



# RIVERSIDE COUNTY PLANNING DEPARTMENT

1:30 P.M.

JULY 17, 2017

## 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 Elizabeth Sarabia, TLMA Commission Secretary, at (951) 955-7436 or e-mail at [esarabia@rivco.org](mailto:esarabia@rivco.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:

**NONE**

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

**NONE**

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

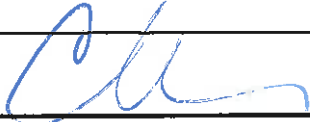
- 3.1 **TENTATIVE PARCEL MAP NO. 36837/PLOT PLAN NO. 25686** – Intent to Adopt a Negative Declaration – Owner/Applicant: Omni Washington Street Medical, LLC – Engineer/Representative: A&B Consulting Engineers – Fourth Supervisorial District – Bermuda Dunes Zoning District – Western Coachella Valley Area Plan: Community Development: Commercial Office (CD-CO) (0.25 – 1.00 Floor Area Ratio) – Location: Southerly of 41<sup>st</sup> Avenue, easterly of Washington Street, and westerly of Sparkey Way – 4.17 Acres – Zoning: General Residential – 4,000 sq. ft. (R-3-4000) – **REQUEST:** Tentative Parcel Map proposes to subdivide four (4) acres into two (2) parcels (Schedule H) of approximately two (2) acres each containing an existing two-story medical office building (14,171 sq. ft. footprint, 28,489 sq. ft. rentable/leasable space) on proposed Parcel 1 up to approximately 38 feet in height, and, Plot Plan proposes a new two-story medical office building (14,171 sq. ft. footprint, 28,711 sq. ft. rentable/leasable space) up to approximately 38 feet in height on proposed Parcel 2, with overall site containing approximately 287 parking spaces (257 spaces, 30 vanpool credits), with drainage facilities and landscaping. Project Planner: Jay Olivas at (760) 863-7050 or email at [jolivas@rivco.org](mailto:jolivas@rivco.org).

4.0 PUBLIC COMMENTS:

3.1

Agenda Item No.:  
Area Plan: Western Coachella Valley  
Zoning District: Bermuda Dunes  
Supervisory District: Fourth KGB  
Project Planner: Jay Olivas  
Directors Hearing: July 17, 2017

TENTATIVE PARCEL MAP NO. 36837  
PLOT PLAN NO. 25686  
Environmental Assessment No. 42732  
Owner/Applicant: Omni Washington Street  
Medical, LLC  
Engineer/Representative: A&B Consulting  
Engineers

  
Charissa Leach, P.E.  
Assistant TLMA Director

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT  
STAFF REPORT**

**PROJECT DESCRIPTION AND LOCATION:**

**Tentative Parcel Map No. 36837** proposes to subdivide four (4) acres into two (2) parcels of approximately two (2) acres each for a Schedule H parcel map division, with an existing two-story medical office building (14,171 sq. ft. footprint, 28,489 square foot rentable/leasable space) located on proposed Parcel 1 that is approximately 38 feet in height.

**Plot Plan No. 25686** proposes a new two-story medical office building (14,171 sq. ft. footprint, 28,711 square foot rentable/leasable space) up to approximately 38 feet in height on proposed Parcel 2, with overall site containing approximately 287 existing parking spaces (257 spaces, 30 vanpool credits), with drainage facilities and landscaping.

The project is located southerly of 41<sup>st</sup> Avenue, easterly of Washington Street, and westerly of Sparkey Way.

**BACKGROUND:**

Prior Plot Plan No. 13317, which was approved in 1992 on Assessor's Parcel Number 607-070-018 and which contains existing medical office building of 14,171 square feet footprint, and 38,489 square foot rentable/leasable area, shall remain valid and in effect.

The current proposed Plot Plan No. 25686 proposes new medical office building of 14,171 square feet footprint, and 28,711 square foot rentable/leasable area, on the vacant pad portion of proposed Parcel 2.

**ISSUES OF POTENTIAL CONCERN:**

No issues of potential concern.

**SUMMARY OF FINDINGS:**

- |  |  |
|--|--|
| 1. Existing General Plan Land Use (Ex. #5):    | Commercial Office (C-O)  |
| 2. Surrounding General Plan Land Use (Ex. #5): | Community Development: Community Development: Commercial Office (CD-CO) (0.25 - 1.0 Floor Area Ratio) to the north, Community Development: High Density Residential (CD: HDR) (8-14 Dwelling Units Per Acre) to the south, |

- |                                   |   |
|-----------------------------------|---|
| 3. Existing Zoning (Ex. #2):      | Community Development: Very Low Density Residential (CD: VLDR) (1 Acre Minimum) to the east, and City of Palm Desert general plan to the west   |
| 4. Surrounding Zoning (Ex. #2):   | General Residential (R-3-4,000)<br>Limited Multiple Family Dwellings (R-2A-3,500) and Commercial Office (C-O) to the north, Limited Multiple Family Dwellings to the south (R-2A-3,200) to the south, One Family Dwellings (R-1-12,000) to the east, and Palm Desert Zoning to the west |
| 5. Existing Land Use (Ex. #1):    | Medical Office Building, Vacant land  |
| 6. Surrounding Land Use (Ex. #1): | Existing Church Building and Vacant land to the north, Multiple Family Dwellings to the south, One-Family Dwellings to the east, and One Family Dwellings with golf course to the west  |
| 7. Project Data:                  | Total Acreage: 4.17 Acres<br>Total Proposed Lots: Two (2)<br>Proposed Min. Lot Size: 2 Acres each<br>Schedule: H  |
| 8. Environmental Concerns:        | See attached environmental assessment   |

**RECOMMENDATIONS:**

**ADOPT** a **NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42732**, 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,

**APPROVE TENTATIVE PARCEL MAP NO. 36837**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report; and,

**APPROVE PLOT PLAN NO. 25686**, 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 has a General Plan Land Use Designation of Commercial Office on the Western Coachella Valley Area Plan, which allows for a variety of office uses, including financial institutions, legal services, insurance services, and other office and support services, with a Floor Area Ratio range from 0.25 to 1.0.
2. The proposed use, medical office building, is consistent with the Commercial Office (C-O) land use designation (0.25 – 1.0 Floor Area Ratio) of the General Plan in that the 4.17-acre property is intended for commercial office space such as medical offices, and is bordered by existing circulation facilities such as curbs gutters and sidewalks (LU 29.7), and includes desert landscaping (WCVAP 11.1).

3. The project further complies with C-O designation in that the Floor Area Ratio (FAR) is approximately 0.25 within the allowed range of 0.25 to 1.0 FAR.
4. The project site is surrounded by properties which have a General Plan Land Use Designation of Community Development: Commercial Office (CD-CO) (0.25 - 1.0 Floor Area Ratio) to the north, Community Development: High Density Residential (CD: HDR) (8-14 Dwelling Units Per Acre) to the south, and Community Development: Very Low Density Residential (CD: VLDR) (1 Acre Minimum) to the east, and City of Palm Desert general plan to the west.
5. The zoning for the subject site is General Residential – 4,000 square feet minimum (R-3-4,000).
6. The project site is surrounded by properties which are zoned Limited Multiple Family Dwellings (R-2A-3,500) and Commercial Office (C-O) to the north, Limited Multiple Family Dwellings (R-2A-3,200) to the south, One Family Dwellings (R-1-12,000) to the east, and Palm Desert Zoning to the west.
7. The proposed use, a medical office building, is a permitted use, subject to approval of a plot plan, in the R-3-4,000 zone under Ordinance No. 348 section 8.1.A.24.
8. The proposed site plan, as designed and conditioned, is consistent with the development standards set forth in the R-3-4,000 zone in that:
  - i. The minimum lot area in that zone is 7,200 square feet, and the project site is, after subdivision, approximately 2 acres, which exceeds the minimum lot area.
  - ii. For buildings that exceed 35 feet in height, the building must be set back from the front and rear lot lines no less than ten feet plus two feet for each foot by which the height exceeds 35 feet. The minimum side yard for buildings that exceed 35 feet is five feet plus two feet for each foot by which the height exceeds 35 feet, and if the side yard adjoins a street, the side setback must be the same as that required for a front yard setback. The proposed building is 38 feet in height. The Project proposes front, side, and rear yard setbacks of a 75 foot front yard setback, a 100 foot side yard setbacks, and a 75 foot rear yard setbacks, which exceed the required minimum setbacks for the R-3-4,000 zone.
  - iii. No lot area shall have more than 50 percent of its net area covered with buildings or structures. The project site has approximately 40% building coverage, which is below the 50 percent maximum and is therefore consistent with this requirement.
  - iv. The maximum ratio of floor area to lot area shall not be greater than two to one. The project's floor area is 28,711 square feet well below the approximately 2-acre lot area and is less than two to one which is in compliance with this requirement.
  - v. All buildings and structures may not exceed 50 feet in height, and the proposed building is 38 feet in height below the maximum.
  - vi. Automobile storage spaces must be provided in accordance with Section 18.12. The existing parcel provides 287 parking spaces with van pools, which includes sufficient parking under Section 18.12 for the existing office building and the proposed new office building. With approximate total building square footage of 57,200 square feet for both existing and proposed office buildings, and one parking space per 200 square feet of floor area, 286 spaces are required which the existing parking lot provides with 30 van pool credits. Additionally, Condition of Approval 80.PLANNING.11 requires Reciprocal Easement for shared parking (Plot Plan No. 25686).

9. A medical office, a church building, multiple family dwellings, one-family dwellings, and existing golf course uses have been constructed and are operating in the project vicinity.
10. The proposed land division is consistent with all of the requirements of Ordinance No. 460 and section 7.1 as follows:
  - a) The proposed land division of a 4.17-acre parcel into 2, approximately two-acre parcels and the design and improvements of the proposed land division is consistent with the General Plan in that the Commercial Office Land Use Designation encourages commercial office land uses with Floor Area Ratios between 0.25 – 1.0 Floor Area Ratio, and the subject building has a Floor Area Ratio of approximately 0.25 within the range allowed. There is no applicable Specific Plan. In addition, the shape and size of the proposed project is similar to the development pattern in the project vicinity ensuring consistency with the development pattern of the area. The existing public right-of-way improvements are consistent with the County of Riverside's road standards.
  - b) The project site is physically suitable for the proposed land division and potential future type and density of development of the land as commercial office in that the development standards for lot size are met, the topography of the project site is flat and existing roads and services are accessible.
  - c) Environmental review of the proposed project determined that no significant environmental impacts would occur due to project implementation. Therefore, a Negative Declaration has been prepared which has determined that no environmental damage will occur, that no fish, or wildlife or their habitat will be damaged, and that no serious public health problems will be caused as a result of this land division or type of improvements.
  - d) The land division is not located within a High Fire Hazard Area, emergency vehicles can easily access the project site from existing roadways, is not located within a fault zone or within a ½ mile of a fault, and will not conflict with easements that would acquire access through the project site. Therefore, health, welfare and safety of the community will not be jeopardized by the proposed land division.
11. Based on review by staff, and added Conditions of Approval the proposed Tentative Parcel Map No. 36837 is consistent with the minimum improvements as outlined in Section 10.13 (Schedule "H" Parcel Map Division) of Ordinance No. 460 as stated below:
  - A. Streets – Condition of Approval 10.TRANS.4 states that no additional right of way shall be required on Washington Street, 41<sup>st</sup> Avenue, and Sparkey Way since adequate right of way currently exists. Condition of Approval 10.TRANS.5 states that no additional road improvements will be required to the above bordering streets due to existing street improvements, and therefore is in compliance with Riverside County Road Improved Standards (Ordinance No. 461). It is understood that the tentative map correctly shows acceptable centerline elevations, all existing easements, traveled ways, and drainage measures such as dry wells, and that their omission or unacceptability may require the map to be resubmitted for further consideration. These Ordinances and all conditions of approval are essential parts and a requirement occurring in one is binding as though occurring in all. With these conditions the requirements of Ordinance No. 460 10.13 A. (a), (b), (c), and (d) as it pertains to streets and street improvements have been met in that Washington Street, 41<sup>st</sup> Avenue and Sparkey Way provides access to all the proposed

lots and are adequate in size to accommodate emergency vehicles and needs no further improvements.

