<i>Juan C. Perez</i>	<i>Mike Lara</i>	<i>John Boyd</i>	<i>Carolyn Syms</i>
<i>Director,</i>	<i>Director,</i>	<i>Director,</i>	<i>Director,</i>	<i>Director,</i>	<i>Luna</i>
<i>Administrative</i>	<i>Planning</i>	<i>Transportation</i>	<i>Building & Safety</i>	<i>Code</i>	<i>Director,</i>
<i>Services</i>	<i>Department</i>	<i>Department</i>	<i>Department</i>	<i>Enforcement</i>	<i>Environmental</i>
<i>Department</i>				<i>Department</i>	<i>Programs Department</i>

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 We Care Management hereafter "Applicant" and We Care Properties Property Owner".

Description of application/permit use:

Guest Ranch

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.

4080 Lemon Street, 14th Floor • Riverside, California 92501 • (951) 955-6838
P. O. Box 1605 • Riverside, California 92502-1605 • FAX (951) 955-6879

- 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): 659-020-026, 002, 003 and 005

Property Location or Address:

18000 Long Canyon Rd. Desert Hot Springs, CA 92241

2. PROPERTY OWNER INFORMATION:

Property Owner Name: We Care Properties, ^{LP} LLC Phone No.: (760) 251-2261
Firm Name: We Care Properties, ^{LP} LLC Email: _____

Address: 1800 Long Canyon Rd.
Desert Hot Springs, CA 92241

3. APPLICANT INFORMATION:

Applicant Name: We Care Management, Inc. Phone No.: _____
Firm Name: _____ Email: _____

Address (if different from property owner)

4. SIGNATURES:

Signature of Applicant: Susana Belen Date: 7-9-10
Print Name and Title: Susana Belen - Secretary

Signature of Property Owner: Susana Belen Date: 7-9-10
Print Name and Title: Susana Belen - General Partner

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

FOR COUNTY OF RIVERSIDE USE ONLY

Application or Permit (s):# _____

Set #: _____ Application Date: _____

COUNTY OF RIVERSIDE

TRANSPORTATION AND LAND MANAGEMENT AGENCY

Planning Department

Ron Goldman - Planning Director

Set ID #: 1C006027

APPLICATION FOR LAND USE AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

☒ PLOT PLAN
☐ REVISED PERMIT

☒ ^{RS} CONDITIONAL USE PERMIT
☐ PUBLIC USE PERMIT

☐ TEMPORARY USE PERMIT
☐ VARIANCE

EA42350/CP605712
INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

CASE NUMBER: PP24637 ^{RS} DATE SUBMITTED: 7.15.2010

APPLICATION INFORMATION

Applicant's Name: We Care Management, Inc. E-Mail: susanlombardi123@gmail.com

Mailing Address: 18000 Long Canyon Rd
Desert Hot Springs, CA 92241
City State ZIP

Daytime Phone No: (760) 559-5555 Fax No: ()

Engineer/Representative's Name: Rick Stokes E-Mail: stokes@57zip.com

Mailing Address: PO Box 12585
Palm Desert, CA 92255
City State ZIP

Daytime Phone No: (760) 285-5388 Fax No: () None

Property Owner's Name: We Care Properties, LP E-Mail:

Mailing Address: 18000 Long Canyon Rd.
Desert Hot Springs, CA 92241
City State ZIP

Daytime Phone No: (760) 559-5555 Fax No: ()

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.

Riverside Office - 4080 Lemon Street, 9th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 - Fax (951) 955-3157

Desert Office - 38686 El Cerrito Road
Palm Desert, California 92211
(760) 863-8277 - Fax (760) 863-7555

APPLICATION FOR LAND USE AND DEVELOPMENT

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.

SUSAN LOMBARDI

PRINTED NAME OF APPLICANT

Susan Lombardi
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.

WE CARE PROPERTIES, LP

PRINTED NAME OF PROPERTY OWNER(S)

SEE ATTACHED SHEET

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.

☒ See attached sheet(s) for ~~other~~ property owners' signatures ~~on~~

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 659-020-002; 003; 005 and 026

Section: 15 Township: 3S Range: 5E

Approximate Gross Acreage: 20.18 acres

General location (nearby or cross streets): North of 20th St., South of 18th St., East of Lang Canyon, West of Bennett St.

Thomas Brothers map, edition year, page number, and coordinates: 727-E2

APPLICATION FOR LAND USE AND DEVELOPMENT

Proposal (describe project, indicate the number of proposed lots/parcels, units, and the schedule of the subdivision, Vesting Map, PRD):

Plot Plan^{RS} for existing guest ranch. Existing
14 rooms with recreation, health and community room.
Proposed future project to include 16 additional room with
undefined amenities

Related cases filed in conjunction with this request:

None

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

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) _____

Will the proposal eventually require landscaping either on-site or as part of a road improvement or other common area improvements? Yes ☐ No ☒

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) 2 miles

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: N/A

Estimated amount of fill = cubic yards N/A

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


Import _____ Export _____ Neither _____

Applicant Case Number _____ We Care Properties, LP, a California
Limited Partnership

By Its GENERAL PARTNER

WE CARE MANAGEMENT, INC.
a California corporation

By: 
Susan Beatriz Lombardi
President

By: 
Susana Belen
Secretary

APPLICATION FOR LAND USE AND DEVELOPMENT

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) N/A sq. ft.

Is the development proposal 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 development project area 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

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) R. Stokes

Date 07/14/10

Owner/Representative (2) _____

Date _____

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

A PUBLIC HEARING has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the **RIVERSIDE COUNTY DIRECTOR'S HEARING** to consider the project shown below:

PLOT PLAN NO. 24637– Intent to Adopt a Mitigated Negative Declaration – Applicant: We Care Management, Inc. – Engineer/Representative: Rick Stokes - Fourth Supervisorial District – Pass & Desert Zoning District – Western Coachella Valley Community Area Plan: Rural: Rural Residential (R:RR) (5 Acre Minimum) – Location: Northerly of 20th Street, southerly of 18th Street, easterly of Long Canyon Road, and westerly of Bennett Street, located at 18000 Long Canyon Road, Desert Hot Springs – 10.11 Gross Acres – Zoning: Controlled Development Areas (W-2) – **REQUEST:** To permit an existing guest ranch and educational institution with a focus on healthy living with recreational activities, lectures, leisure gathers, and 15 individual guest rooms.

TIME OF HEARING: **1:30 pm** or as soon as possible thereafter
 August 17, 2015
 DESERT PERMIT CENTER
 77-588 EL DUNA COURT, SUTIE H
 PALM DESERT, CA 92211

For further information regarding this project, please contact Project Planner, Peter Lange, at 951-955-1417 or email plange@rctlma.org or go to the County Planning Department's Director's Hearing 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 Director 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 Director, and the Planning Director 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 Director at, or prior to, the public hearing. Be advised that, as a result of public hearings and comment, the Planning Director 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: Peter Lange
P.O. Box 1409, Riverside, CA 92502-1409

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 5/22/2015.

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

APN (s) or case numbers PP24637 For

Company or Individual's Name Planning Department,

Distance buffered 2000'.