- B. Street Improvement Plans – As stated above the applicant is not required to submit any street improvement plans. Therefore, the project is consistent with Ordinance 460 Section 10.13. B.
  - C. Other Improvements – In terms of domestic water, Condition of Approval 10. E. HEALTH. 1 states that it is the responsibility of the developer to ensure that all requirements to obtain potable water service are met with Coachella Valley Water District as well as all other applicable agencies. In terms of fire protection, Condition of Approval 10. FIRE. 1 requires such requirements as access lanes to not exceed 15% slope ratio, access lanes to be designed for 75,000 pounds over 2 axles, all weather drive surfaces, and turnaround radius of 38-feet, and minimum 24 foot road width. Condition of Approval 10. FIRE. 2. Requires the placement of fire hydrants with a cumulative flow of 2,500 gallons per minute with 2 hour duration. Electrical facilities from Imperial Irrigation District (IID) and communication facilities such as from wireless cell towers and telephone cable equipment from various companies are located along the Washington Street corridor and immediate vicinity and no added conditions were applied. With these conditions the requirements of Ordinance No. 460 section 10.13 C. has been met.
  - D. Sewage Disposal – Condition of Approval 10. E. HEALTH. 1 states that proposed PM36837 is proposing sanitary sewer service from Coachella Valley Water District. Prior to building permit submittal, Condition of Approval 80.E Health. 1 states that a will serve letter is required from the agency (CVWD) serving sanitary sewers. While Schedule H maps states no sewage disposal collection system is required (for the parcel map itself), unless the land divider is required to provide the Health Department with sewage disposal feasibility report, the related plot plan (PP25686) for commercial office already requires domestic sewer service and existing sewer lines are available along Washington Street. With these conditions and related development proposal in an existing urban improved environment, the requirements of Ordinance No. 460 section 10.13 D. has been met.
  - E. Agricultural Lands – Agricultural lands shall be exempt from all improvement requirements specified in this section if the project site is located within an established agricultural preserve, has an agricultural zoning classification and is not less than 5 acres in size. The proposed project is not located in an agriculture preserve, does not have any zoning classification of agriculture since site is zoned General Residential (R-3-4,000), and is less than 5 acres in size. The proposed project is therefore exempt from this Section 10.13's improvement requirements.
12. The project was reviewed by the Airport Land Use Commission on October 1, 2015 and found consistent with the Bermuda Dunes Airport Land Use Compatibility Plan. ALUC submitted a letter with the following conditions including: that outdoor lighting be hooded, the maximum building height shall not exceed 38 feet above ground level and the maximum elevation at the top of the structure shall not exceed 148 feet above mean sea level, that detention basins remain dry 48 hours after rain storms to lessen avian impacts, and that the following be prohibited: steady or flashing lights directed towards aircraft, uses that would reflected sunlight toward aircraft, smoke or water vapor generation, and uses that generate electrical interference. Condition of Approval 10.PLANNING.17 incorporates ALUC's conditions (Plot Plan No. 25686).
13. This project is within the City Sphere of Influence of City of Palm Desert. Project information was forwarded to the City of Palm Desert. No comments or objections have been received from the City of Palm Desert as of the date of this staff report.

14. The project was presented to the Bermuda Dunes Community Council on May 14, 2015 for informational purposes only.
15. The varied roof line with stucco for the new proposed 28,711 square foot medical office building with desert landscaping along the exterior property lines shall reduce visual impacts to the surrounding community.
16. The project complies with Bermuda Dunes Neighborhood Preservation Overlay Zone in Section 19.6 of Zoning Ordinance No. 348 for example: Section 19.4 D.1.a. Street Environment: "All landscaped areas in a public street, sidewalk, or right of way that abuts a residential or commercial property shall be maintained by the property owner or agent". This standard will be met with final approved landscape plan including area along Washington Street as indicated by Condition of Approval 80.TRANS.1 – Landscape Plot Plan prior to building permit issuance, and, per Condition of Approval 10.Planning.22 - Comply Bermuda Dunes Overlay.
17. Fire protection and suppression services will be available for the subdivision through the Riverside County Fire Department.
18. The project abuts Washington Street (110' right-of-way) and 41<sup>st</sup> Avenue (60' right-of-way) with existing traffic signal at the intersection of these two streets, and is directly accessed from Sparkey Way (60' right-of-way) with two 24-foot wide driveways.
19. The project is served by domestic water and sewer service from the Coachella Valley Water District.
20. Site disturbance has already occurred with the existing medical office building and parking lot with vacant commercial office pad. Potential impacts to archaeological resources were previously reviewed, and no archaeological resources were located on this lot. Notification letters regarding AB 52 were also mailed out on July 28, 2015 to the Agua Caliente Band of Cahuilla Indians and to the Soboba Band of Luiseño Indians. No request to consult was received.
21. Environmental Assessment No. 42732 identified no potentially significant environmental impacts, and no mitigation is required.

**CONCLUSIONS:**

1. The proposed project is in conformance with the Community Development: Commercial Office Land Use Designation, and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with the General Residential (R-3-4,000) zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The proposed project is consistent with the Schedule H map requirements of Ordinance No. 460, and with other applicable provisions of Ordinance No. 460.
4. The public's health, safety, and general welfare are protected through project design.
5. The proposed project is compatible with the present and future logical development of the area.

6. The proposed project will not have a significant effect on the environment.
7. The proposed project is not located within a Conservation Area of the Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP).

**INFORMATIONAL ITEMS:**

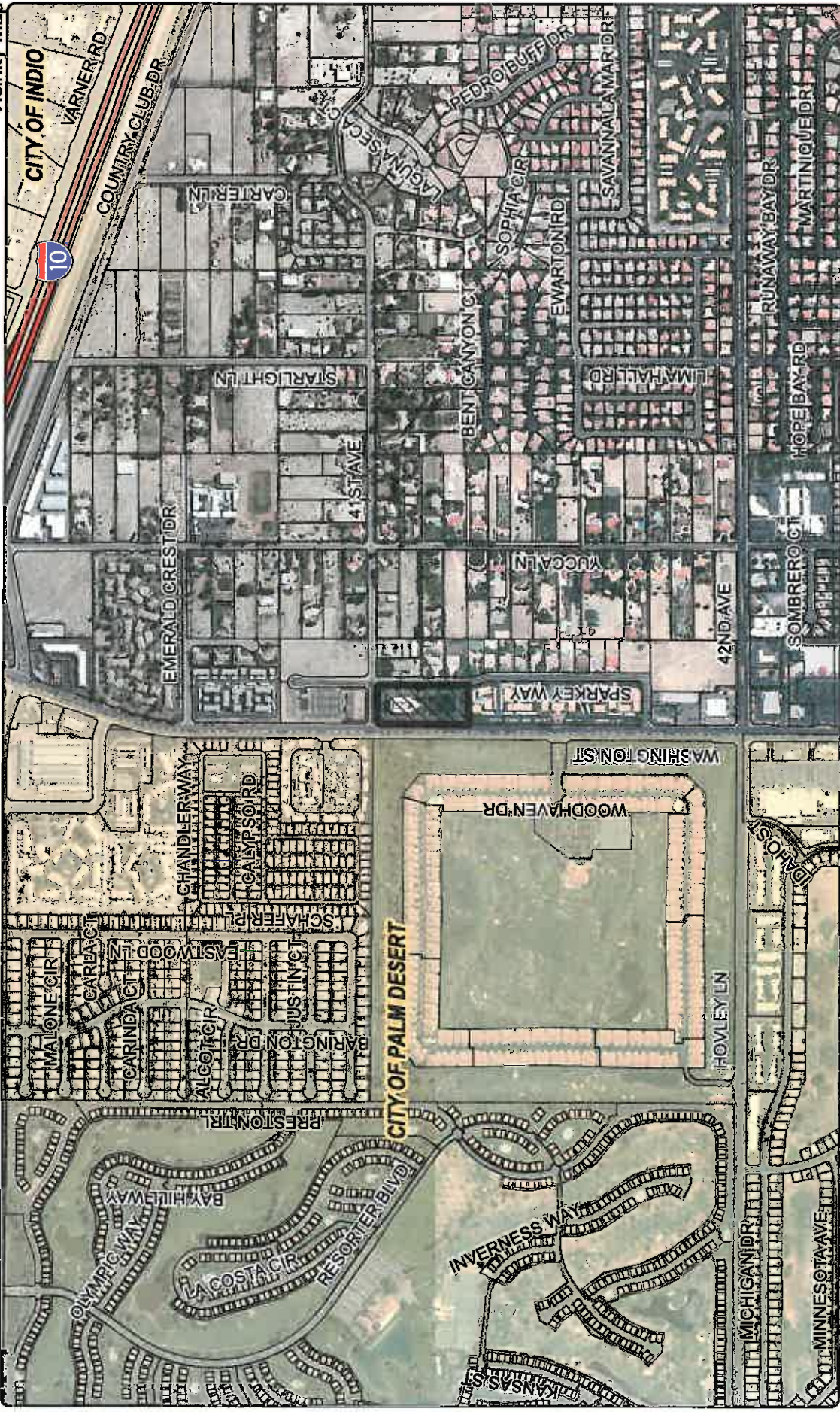
1. As of this writing (7/6/17), one (1) public comment letter was received dated 7/3/17 regarding traffic flow along Washington Street and off-site traffic congestion at the main entrance/exit to the Woodhaven Country Club. The main entrance to the country club is approximately 1,300 feet from the existing traffic signal at Washington Street and 41<sup>st</sup> Avenue where the project site is accessed via 41<sup>st</sup> Avenue and Sparkey Way. Due to the project site's 1,300 distance from the country club entrance/exit and being on opposite side of the street than the project site, with existing curbs, gutters, sidewalk improvements along existing abutting streets, and since project is for infill purposes only on 14,171 vacant pad with existing 287 space/van pool parking lot, no further street related improvements including traffic signals are recommended. No other letters, in support or opposition have been received.
2. The project site is not located within:
  - a. General Plan Policy Overlay;
  - b. An Agriculture Preserve;
  - c. An Area of Flooding Sensitivity
  - d. A High Fire Area;
  - e. A County Fault Zone;
  - f. A Dam Inundation Area; or
  - g. A CVMSHCP Conservation Area.
3. The project site is located within:
  - a. An Airport Influence Area;
  - b. Are Area of Moderate Liquefaction Potential;
  - c. The boundaries of the Desert Sands Unified School District; and,
  - d. Bermuda Dunes Neighborhood Preservation Overlay Zone; and
  - e. Zone B of the Mt. Palomar Lighting Area.
4. The subject site is currently designated as Assessor's Parcel Number 607-070-018.



**RIVERSIDE COUNTY PLANNING DEPARTMENT**  
**PM36837 PP25686**  
**VICINITY/POLICY AREAS**

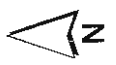
Supervisor: Benoit  
 District 4

Date Drawn: 05/12/2017  
 Vicinity Map



Zoning Dist: Bermuda Dunes

Author: Vinnie Nguyen



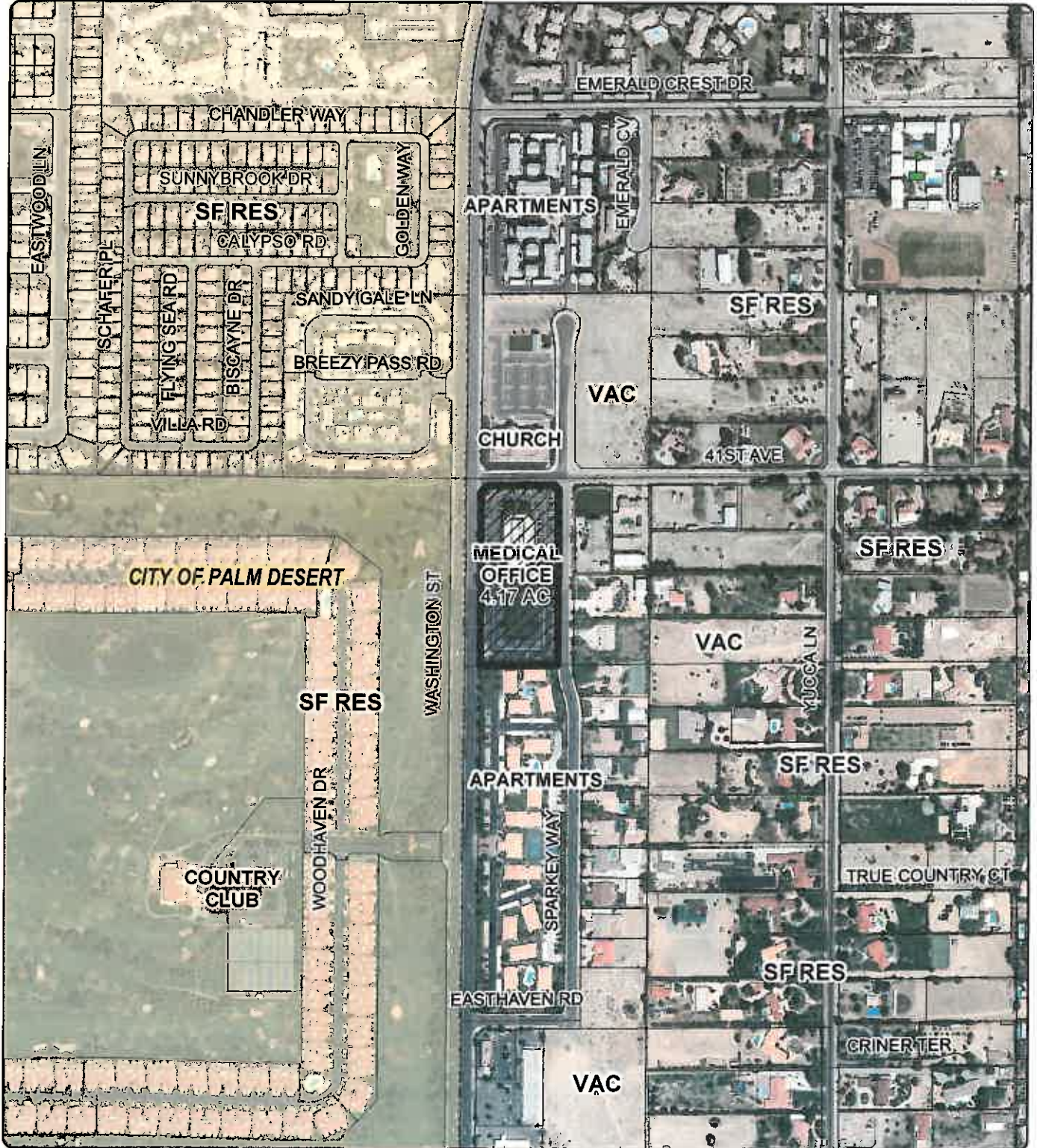
REPLACEMENT: On October 7, 2003, the County of Riverside adopted a new General Plan, providing new land use designations for unincorporated Riverside County. This map is a vicinity map for the proposed project and is not a final map. It is intended for informational purposes only and does not constitute a final map. For more information, please contact the Riverside County Planning Department office in Riverside at (951) 945-3900 (Riverside County) or in Palm Desert at (760) 945-8277 (Bermuda County) or Website: <http://www.riversideca.gov>