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

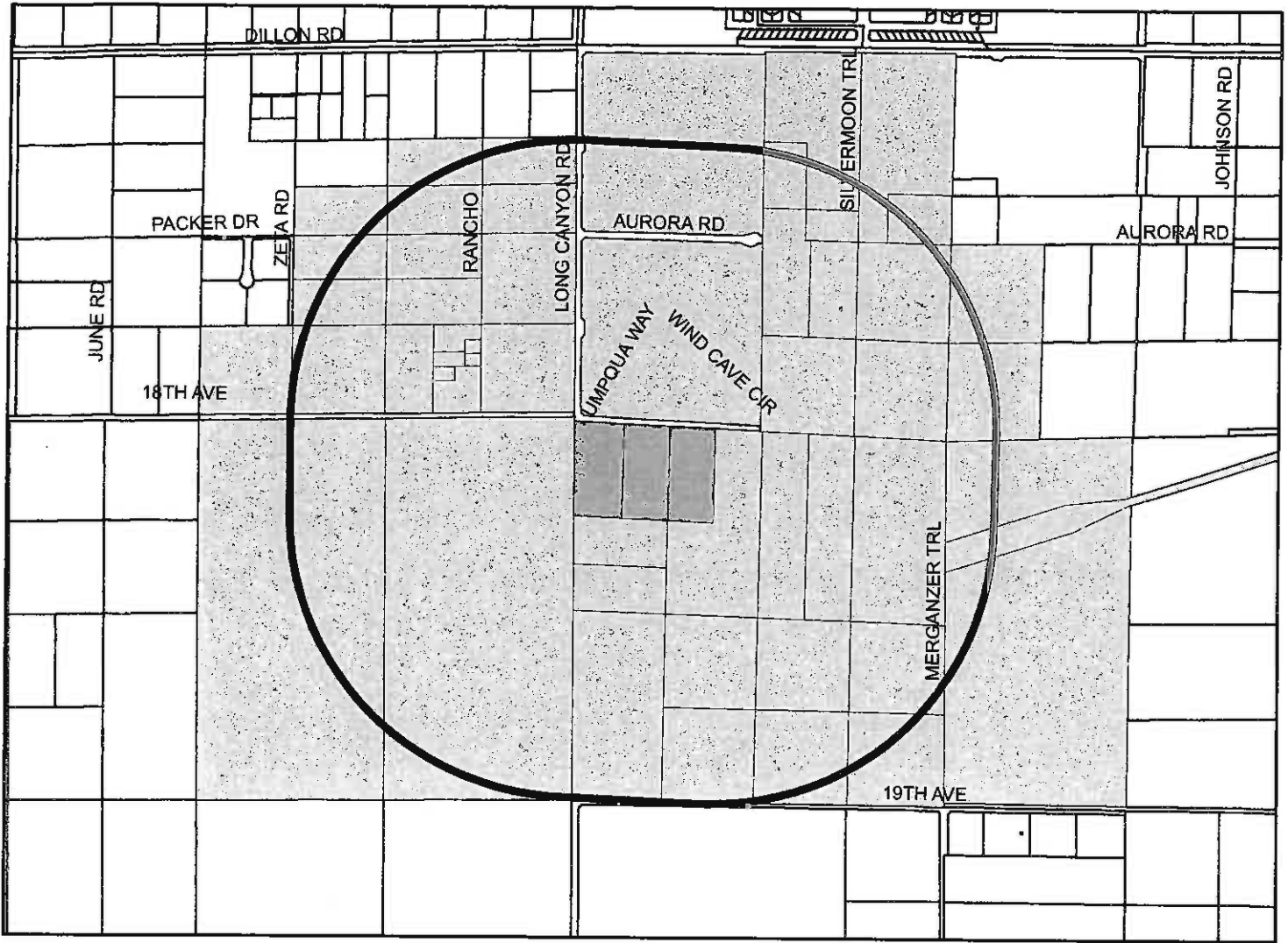
TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

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

PP24637 (2000 feet buffer)



Selected Parcels

659-020-010	659-020-006	654-170-062	656-380-022	656-390-002	654-170-016	654-170-019	659-020-036	656-390-011	657-430-015
656-390-025	659-020-037	659-020-039	656-390-006	654-170-009	654-170-010	654-170-053	654-170-013	656-380-021	656-390-028
656-380-020	654-170-012	654-170-065	656-390-015	656-390-027	659-020-038	654-170-051	654-170-004	656-390-024	656-390-003
659-020-017	659-020-029	656-390-010	656-390-017	656-390-018	659-020-035	656-390-007	656-390-026	654-170-011	654-170-050
654-170-052	656-390-008	659-020-005	659-020-008	659-020-009	659-020-002	659-020-003	659-020-004	659-020-026	659-020-032
659-020-033	659-020-034	656-380-023	656-380-024	657-430-016					



1,200 600 0 1,200 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: 654170004, APN: 654170004
CINDY NANCE, ETAL
C/O CINDY ANN NANCE
69875 SILVER MOON TR
DSRT HOT SPG CA 92241