RIVERSIDE COUNTY PLANNING DEPARTMENT  
**PM36837 PP25686**

Supervisor: Benoit  
 District 4

Date Drawn: 05/12/2017  
 Exhibit 1

**LAND USE**



Zoning Dist: Bermuda Dunes

Author: Vinnie Nguyen



**DISCLAIMER:** On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-5200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.rctima.org>

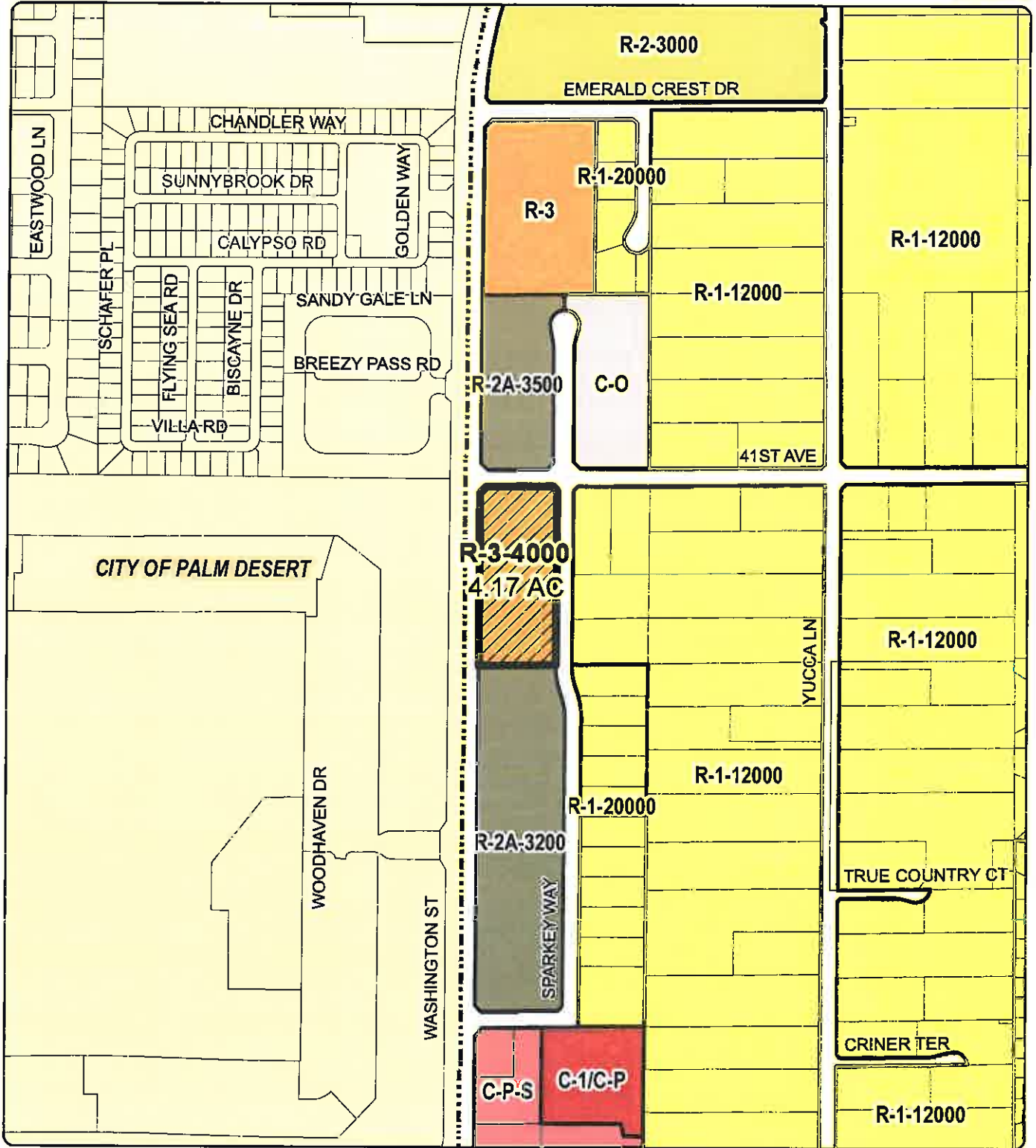
RIVERSIDE COUNTY PLANNING DEPARTMENT

PM36837 PP25686

Supervisor: Benoit  
District 4

Date Drawn: 05/12/2017  
Exhibit 2

EXISTING ZONING



Zoning Dist: Bermuda Dunes

Author: Vinnie Nguyen

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



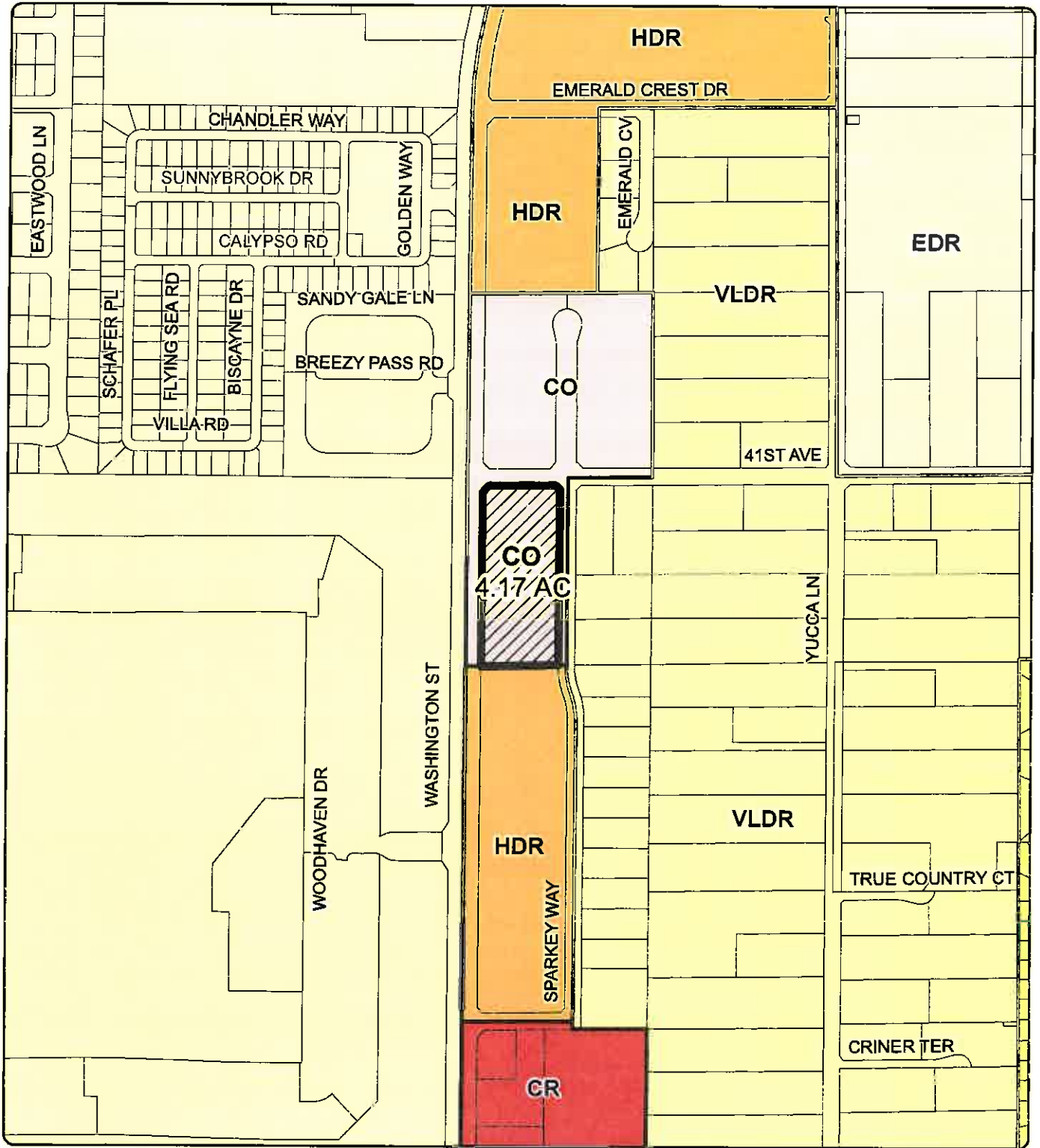
RIVERSIDE COUNTY PLANNING DEPARTMENT

PM36837 PP25686

EXISTING GENERAL PLAN

Supervisor: Benoit  
District 4

Date Drawn: 05/12/2017  
Exhibit 5



Zoning Dist: Bermuda Dunes

Author: Vinnie Nguyen



**DISCLAIMER:** On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different 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)853-8277 (Eastern County) or Website <http://planning.netna.org>



Getting around

Show: Traffic · Bicycling



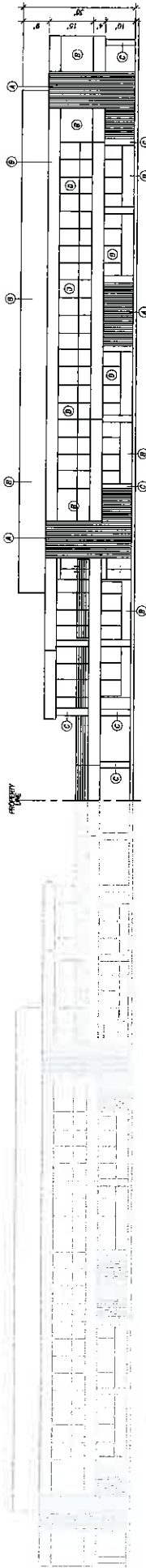
Directions



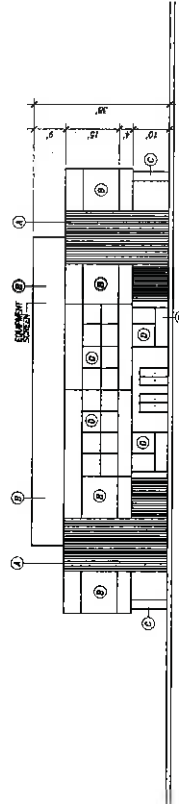
EAST SIDE VIEW  
VIEW FROM EAST LOOKING



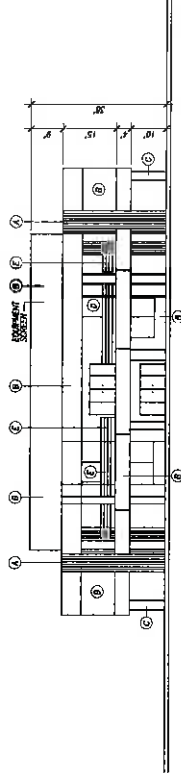




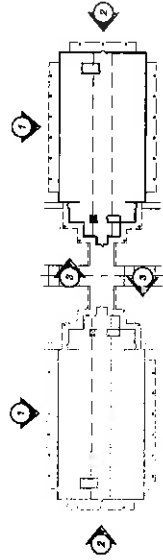
1 WEST AND EAST EXTERIOR ELEVATIONS  
 SCALE: 1/16" = 1'-0"



2 NORTH AND SOUTH END EXTERIOR ELEVATIONS  
 SCALE: 1/16" = 1'-0"



3 NORTH AND SOUTH ARCADE EXTERIOR ELEVATIONS  
 SCALE: 1/16" = 1'-0"



KEY PLAN  
 SCALE: AS SHOWN

DATE PREPARED  
 SEPTEMBER 8, 2014

LAND OWNER  
 JFY MEDICAL CENTER  
 41120 WASHINGTON STREET, SUITE 102  
 LAGUNA HILLS, CA 92653  
 CONTACT PERSON: JAY DARRIS  
 TELEPHONE NO: (949) 210 9790

APPLICANT  
 GARY WEST GROUP, INC.  
 10000 WILSON AVENUE, SUITE 100  
 LAGUNA HILLS, CA 92653  
 CONTACT PERSON: JAY DARRIS  
 TELEPHONE NO: (949) 210 9790