ASMT: 654170053, APN: 654170053
JAMES LANDELLS
P O BOX 2373
PALM SPRINGS CA 92263

ASMT: 654170012, APN: 654170012
NORMA MARTIN, ETAL
31547 WHISPERING PALMS
CATHEDRAL CITY CA 92234

ASMT: 654170062, APN: 654170062
SPACE GROUP INC, ETAL
P O BOX 24066
LOS ANGELES CA 90024

ASMT: 654170013, APN: 654170013
JEANNETTE BELDA
16654 SOLEDAD CYN RD 210
SANTA CLARITA CA 96753

ASMT: 654170065, APN: 654170065
HILLTOP FAMILY DEV INC, ETAL
14270 EL MESA DR
RIVERSIDE CA 92503

ASMT: 654170019, APN: 654170019
CAROLE HEERMANN, ETAL
39809 NW CARDAI HILL RD
WOODLAND WA 98674

ASMT: 656380020, APN: 656380020
LAZARO DIAZ
68701 DILLON RD
DSRT HOT SPG CA 92240

ASMT: 654170050, APN: 654170050
SCOTT STEVENS
48191 CRESTVIEW DR
PALM DESERT CA 92260

ASMT: 656380021, APN: 656380021
JOHN INGALLS
17325 RANCHO RD
DSRT HOT SPG, CA. 92240

ASMT: 654170051, APN: 654170051
MISSION SPRINGS WATER DIST
66575 2ND ST
DESERT HOT SPRINGS CA 92240

ASMT: 656380022, APN: 656380022
SYLVIA SALAZAR, ETAL
P O BOX 9023
SAN DIEGO CA 92169

ASMT: 654170052, APN: 654170052
SCOTT STEVENS
69391 DILLON RD
DSRT HOT SPG, CA. 92241

ASMT: 656380024, APN: 656380024
WOLFGANG NEUHASULER
3081 HILLVIEW CT
SURREY BC CANADA V3S 0C3

ASMT: 656390002, APN: 656390002
PATRICIA CHAVEZ, ETAL
69090 AVD SANTA HELENA
CATHEDRAL CY CA 92234

ASMT: 656390024, APN: 656390024
PAMELA BALLARD, ETAL
32023 SHADOW MOUNTAIN LN
THOUSAND PALMS CA 92276

ASMT: 656390003, APN: 656390003
SIXTA ESCAMILLA, ETAL
31510 AVENUE SUAREZ
CATHEDRAL CY CA 92234

ASMT: 656390025, APN: 656390025
GRANDMARK DESERT PROP
C/O ELVIS ARANDA
515 VISTA BONITA
PALM DESERT CA 92260

ASMT: 656390006, APN: 656390006
MARILYN SMITH, ETAL
2929 LITTLE RIVER RD
GLIDE OR 97443

ASMT: 656390027, APN: 656390027
BEN GOLD, ETAL
C/O ELIZABETH GOLD
32742 LAMTARRA LOOP
MENIFEE CA 92584

ASMT: 656390007, APN: 656390007
ELIDIA GUTIERREZ, ETAL
31695 AVE DEL PADRE
CATHEDRAL CY CA 92234

ASMT: 656390028, APN: 656390028
ANGELICA VASQUEZ, ETAL
34761 CORREGIDOR DR
CATHEDRAL CITY CA 92234

ASMT: 656390008, APN: 656390008
STEN BERGMAN
1227 S DELAWARE AVE
OKMULGEE OK 74447

ASMT: 657430015, APN: 657430015
GARY ETCHASON
315 CORREAS ST
HALF MOON BAY CA 94019

ASMT: 656390011, APN: 656390011
DONNA FUREY, ETAL
C/O DONNA FUREY
1278 GLENNEYRE ST NO 438
LAGUNA BEACH CA 92651

ASMT: 657430016, APN: 657430016
VICTORIA MICHAELIDES, ETAL
2520 JEFFERSON ST
RIVERSIDE CA 92504

ASMT: 656390018, APN: 656390018
RALPH PIMENTEL
17975 RANCHO RD
DSRT HOT SPG, CA. 92241

ASMT: 659020004, APN: 659020004
WE CARE PROP
C/O WILLIAM S BONNHEIM
39301 BADGER ST NO 800
PALM DESERT CA 92211



ASMT: 659020006, APN: 659020006
DINA BURKE, ETAL
51 CLANCY LN S
RANCHO MIRAGE CA 92270

ASMT: 659020038, APN: 659020038
MINJU BONG
12530 N GOLDEN MIRROR DR
MARANA AZ 85658

ASMT: 659020009, APN: 659020009
CHURCHAI SOODJINDA, ETAL
19852 E ROUND HILL
WALNUT CA 91789

ASMT: 659020039, APN: 659020039
INTERNATIONAL HOLIDAY INV ESTABLISSEME
C/O CORSICANA INTERNATIONAL ETABLISSEM
GRAND BOIS P O BOX 149
CH1846 CHESSEL SWITZERLAND