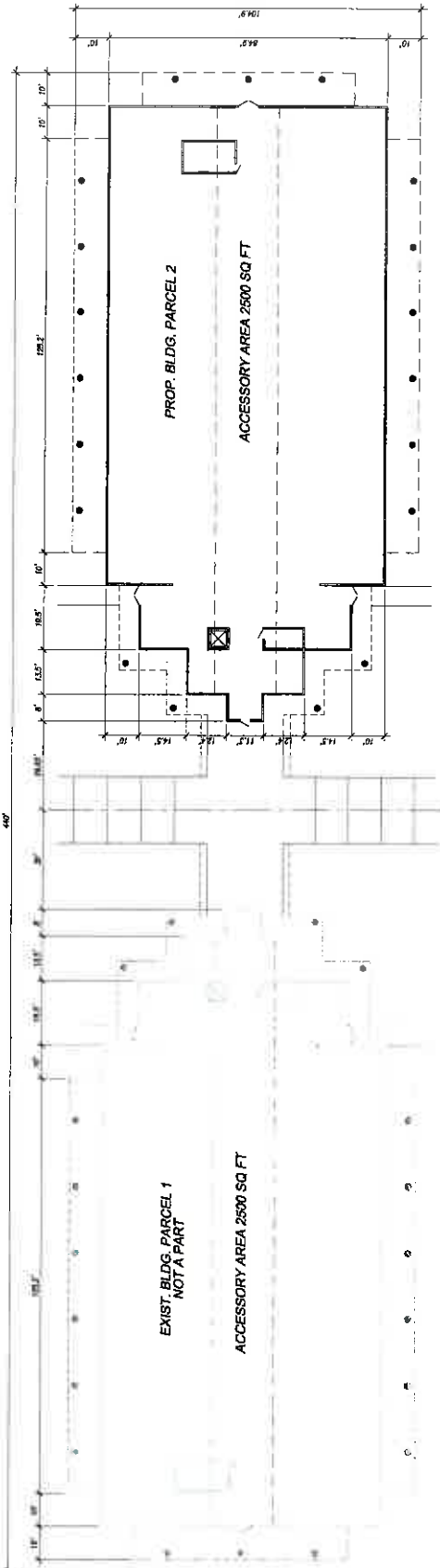
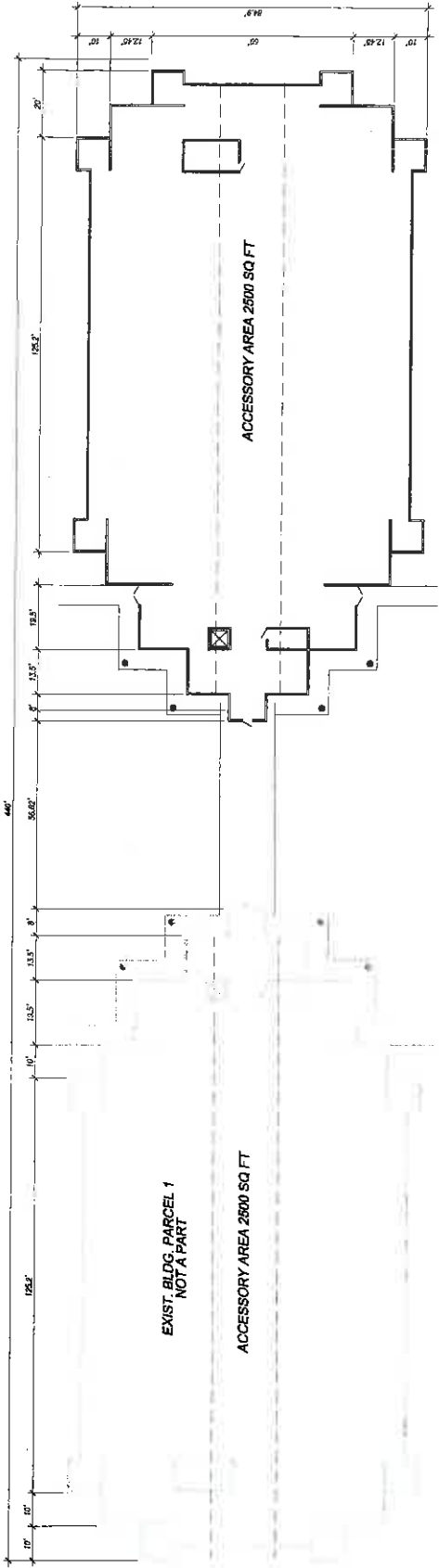
ASSESSOR'S PARCEL NUMBERS  
 687-076-018

**BUILDING MATERIALS SCHEDULE**

- ① MASONRY, 6" x 8" UNITS, VERTICAL, REINFORCED, PAINTED.
- ② CURVED FLASER, MACHINE APPLIED TEXTURE, PAINTED.
- ③ FINISHED CONCRETE COLUMNS, COATED WITH MACHINE APPLIED TEXTURE CURVED FLASER, PAINTED.
- ④ PREFINISHED, GALV. RESISTANT, INSULATED METAL-PANE SHEET GLASS.
- ⑤ TYPICAL STEEL SAFETY BEAMS, 2" O.C. PAINTED.

ARMSTRONG & BROOKS CONSULTING ENGINEERS  
 15000 WILSON AVENUE, SUITE 100  
 LAGUNA HILLS, CA 92653  
 PHONE: (949) 210-1000 FAX: (949) 210-1001





DATE PREPARED  
SEPTEMBER 8, 2014

LAND OWNER  
OAK MOUNTAIN COUNTY APN 004, LLC  
23187 LA JOLLA BL. SUITE 102  
SAN DIEGO, CA 92131  
CONTACT PERSON: BOB GIBBS  
TELEPHONE NO: (619) 215 8790

ASSESSOR'S PARCEL NUMBERS  
607-078-018

APPLICANT  
OAK MOUNTAIN COUNTY APN 004, LLC  
23187 LA JOLLA BL. SUITE 102  
SAN DIEGO, CA 92131  
CONTACT PERSON: BOB GIBBS  
TELEPHONE NO: (619) 215 8790



Abnerman & Boeckel Consulting Engineers  
INCORPORATED  
200 W. WASHINGTON ST. SUITE 200  
MARTINEZ, CA 94553  
TEL: (925) 938-8800  
WWW.ABNERMAN.COM

COUNTY OF RIVERSIDE  
EXHIBIT C  
PRELIMINARY FLOOR PLANS  
FOR THE PROPOSED CONVERSION OF  
41120 WASHINGTON ST.  
INDIO, CA 92203

SCALE AS SHOWN  
2 OF 2 SHEETS

- DESIGN KEY NOTES:**
1. PREPARED LARGE FLOWERING TREES TO MATCH EXISTING TREES.
  2. NEW PARKING LOT SHADE TREE.
  3. EXISTING TREES TO REMAIN. EXISTING TREES TO REMAIN TO BE REPLACED WITH NEW TREES TO MATCH EXISTING TREES. (W, H, L, V, M, S, N, T, C, D, R, F, G, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z, AA, AB, AC, AD, AE, AF, AG, AH, AI, AJ, AK, AL, AM, AN, AO, AP, AQ, AR, AS, AT, AU, AV, AW, AX, AY, AZ, BA, BB, BC, BD, BE, BF, BG, BH, BI, BJ, BK, BL, BM, BN, BO, BP, BQ, BR, BS, BT, BU, BV, BW, BX, BY, BZ, CA, CB, CC, CD, CE, CF, CG, CH, CI, CJ, CK, CL, CM, CN, CO, CP, CQ, CR, CS, CT, CU, CV, CW, CX, CY, CZ, DA, DB, DC, DD, DE, DF, DG, DH, DI, DJ, DK, DL, DM, DN, DO, DP, DQ, DR, DS, DT, DU, DV, DW, DX, DY, DZ, EA, EB, EC, ED, EE, EF, EG, EH, EI, EJ, EK, EL, EM, EN, EO, EP, EQ, ER, ES, ET, EU, EV, EW, EX, EY, EZ, FA, FB, FC, FD, FE, FF, FG, FH, FI, FJ, FK, FL, FM, FN, FO, FP, FQ, FR, FS, FT, FU, FV, FW, FX, FY, FZ, GA, GB, GC, GD, GE, GF, GG, GH, GI, GJ, GK, GL, GM, GN, GO, GP, GQ, GR, GS, GT, GU, GV, GW, GX, GY, GZ, HA, HB, HC, HD, HE, HF, HG, HH, HI, HJ, HK, HL, HM, HN, HO, HP, HQ, HR, HS, HT, HU, HV, HW, HX, HY, HZ, IA, IB, IC, ID, IE, IF, IG, IH, II, IJ, IK, IL, IM, IN, IO, IP, IQ, IR, IS, IT, IU, IV, IW, IX, IY, IZ, JA, JB, JC, JD, JE, JF, JG, JH, JI, JJ, JK, JL, JM, JN, JO, JP, JQ, JR, JS, JT, JU, JV, JW, JX, JY, JZ, KA, KB, KC, KD, KE, KF, KG, KH, KI, KJ, KK, KL, KM, KN, KO, KP, KQ, KR, KS, KT, KU, KV, KW, KX, KY, KZ, LA, LB, LC, LD, LE, LF, LG, LH, LI, LJ, LK, LL, LM, LN, LO, LP, LQ, LR, LS, LT, LU, LV, LW, LX, LY, LZ, MA, MB, MC, MD, ME, MF, MG, MH, MI, MJ, MK, ML, MM, MN, MO, MP, MQ, MR, MS, MT, MU, MV, MW, MX, MY, MZ, NA, NB, NC, ND, NE, NF, NG, NH, NI, NJ, NK, NL, NM, NN, NO, NP, NQ, NR, NS, NT, NU, NV, NW, NX, NY, NZ, OA, OB, OC, OD, OE, OF, OG, OH, OI, OJ, OK, OL, OM, ON, OO, OP, OQ, OR, OS, OT, OU, OV, OW, OX, OY, OZ, PA, PB, PC, PD, PE, PF, PG, PH, PI, PJ, PK, PL, PM, PN, PO, PP, PQ, PR, PS, PT, PU, PV, PW, PX, PY, PZ, QA, QB, QC, QD, QE, QF, QG, QH, QI, QJ, QK, QL, QM, QN, QO, QP, QQ, QR, QS, QT, QU, QV, QW, QX, QY, QZ, RA, RB, RC, RD, RE, RF, RG, RH, RI, RJ, RK, RL, RM, RN, RO, RP, RQ, RR, RS, RT, RU, RV, RW, RX, RY, RZ, SA, SB, SC, SD, SE, SF, SG, SH, SI, SJ, SK, SL, SM, SN, SO, SP, SQ, SR, SS, ST, SU, SV, SW, SX, SY, SZ, TA, TB, TC, TD, TE, TF, TG, TH, TI, TJ, TK, TL, TM, TN, TO, TP, TQ, TR, TS, TT, TU, TV, TW, TX, TY, TZ, UA, UB, UC, UD, UE, UF, UG, UH, UI, UJ, UK, UL, UM, UN, UO, UP, UQ, UR, US, UT, UY, UZ, VA, VB, VC, VD, VE, VF, VG, VH, VI, VJ, VK, VL, VM, VN, VO, VP, VQ, VR, VS, VT, VU, VV, VW, VX, VY, VZ, WA, WB, WC, WD, WE, WF, WG, WH, WI, WJ, WK, WL, WM, WN, WO, WP, WQ, WR, WS, WT, WU, WV, WW, WX, WY, WZ, XA, XB, XC, XD, XE, XF, XG, XH, XI, XJ, XK, XL, XM, XN, XO, XP, XQ, XR, XS, XT, XU, XV, XW, XX, XY, XZ, YA, YB, YC, YD, YE, YF, YG, YH, YI, YJ, YK, YL, YM, YN, YO, YP, YQ, YR, YS, YT, YU, YV, YW, YX, YY, YZ, ZA, ZB, ZC, ZD, ZE, ZF, ZG, ZH, ZI, ZJ, ZK, ZL, ZM, ZN, ZO, ZP, ZQ, ZR, ZS, ZT, ZU, ZV, ZW, ZX, ZY, ZZ).
  4. NEW PARKING LOT SHADE TREE. (W, H, L, V, M, S, N, T, C, D, R, F, G, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z, AA, AB, AC, AD, AE, AF, AG, AH, AI, AJ, AK, AL, AM, AN, AO, AP, AQ, AR, AS, AT, AU, AV, AW, AX, AY, AZ, BA, BB, BC, BD, BE, BF, BG, BH, BI, BJ, BK, BL, BM, BN, BO, BP, BQ, BR, BS, BT, BU, BV, BW, BX, BY, BZ, CA, CB, CC, CD, CE, CF, CG, CH, CI, CJ, CK, CL, CM, CN, CO, CP, CQ, CR, CS, CT, CU, CV, CW, CX, CY, CZ, DA, DB, DC, DD, DE, DF, DG, DH, DI, DJ, DK, DL, DM, DN, DO, DP, DQ, DR, DS, DT, DU, DV, DW, DX, DY, DZ, EA, EB, EC, ED, EE, EF, EG, EH, EI, EJ, EK, EL, EM, EN, EO, EP, EQ, ER, ES, ET, EU, EV, EW, EX, EY, EZ, FA, FB, FC, FD, FE, FF, FG, FH, FI, FJ, FK, FL, FM, FN, FO, FP, FQ, FR, FS, FT, FU, FV, FW, FX, FY, FZ, GA, GB, GC, GD, GE, GF, GG, GH, GI, GJ, GK, GL, GM, GN, GO, GP, GQ, GR, GS, GT, GU, GV, GW, GX, GY, GZ, HA, HB, HC, HD, HE, HF, HG, HH, HI, HJ, HK, HL, HM, HN, HO, HP, HQ, HR, HS, HT, HU, HV, HW, HX, HY, HZ, IA, IB, IC, ID, IE, IF, IG, IH, II, IJ, IK, IL, IM, IN, IO, IP, IQ, IR, IS, IT, IU, IV, IW, IX, IY, IZ, JA, JB, JC, JD, JE, JF, JG, JH, JI, JJ, JK, JL, JM, JN, JO, JP, JQ, JR, JS, JT, JU, JV, JW, JX, JY, JZ, KA, KB, KC, KD, KE, KF, KG, KH, KI, KJ, KK, KL, KM, KN, KO, KP, KQ, KR, KS, KT, KU, KV, KW, KX, KY, KZ, LA, LB, LC, LD, LE, LF, LG, LH, LI, LJ, LK, LL, LM, LN, LO, LP, LQ, LR, LS, LT, LU, LV, LW, LX, LY, LZ, MA, MB, MC, MD, ME, MF, MG, MH, MI, MJ, MK, ML, MM, MN, MO, MP, MQ, MR, MS, MT, MU, MV, MW, MX, MY, MZ, NA, NB, NC, ND, NE, NF, NG, NH, NI, NJ, NK, NL, NM, NN, NO, NP, NQ, NR, NS, NT, NU, NV, NW, NX, NY, NZ, OA, OB, OC, OD, OE, OF, OG, OH, OI, OJ, OK, OL, OM, ON, OO, OP, OQ, OR, OS, OT, OU, OV, OW, OX, OY, OZ, PA, PB, PC, PD, PE, PF, PG, PH, PI, PJ, PK, PL, PM, PN, PO, PP, PQ, PR, PS, PT, PU, PV, PW, PX, PY, PZ, QA, QB, QC, QD, QE, QF, QG, QH, QI, QJ, QK, QL, QM, QN, QO, QP, QQ, QR, QS, QT, QU, QV, QW, QX, QY, QZ, RA, RB, RC, RD, RE, RF, RG, RH, RI, RJ, RK, RL, RM, RN, RO, RP, RQ, RR, RS, RT, RU, RV, RW, RX, RY, RZ, SA, SB, SC, SD, SE, SF, SG, SH, SI, SJ, SK, SL, SM, SN, SO, SP, SQ, SR, SS, ST, SU, SV, SW, SX, SY, SZ, TA, TB, TC, TD, TE, TF, TG, TH, TI, TJ, TK, TL, TM, TN, TO, TP, TQ, TR, TS, TT, TU, TV, TW, TX, TY, TZ, UA, UB, UC, UD, UE, UF, UG, UH, UI, UJ, UK, UL, UM, UN, UO, UP, UQ, UR, US, UT, UY, UZ, VA, VB, VC, VD, VE, VF, VG, VH, VI, VJ, VK, VL, VM, VN, VO, VP, VQ, VR, VS, VT, VU, VV, VW, VX, VY, VZ, WA, WB, WC, WD, WE, WF, WG, WH, WI, WJ, WK, WL, WM, WN, WO, WP, WQ, WR, WS, WT, WU, WV, WW, WX, WY, WZ, XA, XB, XC, XD, XE, XF, XG, XH, XI, XJ, XK, XL, XM, XN, XO, XP, XQ, XR, XS, XT, XU, XV, XW, XX, XY, XZ, YA, YB, YC, YD, YE, YF, YG, YH, YI, YJ, YK, YL, YM, YN, YO, YP, YQ, YR, YS, YT, YU, YV, YW, YX, YY, YZ, ZA, ZB, ZC, ZD, ZE, ZF, ZG, ZH, ZI, ZJ, ZK, ZL, ZM, ZN, ZO, ZP, ZQ, ZR, ZS, ZT, ZU, ZV, ZW, ZX, ZY, ZZ).
  5. EXISTING TREES TO REMAIN. EXISTING TREES TO REMAIN TO BE REPLACED WITH NEW TREES TO MATCH EXISTING TREES. (W, H, L, V, M, S, N, T, C, D, R, F, G, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z, AA, AB, AC, AD, AE, AF, AG, AH, AI, AJ, AK, AL, AM, AN, AO, AP, AQ, AR, AS, AT, AU, AV, AW, AX, AY, AZ, BA, BB, BC, BD, BE, BF, BG, BH, BI, BJ, BK, BL, BM, BN, BO, BP, BQ, BR, BS, BT, BU, BV, BW, BX, BY, BZ, CA, CB, CC, CD, CE, CF, CG, CH, CI, CJ, CK, CL, CM, CN, CO, CP, CQ, CR, CS, CT, CU, CV, CW, CX, CY, CZ, DA, DB, DC, DD, DE, DF, DG, DH, DI, DJ, DK, DL, DM, DN, DO, DP, DQ, DR, DS, DT, DU, DV, DW, DX, DY, DZ, EA, EB, EC, ED, EE, EF, EG, EH, EI, EJ, EK, EL, EM, EN, EO, EP, EQ, ER, ES, ET, EU, EV, EW, EX, EY, EZ, FA, FB, FC, FD, FE, FF, FG, FH, FI, FJ, FK, FL, FM, FN, FO, FP, FQ, FR, FS, FT, FU, FV, FW, FX, FY, FZ, GA, GB, GC, GD, GE, GF, GG, GH, GI, GJ, GK, GL, GM, GN, GO, GP, GQ, GR, GS, GT, GU, GV, GW, GX, GY, GZ, HA, HB, HC, HD, HE, HF, HG, HH, HI, HJ, HK, HL, HM, HN, HO, HP, HQ, HR, HS, HT, HU, HV, HW, HX, HY, HZ, IA, IB, IC, ID, IE, IF, IG, IH, II, IJ, IK, IL, IM, IN, IO, IP, IQ, IR, IS, IT, IU, IV, IW, IX, IY, IZ, JA, JB, JC, JD, JE, JF, JG, JH, JI, JJ, JK, JL, JM, JN, JO, JP, JQ, JR, JS, JT, JU, JV, JW, JX, JY, JZ, KA, KB, KC, KD, KE, KF, KG, KH, KI, KJ, KK, KL, KM, KN, KO, KP, KQ, KR, KS, KT, KU, KV, KW, KX, KY, KZ, LA, LB, LC, LD, LE, LF, LG, LH, LI, LJ, LK, LL, LM, LN, LO, LP, LQ, LR, LS, LT, LU, LV, LW, LX, LY, LZ, MA, MB, MC, MD, ME, MF, MG, MH, MI, MJ, MK, ML, MM, MN, MO, MP, MQ, MR, MS, MT, MU, MV, MW, MX, MY, MZ, NA, NB, NC, ND, NE, NF, NG, NH, NI, NJ, NK, NL, NM, NN, NO, NP, NQ, NR, NS, NT, NU, NV, NW, NX, NY, NZ, OA, OB, OC, OD, OE, OF, OG, OH, OI, OJ, OK, OL, OM, ON, OO, OP, OQ, OR, OS, OT, OU, OV, OW, OX, OY, OZ, PA, PB, PC, PD, PE, PF, PG, PH, PI, PJ, PK, PL, PM, PN, PO, PP, PQ, PR, PS, PT, PU, PV, PW, PX, PY, PZ, QA, QB, QC, QD, QE, QF, QG, QH, QI, QJ, QK, QL, QM, QN, QO, QP, QQ, QR, QS, QT, QU, QV, QW, QX, QY, QZ, RA, RB, RC, RD, RE, RF, RG, RH, RI, RJ, RK, RL, RM, RN, RO, RP, RQ, RR, RS, RT, RU, RV, RW, RX, RY, RZ, SA, SB, SC, SD, SE, SF, SG, SH, SI, SJ, SK, SL, SM, SN, SO, SP, SQ, SR, SS, ST, SU, SV, SW, SX, SY, SZ, TA, TB, TC, TD, TE, TF, TG, TH, TI, TJ, TK, TL, TM, TN, TO, TP, TQ, TR, TS, TT, TU, TV, TW, TX, TY, TZ, UA, UB, UC, UD, UE, UF, UG, UH, UI, UJ, UK, UL, UM, UN, UO, UP, UQ, UR, US, UT, UY, UZ, VA, VB, VC, VD, VE, VF, VG, VH, VI, VJ, VK, VL, VM, VN, VO, VP, VQ, VR, VS, VT, VU, VV, VW, VX, VY, VZ, WA, WB, WC, WD, WE, WF, WG, WH, WI, WJ, WK, WL, WM, WN, WO, WP, WQ, WR, WS, WT, WU, WV, WW, WX, WY, WZ, XA, XB, XC, XD, XE, XF, XG, XH, XI, XJ, XK, XL, XM, XN, XO, XP, XQ, XR, XS, XT, XU, XV, XW, XX, XY, XZ, YA, YB, YC, YD, YE, YF, YG, YH, YI, YJ, YK, YL, YM, YN, YO, YP, YQ, YR, YS, YT, YU, YV, YW, YX, YY, YZ, ZA, ZB, ZC, ZD, ZE, ZF, ZG, ZH, ZI, ZJ, ZK, ZL, ZM, ZN, ZO, ZP, ZQ, ZR, ZS, ZT, ZU, ZV, ZW, ZX, ZY, ZZ).
  6. EXISTING TREES TO REMAIN. EXISTING TREES TO REMAIN TO BE REPLACED WITH NEW TREES TO MATCH EXISTING TREES. (W, H, L, V, M, S, N, T, C, D, R, F, G, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z, AA, AB, AC, AD, AE, AF, AG, AH, AI, AJ, AK, AL, AM, AN, AO, AP, AQ, AR, AS, AT, AU, AV, AW, AX, AY, AZ, BA, BB, BC, BD, BE, BF, BG, BH, BI, BJ, BK, BL, BM, BN, BO, BP, BQ, BR, BS, BT, BU, BV, BW, BX, BY, BZ, CA, CB, CC, CD, CE, CF, CG, CH, CI, CJ, CK, CL, CM, CN, CO, CP, CQ, CR, CS, CT, CU, CV, CW, CX, CY, CZ, DA, DB, DC, DD, DE, DF, DG, DH, DI, DJ, DK, DL, DM, DN, DO, DP, DQ, DR, DS, DT, DU, DV, DW, DX, DY, DZ, EA, EB, EC, ED, EE, EF, EG, EH, EI, EJ, EK, EL, EM, EN, EO, EP, EQ, ER, ES, ET, EU, EV, EW, EX, EY, EZ, FA, FB, FC, FD, FE, FF, FG, FH, FI, FJ, FK, FL, FM, FN, FO, FP, FQ, FR, FS, FT, FU, FV, FW, FX, FY, FZ, GA, GB, GC, GD, GE, GF, GG, GH, GI, GJ, GK, GL, GM, GN, GO, GP, GQ, GR, GS, GT, GU, GV, GW, GX, GY, GZ, HA, HB, HC, HD, HE, HF, HG, HH, HI, HJ, HK, HL, HM, HN, HO, HP, HQ, HR, HS, HT, HU, HV, HW, HX, HY, HZ, IA, IB, IC, ID, IE, IF, IG, IH, II, IJ, IK, IL, IM, IN, IO, IP, IQ, IR, IS, IT, IU, IV, IW, IX, IY, IZ, JA, JB, JC, JD, JE, JF, JG, JH, JI, JJ, JK, JL, JM, JN, JO, JP, JQ, JR, JS, JT, JU, JV, JW, JX, JY, JZ, KA, KB, KC, KD, KE, KF, KG, KH, KI, KJ, KK, KL, KM, KN, KO, KP, KQ, KR, KS, KT, KU, KV, KW, KX, KY, KZ, LA, LB, LC, LD, LE, LF, LG, LH, LI, LJ, LK, LL, LM, LN, LO, LP, LQ, LR, LS, LT, LU, LV, LW, LX, LY, LZ, MA, MB, MC, MD, ME, MF, MG, MH, MI, MJ, MK, ML, MM, MN, MO, MP, MQ, MR, MS, MT, MU, MV, MW, MX, MY, MZ, NA, NB, NC, ND, NE, NF, NG, NH, NI, NJ, NK, NL, NM, NN, NO, NP, NQ, NR, NS, NT, NU, NV, NW, NX, NY, NZ, OA, OB, OC, OD, OE, OF, OG, OH, OI, OJ, OK, OL, OM, ON, OO, OP, OQ, OR, OS, OT, OU, OV, OW, OX, OY, OZ, PA, PB, PC, PD, PE, PF, PG, PH, PI, PJ, PK, PL, PM, PN, PO, PP, PQ, PR, PS, PT, PU, PV, PW, PX, PY, PZ, QA, QB, QC, QD, QE, QF, QG, QH, QI, QJ, QK, QL, QM, QN, QO, QP, QQ, QR, QS, QT, QU, QV, QW, QX, QY, QZ, RA, RB, RC, RD, RE, RF, RG, RH, RI, RJ, RK, RL, RM, RN, RO, RP, RQ, RR, RS, RT, RU, RV, RW, RX, RY, RZ, SA, SB, SC, SD, SE, SF, SG, SH, SI, SJ, SK, SL, SM, SN, SO, SP, SQ, SR, SS, ST, SU, SV, SW, SX, SY, SZ, TA, TB, TC, TD, TE, TF, TG, TH, TI, TJ, TK, TL, TM, TN, TO, TP, TQ, TR, TS, TT, TU, TV, TW, TX, TY, TZ, UA, UB, UC, UD, UE, UF, UG, UH, UI, UJ, UK, UL, UM, UN, UO, UP, UQ, UR, US, UT, UY, UZ, VA, VB, VC, VD, VE, VF, VG, VH, VI, VJ, VK, VL, VM, VN, VO, VP, VQ, VR, VS, VT, VU, VV, VW, VX, VY, VZ, WA, WB, WC, WD, WE, WF, WG, WH, WI, WJ, WK, WL, WM, WN, WO, WP, WQ, WR, WS, WT, WU, WV, WW, WX, WY, WZ, XA, XB, XC, XD, XE, XF, XG, XH, XI, XJ, XK, XL, XM, XN, XO, XP, XQ, XR, XS, XT, XU, XV, XW, XX, XY, XZ, YA, YB, YC, YD, YE, YF, YG, YH, YI, YJ, YK, YL, YM, YN, YO, YP, YQ, YR, YS, YT, YU, YV, YW, YX, YY, YZ, ZA, ZB, ZC, ZD, ZE, ZF, ZG, ZH, ZI, ZJ, ZK, ZL, ZM, ZN, ZO, ZP, ZQ, ZR, ZS, ZT, ZU, ZV, ZW, ZX, ZY, ZZ).
  7. EXISTING TREES TO REMAIN. EXISTING TREES TO REMAIN TO BE REPLACED WITH NEW TREES TO MATCH EXISTING TREES. (W, H, L, V, M, S, N, T, C, D, R, F, G, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z, AA, AB, AC, AD, AE, AF, AG, AH, AI, AJ, AK, AL, AM, AN, AO, AP, AQ, AR, AS, AT, AU, AV, AW, AX, AY, AZ, BA, BB, BC, BD, BE, BF, BG, BH, BI, BJ, BK, BL, BM, BN, BO, BP, BQ, BR, BS, BT, BU, BV, BW, BX, BY, BZ, CA, CB, CC, CD, CE, CF, CG, CH, CI, CJ, CK, CL, CM, CN, CO, CP, CQ, CR, CS, CT, CU, CV, CW, CX, CY, CZ, DA, DB, DC, DD, DE, DF, DG, DH, DI, DJ, DK, DL, DM, DN, DO, DP, DQ, DR, DS, DT, DU, DV, DW, DX, DY, DZ, EA, EB, EC, ED, EE, EF, EG, EH, EI, EJ, EK, EL, EM, EN, EO, EP, EQ, ER, ES, ET, EU, EV, EW, EX, EY, EZ, FA, FB, FC, FD, FE, FF, FG, FH, FI, FJ, FK, FL, FM, FN, FO, FP, FQ, FR, FS, FT, FU, FV, FW, FX, FY, FZ, GA, GB, GC, GD, GE, GF, GG, GH, GI, GJ, GK, GL, GM, GN, GO, GP, GQ, GR, GS, GT, GU, GV, GW, GX, GY, GZ, HA, HB, HC, HD, HE, HF, HG, HH, HI, HJ, HK, HL, HM, HN, HO, HP, HQ, HR, HS, HT, HU, HV, HW, HX, HY, HZ, IA, IB, IC, ID, IE, IF, IG, IH, II, IJ, IK, IL, IM, IN, IO, IP, IQ, IR, IS, IT, IU, IV, IW, IX, IY, IZ, JA, JB, JC, JD, JE, JF, JG, JH, JI, JJ, JK, JL, JM, JN, JO, JP, JQ, JR, JS, JT, JU, JV, JW, JX, JY, JZ, KA, KB, KC, KD, KE, KF, KG, KH, KI, KJ, KK, KL, KM, KN, KO, KP, KQ, KR, KS, KT, KU, KV, KW, KX, KY, KZ, LA, LB, LC, LD, LE, LF, LG, LH, LI, LJ, LK, LL, LM, LN, LO, LP, LQ, LR, LS, LT, LU, LV, LW, LX, LY, LZ, MA, MB, MC, MD, ME, MF, MG, MH, MI, MJ, MK, ML, MM, MN, MO, MP, MQ, MR, MS, MT, MU, MV, MW, MX, MY, MZ, NA, NB, NC, ND, NE, NF, NG, NH, NI, NJ, NK, NL, NM, NN, NO, NP, NQ, NR, NS, NT, NU, NV, NW, NX, NY, NZ, OA, OB, OC, OD, OE, OF, OG, OH, OI, OJ, OK, OL, OM, ON, OO, OP, OQ, OR, OS, OT, OU, OV, OW, OX, OY, OZ, PA, PB, PC, PD, PE, PF, PG, PH, PI, PJ, PK, PL, PM, PN, PO, PP, PQ, PR, PS, PT, PU, PV, PW, PX, PY, PZ, QA, QB, QC, QD, QE, QF, QG, QH, QI, QJ, QK, QL, QM, QN, QO, QP, QQ, QR, QS, QT, QU, QV, QW, QX, QY, QZ, RA, RB, RC, RD, RE, RF, RG, RH, RI, RJ, RK, RL, RM, RN, RO, RP, RQ, RR, RS, RT, RU, RV, RW, RX, RY, RZ, SA, SB, SC, SD, SE, SF, SG, SH, SI, SJ, SK, SL, SM, SN, SO, SP, SQ, SR, SS, ST, SU, SV, SW, SX, SY, SZ, TA, TB, TC, TD, TE, TF, TG, TH, TI, TJ, TK, TL, TM, TN, TO, TP, TQ, TR, TS, TT, TU, TV, TW, TX, TY, TZ, UA, UB, UC, UD, UE, UF, UG, UH, UI, UJ, UK, UL, UM, UN, UO, UP, UQ, UR, US, UT, UY, UZ, VA, VB, VC, VD, VE, VF, VG, VH, VI, VJ, VK, VL, VM, VN, VO, VP, VQ, VR, VS, VT, VU, VV, VW, VX, VY, VZ, WA, WB, WC, WD, WE, WF, WG, WH, WI, WJ, WK, WL, WM, WN, WO, WP, WQ, WR, WS, WT, WU, WV, WW, WX, WY, WZ, XA, XB, XC, XD, XE, XF, XG, XH, XI, XJ, XK, XL, XM, XN, XO, XP, XQ, XR, XS, XT, XU, XV, XW, XX, XY, XZ, YA, YB, YC, YD, YE, YF, YG, YH, YI, YJ, YK, YL, YM, YN, YO, YP, YQ, YR, YS, YT, YU, YV, YW, YX, YY, YZ, ZA, ZB, ZC, ZD, ZE, ZF, ZG, ZH, ZI, ZJ, ZK, ZL, ZM, ZN, ZO, ZP, ZQ, ZR, ZS, ZT, ZU, ZV, ZW, ZX, ZY, ZZ).