ASMT: 659020010, APN: 659020010
S INV PROP, ETAL
587 5TH AVENUE 8TH FL
NEW YORK NY 10017

ASMT: 659020026, APN: 659020026
WE CARE PROP
18000 LONG CANYON RD
DSRT HOT SPG, CA. 92241

ASMT: 659020029, APN: 659020029
POOTIE PIE PROP
C/O MICHAEL D HELLMAN
222 E CARRILLO ST STE 400
SANTA BARBARA CA 93101

ASMT: 659020035, APN: 659020035
RIVERSIDE COUNTY FLOOD CONT
1995 MARKET ST
RIVERSIDE CA 92501

ASMT: 659020036, APN: 659020036
ALONSO ENCINO, ETAL
69258 PEACHTREE CT
CATHEDRAL CY CA 92234



Desert Edge Community Council
1825 3rd Street
Riverside CA 92507

Coachella Valley Water District
51501 Tyler Street
Coachella, CA 92236

Imperial Irrigation District
333 E Barioni Boulevard
Imperial, CA 92251

Southern California Gas Company
4495 Howard Avenue
Riverside, CA 92507

Verizon Engineering
9 South 4th Street
Redlands, CA 92373

Colorado River RWQCB
73-720 Fred Waring Drive, Suite 100
Palm Desert, CA 92260

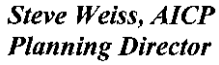
7/6/2015 9:54:18 AM

We Care Management Inc.
Attention: Susan Lombardi
18000 Long Canyon Road
Palm Springs, CA 92241

MSA Consulting
Attention: Paul DePalatis
34200 Bob Hope Drive
Rancho Mirage, CA 92270

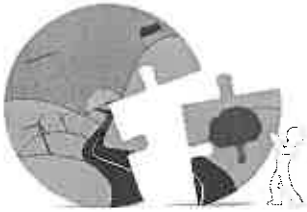
We Care Management Inc.
Attention: Susan Lombardi
18000 Long Canyon Road
Palm Springs, CA 92241

MSA Consulting
Attention: Paul DePalatis
34200 Bob Hope Drive
Rancho Mirage, CA 92270



MITIGATED NEGATIVE DECLARATION

[illegible]



Steve Weiss, AICP
Planning Director

RIVERSIDE COUNTY PLANNING DEPARTMENT

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. 423500, Plot Plan No. 24637

Project Title/Case Numbers

Peter Lange, Project Planner
County Contact Person

951-955-1417
Phone Number

N/A

State Clearinghouse Number (if submitted to the State Clearinghouse)

We Care Management Inc.
Project Applicant

18000 Long Canyon Road, Desert Hot Springs, CA 92241
Address

Northerly of 20th Street, easterly of Long Canyon Road, southerly of 18th Street, westerly of Bennett Street
Project Location

To entitle an existing unentitled guest ranch with a focus of healthy living with recreational activities, lectures, leisure gather, and overnight stay with 29 individual guest rooms on 10.1 gross acres

Project Description

This is to advise that the Riverside County Planning Director, 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 (\$2,181.25+\$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

Project Planner

Title

7/7/2015

Date

Date Received for Filing and Posting at OPR: _____

Y:\Planning Case Files-Riverside office\PP24637\DH-PC-BOS Hearings\DH-PC\NOD Form.docx

Please charge deposit fee case#: ZEA42350 ZCFG5712 \$50.00

FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

* REPRINTED * I1002028

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: WE CARE MANAGEMENT INC \$64.00
paid by: CK 5070
paid towards: CFG05712 CALIF FISH & GAME: DOC FEE
FISH & GAME FOR EA42350
at parcel #: 18000 LONG CANYON RD DHSP
appl type: CFG3

By _____ Jul 15, 2010 16:06
JCMITCHE posting date Jul 15, 2010

Account Code	Description	Amount
658353120100208100	CF&G TRUST: RECORD FEES	\$64.00

Overpayments of less than \$5.00 will not be refunded!

.Additional info at www.rctlma.org