**PLANTING LEGEND**

TREES	SYMBOL	TREE NAME	QTY.	RECORDS
		EXISTING LARGE MATURE JACARANDA TREE TO REMAIN	22	M
		EXISTING PARKING LOT SHADE TREE TO REMAIN	7	M
		NEW PARKING LOT SHADE TREE (PROPOSED CHELSEA THORNLESS MESQUITE 24" BOX SIZE, STANDARD TRUNK)	6	L
		PROPOSED NEW DROUGHT TOLERANT FLOWERING TREE (PROPOSED CHELSEA THORNLESS MESQUITE 24" BOX SIZE, STANDARD TRUNK)	10	L

SHRUBS	SYMBOL	SHRUB NAME	WUCOLS
		LARGE SHRUBS SUCH AS SENNA, POTOMAC, FEATHERY CHESA	L
		ACCENT SHRUBS SUCH AS AGAVE AMERICANA, CENTURY PLANT	L
		ACCENT PLANTS SUCH AS FERTILE YUCCA, RED YUCCA	L

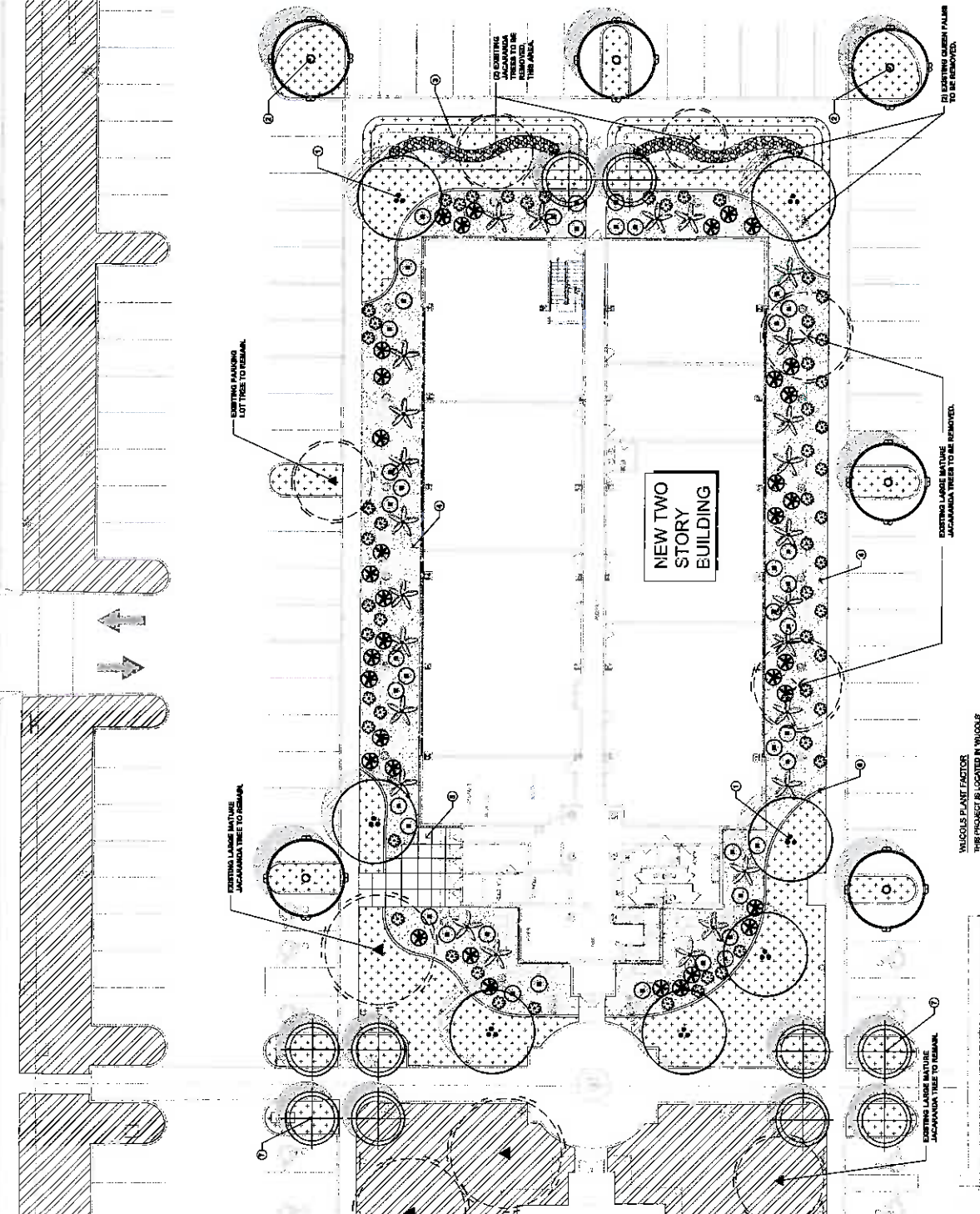
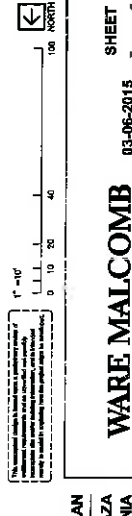
GROUND COVER AND SHRUB MASS	SYMBOL	GROUND COVER/SHRUB MASS NAME	WUCOLS
		EXISTING LANDSCAPE AREAS SHALL REMAIN UNCHANGED IN PLACE	L
		LOW GROWING DROUGHT TOLERANT GROUND COVER CONSISTING OF SANDWICH PELLAS'S TWIN, YUCCA, COYOTE BUSH	L
		DROUGHT TOLERANT GROUND COVER CONSISTING OF SANDWICH PELLAS'S TWIN, YUCCA, COYOTE BUSH	L
		2" LAYER OF DECORATIVE GRAVEL OVER FILTER FABRIC, TAN COLOR	L

**GENERAL NOTES:**

1. EXISTING TREES SHALL BE MAINTAINED WITH PROPER CARE. GRASSES, COVER PER LEGEND, AND ALL OTHER MATERIAL WITHIN THE AREAS SHALL BE MAINTAINED FOR EROSION CONTROL.
2. ROCK-RIP-RAP MATERIAL SHALL BE INSTALLED WHERE DRAIN LINES CONNECT TO INFILTRATION AREAS.
3. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE WUCOLS CHECK VALUES WHICH WILL BE PROVIDED WITH THE PLANTING PLAN. CHECK VALUES HAVE BEEN DETERMINED.
4. THIS IS A CONCEPTUAL LANDSCAPE PLAN. IT IS BASED ON PRELIMINARY INFORMATION WHICH IS NOT BELIEVED TO BE COMPLETE. IT IS INTENT AS A COMPANION TO THE ARCHITECTURAL DRAWINGS AND SHALL BE SUBJECT TO REVISION AS MORE RELIABLE INFORMATION BECOMES AVAILABLE.

**IRRIGATION NOTE:**

THE PROJECT WILL BE EQUIPPED WITH A LOW FLOW IRRIGATION SYSTEM CONSISTING OF 1" WEATHER BARRIED 1/2" MANTH CONTROL, LOW FLOW ROTORS, BUBBLER AND OR DRIP SYSTEMS USED THROUGHOUT THE IRRIGATION WATER EFFICIENCY WILL MEET OR EXCEED THE CURRENT STATE MANDATED 40-HOUR WATER CONSUMPTION.



**WUCOLS PLANT FACTOR:**  
 THIS PROJECT IS LOCATED IN WUCOLS REGION - SOUTH INLAND VALLEY.  
 H = HIGH WATER NEEDS  
 L = LOW WATER NEEDS  
 M = MEDIUM WATER NEEDS  
 V = VERY LOW WATER NEEDS

**SPARKY WASHINGTON**

**OMNI WEST REAL ESTATE**

**SPLA**  
 2001 PETERSON AVENUE, SUITE 100, WEST GARDEN, CA 91301  
 TEL: 818.341.1234

**KEY MAP**  
 SCALE: 1" = 100'-0"

**CONCEPTUAL LANDSCAPE PLAN**  
 OMNI WASHINGTON STREET MEDICAL PLAZA  
 INDO, CALIFORNIA

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

**Environmental Assessment (E.A.) Number:** 42732  
**Project Case Type (s) and Number(s):** Tentative Parcel Map No. 36837; Plot Plan No. 25686  
**Lead Agency Name:** County of Riverside Planning Department  
**Address:** 77-588 El Duna Ct, Ste. H Palm Desert, CA 92211  
**Contact Person:** Jay Olivas, Project Planner  
**Telephone Number:** (760) 863-8271  
**Applicant's Name:** Omni Washington Street Medical, LLC  
**Applicant's Address:** 23187 La Cadena Drive Ste. 102 Laguna Hills, CA 92653  
**Engineer's Name:** A&B Consulting Engineers  
**Engineer's Address:** P.O. Box 78088 Corona, CA 92877

**I. PROJECT INFORMATION**

**A. Project Description:** Tentative Parcel Map No. 36837 proposes to subdivide four (4) acres into two (2) parcels (Schedule H) of approximately two (2) acres each containing an existing two-story medical office building (14,171 sq. ft. footprint, 28,489 square foot rentable/leasable space) on proposed Parcel 1 up to approximately 38 feet in height, Plot Plan No. 25686 proposes a new two-story medical office building (14,171 sq. ft. footprint, 28,711 square foot rentable/leasable space) up to approximately 38 feet in height on proposed Parcel 2, with overall site containing approximately 287 parking spaces (257 spaces, 30 vanpool credits), with drainage facilities and landscaping.

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

**C. Total Project Area:** 4.17 Acres

<b>Residential Acres:</b> 4.17	<b>Lots:</b> 2	<b>Units:</b>	<b>Projected No. of Residents:</b>
<b>Commercial Acres:</b>	<b>Lots:</b>	<b>Sq. Ft. of Bldg. Area:</b> 28,711	<b>Est. No. of Employees:</b> 30
<b>Industrial Acres:</b>	<b>Lots:</b>	<b>Sq. Ft. of Bldg. Area:</b>	<b>Est. No. of Employees:</b>
<b>Other:</b>			

**D. Assessor's Parcel No(s):** 607-070-018

**E. Street References:** Southerly of 41<sup>st</sup> Avenue, easterly of Washington Street, and westerly of Sparkey Way.

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

**G. Brief description of the existing environmental setting of the project site and its surroundings:** This project site consists of an existing medical office building of approximately 28,489 square feet (Plot Plan No. 13317) on half of the existing parcel, with a vacant graded pad portion on the other half of the existing parcel. An existing church building and vacant land are to the north, multiple family dwellings to the south, one-family dwellings to the east, and one family dwellings with golf course to the west located in the City of Palm Desert. The project site is not located within a conservation area of the Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP).

## II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

### A. General Plan Elements/Policies:

1. **Land Use:** The proposed project meets the requirements of the Community Development: Commercial Office General Plan Land Use designation in that the site contains circulation facilities such as curbs, gutters and sidewalks (LU 29.7) and includes desert landscaping (WCVAP 1.1). The proposed project meets all other applicable land use policies.
2. **Circulation:** The project has adequate circulation to the site with improved streets including Washington Street, 41<sup>st</sup> Avenue, and Sparkey Way that contains curbs, gutters, and sidewalks. Therefore, it is 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:** No natural open space land was required to be preserved within the boundaries of this project. The proposed project meets with all other applicable Multipurpose Open Space element policies.
4. **Safety:** The proposed project is not located within Areas of Flooding Sensitivity. Proposed retention areas address flood impacts from increased runoff. The proposed project has allowed for sufficient provision of emergency response services. The proposed project meets with all other applicable Safety element policies.
5. **Noise:** Sufficient measures 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 is not housing and therefore is not subject to Housing Element Policies.
7. **Air Quality:** The proposed project has been conditioned to control any fugitive dust during grading activities. The proposed medical office building meets all applicable Air Quality element policies.

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

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

D. **Land Use Designation(s):** Commercial Office (0.25 - 1.0 Floor Area Ratio)

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

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

G. **Adjacent and Surrounding Area Plan(s), Foundation Component(s), Land Use Designation(s), and Overlay(s) and Policy Area(s), if any:** The project site is surrounded by properties which are designated Commercial Office, High Density Residential, and Very Low Density Residential

**H. Adopted Specific Plan Information**

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

**I. Existing Zoning:** General Residential (R-3-4,000)

**J. Proposed Zoning, if any:** Not Applicable

**K. Adjacent and Surrounding Zoning:** The project site is surrounded by properties which are zoned Limited Multiple Family Dwellings (R-2A-3,500) and Commercial Office (C-O) to the north, Limited Multiple Family Dwellings (R-2A-3,200) to the south, and One Family Dwellings (R-1-12,000) to the east.

**III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED**

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

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

**IV. DETERMINATION**

On the basis of this initial evaluation:

<b>A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED</b>
<input checked="" type="checkbox"/> I find that the proposed project <b>COULD NOT</b> have a significant effect on the environment, and a <b>NEGATIVE DECLARATION</b> will be prepared.
<input type="checkbox"/> 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. <b>A MITIGATED NEGATIVE DECLARATION</b> will be prepared.
<input type="checkbox"/> I find that the proposed project <b>MAY</b> have a significant effect on the environment, and an <b>ENVIRONMENTAL IMPACT REPORT</b> is required.


<b>A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED</b>
<input type="checkbox"/> I find that although the proposed project could have a significant effect on the environment, <b>NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED</b> 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

June 22, 2017

Date

Jay Olivas, Project Planner

For Charissa Leach, P.E.  
Assistant TLMA Director

Printed Name

**V. ENVIRONMENTAL ISSUES ASSESSMENT**

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

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

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

Findings of Fact:

- a) The project site is located along Washington Street which is designated as a scenic highway corridor. Impacts would be less than significant due to similar land uses in the area including an existing commercial medical office use on the existing project parcel and proposed additional desert landscaping. No signage is proposed at this time with the project.
- b) The proposed commercial medical office use which is located within an existing commercial and residential area, will not substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features, or obstruct a prominent scenic vista or view open to the public, as these features do not exist on the project site. Additionally, the project will not result in the creation of an aesthetically offensive site open to public view as the project includes varied building elevations and will be required to have final desert landscape plan with inspections in accordance with County Ordinance No. 859 as indicated by Conditions of Approval (COA's) such as COA 90.Trans.26-Landscape Inspection Requirements (Plot Plan No. 25686). Therefore, impacts would be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

**2. Mt. Palomar Observatory**

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

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

Findings of Fact:

a) The project site is located approximately 42 miles from Mt. Palomar Observatory and is within Zone B of Ordinance No. 655. The project is therefore required to comply with Ordinance No. 655 of the *Riverside County Standards and Guidelines*. The purpose of Ordinance No. 655 is to restrict the use of certain light fixtures emitting into the night sky that can create undesirable light rays and detrimentally affect astronomical observations and research. Ordinance No. 655 mandates that all outdoor lighting, aside from street lighting, be low to the ground, hooded and directed in order to obstruct shining onto adjacent properties and streets such as COA 10.Planning.16 - Mt. Palomar Lighting Area (Plot Plan No. 25686). These are general requirements that apply throughout Zone B of Ordinance No. 655 and not mitigation pursuant to CEQA. With the above-described Condition of Approval, impacts would be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

**3. Other Lighting Issues**

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

b) Expose residential property to unacceptable light levels?

Source: On-site Inspection, Project Application Description

Findings of Fact:

a) The project consisting of a 28,711 multi-story square foot medical office building would create a new light source, however, any new source of light is not anticipated to reach a significant level due to the size and scope of the project which includes existing hooded light poles within the existing 287 space parking lot. Additionally, any lighting is conditioned to be shielded and hooded thereby reducing any lighting impacts (COA 10.Planning.3 – Lighting Hooded) (Plot Plan No. 25686). Existing and proposed desert landscaping will also buffer residential



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

properties to the east along Sparkey Way (COA 10.Trans.11 Landscape Requirement) (Plot Plan No 25686). Impacts would be less than significant.

- b) Surrounding land uses include a commercial office building, residential dwellings, an existing church, apartments, and vacant land. The amount of light that will be created is consistent with existing levels and is not considered substantial; therefore, surrounding properties will not be exposed to unacceptable light levels. All lighting shall be shielded and hooded and will not be directed toward any adjoining properties in accordance with COA 10.Planning.3 - Lighting Hooded (Plot Plan No. 25686). No additional parking light poles are proposed with approximately 14 existing light poles which are currently hooded. Outdoor lighting impacts are therefore considered 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

**Findings of Fact:**

a-d) The project is not affected by agriculture programs and land use standards of the Riverside County General Plan. The project site is not designated as farmland of "local importance", it is "urban-built up land". The project is not adjacent to, or within 300 feet of agricultural zones (A-1, A-2, C/V, A-D and A-P). The project does not involve changes to the existing environment that could result in conversion of Farmland to non-agricultural use. Therefore, there would be no impact.

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

**Monitoring:** No monitoring measures are required

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>5. Forest</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure OS-3 "Parks, Forests and Recreation Areas," and Project Application Materials.

Findings of Fact:

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

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

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

<b>AIR QUALITY</b> Would the project				
<b>6. Air Quality Impacts</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose sensitive receptors which are located within 1 mile of the project site to project substantial point	<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
source emissions?				
e) Involve the construction of a sensitive receptor located within one mile of an existing substantial point source emitter?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: SCAQMD Significance Thresholds and Analysis

Findings of Fact: The South Coast Air Quality Management District (SCAQMD) is responsible for developing a regional air quality management plan (Salton Sea Air Basin) to ensure compliance with state and federal air quality standards. The SCAQMD has adopted the 2012 Air Quality Management Plan (AQMP). The primary implementation responsibility assigned to the County (i.e. local governments) by the 2012 AQMP is the implementation of air quality control measures associated with transportation facilities. This project does not propose any transportation facilities that would require transportation control measures, and therefore will not obstruct implementation of the AQMP.

- a) The 2012 AQMP is based on socio-economic forecasts (including population estimates) provided by the Southern California Association of Governments (SCAG). The County General Plan is consistent with SCAG's Regional Growth Management Plan and SCAQMD's Air Quality Management Plan. This project is consistent with the proposed General Plan Land Use designation of Commercial Office (CO), and population estimates. The population proposed by this project will not obstruct the implementation of the 2012 AQMP. Therefore, impacts are considered less than significant.
- b) Minor air quality impacts would occur during business operations which the majority would come from vehicle trips to and from the commercial office site. Vehicle trips and the air quality emissions that are associated with them are anticipated to be less than significant due to the fact that the project is located within an area intended for commercial office development in the R-3-4,000 zone and is limited to approximately 57,200 square feet of total building area for the existing building previously approved under PP13317 and proposed building under PP25686 with existing parking lot not to be expanded. It is therefore reasonable to assume that a portion of the customers will be already visiting the immediate area which is bordered by existing land uses such as commercial office on same site, existing church, apartment dwellings, one family dwellings, and vacant land. Additionally, the medical office use is limited to approximately 287 spaces with van pools which spaces are vacant during long periods of time, and, automobiles are required to be CA licensed and comply with smog standards further limiting impacts to air quality. Due to the relatively limited size of the land of 4.17 acres with 28,711 square feet of proposed additional building area and associated landscaping, PM10 dust control for precise grading, air quality impacts would be minor both on a project and cumulative level. Impacts are therefore less than significant.
- c) The project will not result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in non-attainment status pursuant to any applicable federal or state ambient air quality standard. Due to the relatively limited size of project with 28,711 square foot additional medical office building and surrounding landscaping with PM10 dust control (COA 60.BS Grade.16 – PM10 Plan Required) (Plot Plan No. 25686), air quality impacts would be minor both on a project and cumulative level. Therefore, less than significant impacts are expected.

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

- d) A sensitive receptor is a person in the population who is particularly susceptible to health effects due to exposure to an air contaminant than is the population at large. Sensitive receptors (and the facilities that house them) in proximity to localized CO sources, toxic air contaminants or odors are of particular concern. High levels of CO are associated with major traffic sources, such as freeways and major intersections, and toxic air contaminants are normally associated with manufacturing and commercial operations. Land uses considered to be sensitive receptors include long-term health care facilities, rehabilitation centers, convalescent centers, retirement homes, residences, schools, playgrounds, child care centers, and athletic facilities. Surrounding land uses include an existing church, apartments and one family dwellings, with vacant land, but is not expected to generate substantial point-source emissions due to the limited size of project of 4.11 acres and the type of use, an office building, which is not typically associated with significant emissions. The project will not include major transportation facilities or generate significant odors. Therefore, impacts are less than significant.
- e) Surrounding uses do not include significant localized CO sources, toxic air contaminants or odors. An office building is not a sensitive receptor. Therefore, the proposed project will not involve the construction of a sensitive receptor located within one mile of an existing substantial point-source emitter. Therefore, no impacts are expected.
- f) The project is merely a medical office building, which is not a type of use anticipated to create objectionable odors affecting a substantial number of people. No impacts are anticipated.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**BIOLOGICAL RESOURCES** Would the project

**7. Wildlife & Vegetation**

a) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: GIS database, WRC-MSHCP and/or CV-MSHCP, Environmental Programs Division (EPD) review

Findings of Fact:

- a) The proposed project is not located within a Conservation Area of the Coachella Valley Multiple Species Habitat Conservation Plan (CV-MSHCP). A review by the Environmental Programs Division of the Planning department was done to assure consistency with the CV-MSHCP plan. No inconsistencies were reported. The land is previously disturbed with existing medical office building and rough grading for a vacant commercial pad. The project is conditioned to conduct nesting bird survey prior to precise grading permit (COA 60.EPD.1 – MBTA Survey) (Plot Plan No. 25686), which is a standard condition of approval and not mitigation pursuant to CEQA. The project site does not conflict with the provisions of any of the above adopted Habitat Conservation Plans, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan. For these reasons, the proposed project will have a less than significant impact.
- b) Based on the review conducted by the Environmental Programs Department (EPD), the land division will not have a substantial adverse effect, either directly or through habitat modifications, on any endangered or threatened species as listed in the California and Federal Code of Regulations since none are present within the project site. Therefore, impacts are considered less than significant.
- c) Based on the review conducted by EPD, the land division will not have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Wildlife Service. Therefore impacts are expected to be less than significant.
- d) With the requirement for MBTA Survey prior to grading permit issuance, as required under Condition of Approval 60.EPD.1, the proposed project will not interfere with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites. Therefore, less than significant impacts to wildlife corridors are anticipated.

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

- e) The project site does contain riparian/riverine habitat due existing disturbance with existing buildings and existing paved parking lot. No impacts are expected.
- f) The project will not have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act since there are no wetlands on the existing property. Therefore there is no impact.
- g) The only tree preservation policy in the County relates to oak trees. The subject property does not contain any oak trees. Therefore, no impacts will result from project implementation.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**CULTURAL RESOURCES** Would the project

**8. Historic Resources**

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

Source: On-site Inspection, Project Application Materials

Findings of Fact:

a-b) There is no known historic site or historic structure on the project site. The project therefore does not propose the disturbance of a historic site or the demolishing of historic structures. The project will not cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5. Therefore, the project will have no impact.

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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>
c) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Restrict existing religious or sacred uses within the potential impact area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials, On Site Inspection

Findings of Fact:

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

a) Site disturbance has already occurred with the existing medical office site with existing parking lot and pre-graded existing commercial pad. Potential impacts to archaeological resources were previously reviewed, and no archaeological resources were located on this lot. Notification letters regarding AB 52 were also mailed out to tribes including Agua Caliente Band of Cahuilla Indians and Soboba Band of Luiseño Indians for the project on July 28, 2015. No request to consult was received regarding AB 52. Therefore, the project is not anticipated to alter or destroy any known archaeological site and no impacts are anticipated.

b) The proposed project is not expected to impact archaeological resources. If, however, during any ground disturbing activities, unique cultural resources are discovered, all ground disturbances shall halt until a meeting is held between the developer, archaeologist, and Native American representative to discuss the significance of the find (COA 10.Planning.18 – Unanticipated Resources) (Plot Plan No. 25686). This is a standard condition of approval and does not constitute mitigation pursuant to CEQA. No impacts are expected.

c) No human remains have been discovered or are anticipated to be discovered at the project site. However, there may be a possibility, although unlikely, that the project's ground disturbing activities could expose human remains. The project is subject to State Health and Safety Code Section 7050.5 if human remains are discovered during ground disturbing activities. No impacts are anticipated.

d) The project will not restrict existing religious or sacred uses within the potential impact area. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**10. Tribal Cultural Resources**

a) Would the project cause a substantial adverse change in the significance of a Tribal Cultural Resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American Tribe, and that is:

Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1 (k); or,

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

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

Source: Project Application Materials

Findings of Fact:

a-b) In compliance with Assembly Bill 52 (AB52), notifications regarding this project were mailed to the Agua Caliente Band of Cahuilla Indians and Soboba Band of Luiseño Indians for the project on July 28, 2015. No request to consult was received regarding AB 52. There are no known physical tribal cultural resources at the project site, and any new ground disturbing activities are limited to precise grading on previously graded pad. For these reasons, there is anticipated to be no impact.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

**11. Paleontological Resources**

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

Source: GIS database, County Geologist review

Findings of Fact:

a) According to GIS database, this site has been mapped as having a low potential for paleontological resources. Due to low potential, no paleontological report has been required. However, should fossil remains be encountered, all site earthmoving shall be ceased, the County Paleontologist shall be notified, the applicant shall retain a qualified paleontologist (COA 10.Planning.20 – Low Paleo) (Plot Plan No. 25686). This is a standard requirement for all projects that may involve grading or ground disturbance and therefore does not qualify as mitigation pursuant to CEQA. No impacts are anticipated.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**GEOLOGY AND SOILS** Would the project

**12. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones**

a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death?

b) Be subject to rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?

Source: Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones," GIS database, County Geologic Report No. 2485



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

**Findings of Fact:**

a) According to RCLIS (GIS database), the proposed project is not located within a fault or special studies zone. Based on the review of aerial photos, site mapping and literature research, there is no evidence of active faults crossing trending toward the subject site that would expose people to structures to potential substantial adverse risks. Therefore, no impacts are expected.

b) In addition, the site is not located within one-half mile from an earthquake fault zone. Therefore, the potential for this site to be affected by surface fault rupture is considered low and no impacts are expected.

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

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

**13. Liquefaction Potential Zone**

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

**Source:** Riverside County General Plan Figure S-3 "Generalized Liquefaction", GIS Database, County Geologic Report No. 2485

**Findings of Fact:**

a) According to the County Geologist, the potential for liquefaction is moderate at this site and the potential for seismically induced liquefaction is unlikely. The project will be precise graded with desert landscaping surrounding the additional commercial office pad and proposed building. County Geologic Report No. 2485 recommended over excavations extending at least 5 feet below proposed grade or 3 foot below the lowest proposed footings within the building areas and 2 to 3 feet below proposed footings in wall areas whichever is deeper (COA 10.Planing.21- GEO 2485 Accepted) (Plot Plan No. 25686). Compliance with California Building Code (CBC 2016) also addresses any potential liquefaction concerns during grading activities for the finished pad. Therefore, impacts from liquefaction are less than significant.

**Mitigation:** No mitigation measures required.

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

**14. Ground-shaking Zone**

Be subject to strong seismic ground shaking?

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

**Findings of Fact:**

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

a) There are no known active or potentially active faults that traverse the site and the site is not located within an Alquist-Priolo Earthquake Fault Zone. The principal seismic hazard that could affect the site is ground shaking resulting from an earthquake occurring along several major active or potentially active faults in southern California. CBC 2016 requirements pertaining to development will mitigate the potential impact to less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

**15. Landslide Risk**

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

Source: Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slope", Geologist review

Findings of Fact:

a) According to the County Geologist, landslides are not a potential hazard to the site. Therefore, the project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**16. Ground Subsidence**

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

Source: GIS database, County Geologist review

Findings of Fact:

a) According to GIS database, the site is located in an area susceptible to subsidence. However, County Geologist review concluded that subsidence in the area will not cause any differential settlement or cracking to the proposed graded pad and building foundation subject to the CBC 2016. Impacts would be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**17. Other Geologic Hazards**

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

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

Source: Project Application Materials, County Geologist review

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

18. Slopes	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Change topography or ground surface relief features?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create cut or fill slopes greater than 2:1 or higher than 10 feet?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in grading that affects or negates subsurface sewage disposal systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials, Building and Safety – Grading Review

Findings of Fact:

- a) The proposed project contains relatively flat topography on existing rough graded commercial pad. The proposed project will not substantially alter ground surface relief features. Therefore, there is no impact.
- b) No slopes with a slope ratio greater than two to one (2:1) (horizontal run: vertical rise) are proposed. Therefore, there is no impact.
- c) No infiltration lines will be disturbed as a result of the project. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

Source: General Plan figure S-6 “Engineering Geologic Materials Map”, Project Application Materials, Building and Safety Grading review

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

- a) The project will not result in substantial soil erosion or loss of top soil since the 4.17 acre site is largely improved with existing office building and paved parking lot. Any new grading shall be limited to 14,171 square foot vacant pad with desert landscaping and small drainage features such as dry wells on the property. Furthermore, precise grading is limited to approximately 600 cubic yards of cut and 600 cubic yards of fill. Therefore, impacts would be less than significant.
- b) The expansion potential of the onsite soils is considered low, and engineered cut and fill will create less than significant impacts.
- c) The project site does not propose septic systems or alternative waste water disposal. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**20. Erosion**

a) Change deposition, siltation, or erosion that may modify the channel of a river or stream or the bed of a lake?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in any increase in water erosion either on or off site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Flood Control District review, Project Application Materials

Findings of Fact:

- a) The project is not near a river, stream, or lakebed and therefore will not have an impact or change deposition, siltation, or erosion that may modify the channel of a river, stream, or the bed of a lake. While the project site is within the overall Whitewater River Basin, there are no rivers in the vicinity of the project located in Bermuda Dunes. Therefore, there would be no impact.
- b) The proposed project is anticipated to slightly increase water erosion, but the existing on-site dry wells and existing transportation-related improvements will prevent any impacts from rising to a level of significance (COA 10. BS Grade.7 Erosion Control Protection) (Plot Plan No. 25686). The project is required to accept and properly dispose of all off-site drainage flowing onto or through the site. Impacts related to water erosion are 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
--	--------------------------------	--	------------------------------	-----------

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

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

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

Source: Riverside County General Plan Figure S-8 "Wind Erosion Susceptibility Map," Ord. 460, Sec. 14.2 & Ord. 484

Findings of Fact:

a) The project site lies within a moderate wind erosion susceptibility area. The project site is not anticipated to be heavily impacted by wind erosion and blow sand because of existing site improvements such as an approximately 89,710-square-foot paved and lighted automobile parking area, and a required PM 10 Plan (COA 60.BS Grade.16) (Plot Plan No. 25686) for precise grading of vacant pad area. Impacts would be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**GREENHOUSE GAS EMISSIONS** Would the project

**22. Greenhouse Gas Emissions**

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

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

Source: Project application materials

Findings of Fact:

a) The Planning Department does not require a greenhouse gas numerical analysis for small projects that would not contribute cumulatively significant amounts of exhaust emissions or generate cumulatively considerable levels of GHGs from fuel combustion or involve substantial water and electricity demands. The type of small-scale development authorized by this project would not generate enough GHG emissions from its operation to be deemed cumulatively significant sufficient to warrant quantitative or qualitative GHG analysis. More specifically, the California Air Pollution Control Officers Association (CAPCOA) proposed a very aggressive 900 metric tons per year of GHG emissions threshold for residential and commercial projects. The intent of the 900-ton threshold is to capture 90% of all new residential and commercial development projects. CAPCOA's threshold was based on the amount of GHG emissions associated with 50 single-family residential units, which accounts for 84% of the projects in California. The 900-ton threshold would also correspond to apartments/condominiums of 70 units, office projects of approximately 35,000 square feet, retail projects of 11,000 square feet, and supermarkets of 6,300 square feet, but would exclude smaller residential developments, offices and retail stores from having to quantify and mitigate GHG emissions under CEQA. Because of this small size of the proposed project, its contribution to GHG emissions is far

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

below the 900-ton threshold that might otherwise trigger GHG analysis according to CAPCOA's model. Therefore, the impact is considered less than significant.

- b) As of the creation of this environmental analysis, the only adopted policy that would impact this project at the time of approval would be AB 32. This project does not conflict with the requirements of AB 32 such as due to California Smog Requirements for most customers that use the existing 287 space parking lot with van pools. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**HAZARDS AND HAZARDOUS MATERIALS** Would the project

**23. Hazards and Hazardous Materials**

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

Source: Project Application Materials

Findings of Fact:

- a) The project does not propose any use that would involve the transport, use, or disposal of hazardous material—beyond a small increase in typical commercial cleaning agents to be used with the proposed medical office building. Therefore, less than significant impacts are expected.
- b) The proposed project is not anticipated to create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment. Therefore, there is no impact.
- c) The proposed project will not impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan. The project allows for adequate emergency access. Therefore, there is no impact.

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

- d) There are no existing or proposed schools within 1000 feet the project site. Also, the proposed project does not propose the transportation of substantial amounts of hazardous materials. Therefore, there is no impact.
- e) The proposed project is not located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, would not create a significant hazard to the public or the environment. Therefore, there is no impact.

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

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

**24. Airports**

a) Result in an inconsistency with an Airport Master Plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Require review by the Airport Land Use Commission?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) For a project located within an airport land use plan or, where such a plan has not been adopted, within two 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 checked="" type="checkbox"/>	<input 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 Airport Land Use Commission letter dated October 1, 2015

- a) The project site is located within an Airport Master Plan. The project was determined by the Airport Land Use Commission on October 1, 2015 to be "consistent" with the 2004 Bermuda Dunes Airport Land Use Compatibility Plan. There will be no impact.
- b) The project site is located within an Airport Master Plan and required review by the Airport Land Use Commission. Compliance with the Airport Land Use Commission (ALUC) Letter dated October 1, 2015 summarized as follows: that outdoor lighting be hooded, the maximum building height shall not exceed 38 feet above ground level and the maximum elevation at the top of the structure shall not exceed 148 feet above mean sea level, that detention basins remain dry 48 hours after rain storms to lessen avian impacts, and that the following be prohibited: steady or flashing lights directed towards aircraft, uses that would reflected sunlight toward aircraft, smoke or water vapor generation, and uses that generate electrical interference as stated under COA 10.Planning.17 – ALUC Letter (Plot Plan No. 25686). These are standard conditions of approval for projects within an Airport Land Use Plan and does not qualify as mitigation pursuant to CEQA. As a result of these measures, impacts would be less than significant.
- c) The project site is located within an airport land use plan and was determined to be consistent based on conditions as stated in the October 1, 2015 letter from ALUC; therefore the project

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

will not create a safety hazard for people residing or working in the project area in reference to a public airport or public use airport. Impacts would be less than significant.

- d) The project is not within the vicinity of a private airstrip, or heliport and would not result in a safety hazard for people residing or working in the project area. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**25. Hazardous Fire Area**

- a) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

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

Source: Riverside County General Plan Figure S-11 "Wildfire Susceptibility," GIS database

Findings of Fact:

- a) The project site is in an urbanized area and is not located in a high fire area. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**HYDROLOGY AND WATER QUALITY** Would the project

**26. 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 type="checkbox"/>	<input checked="" type="checkbox"/>
--------------------------	--------------------------	--------------------------	-------------------------------------



	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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: Coachella Valley Water District (CVWD) letter dated December 3, 2014; Hydrology Study dated June 16, 2016 by Armstrong and Brooks Consulting Engineers

Findings of Fact:

- a) The topography of the site is partially improved and graded desert land to be paved for a medical office building. The project would not substantially alter the existing drainage patterns of the project site; however, the project is required to submit final drainage plans and allow easements for drainage. The owner must provide measures to be incorporated into the development to prevent flooding of the site or downstream properties as part of the drainage of the site (COA's 60.Trans.7-Drainage Plans and 60.Trans.8-Easement for Drainage) (Plot Plan No. 25686) which will include on site dry wells capable of infiltrating the 100-year 24 hour storm event. Therefore, impacts are less than significant.
- b) The proposed project will not violate any water quality standards or waste discharge requirements. The water quality calculations were based on the Design Handbook for Low Impact Development Best Management Practices (BMP's). The Whitewater Watershed spreadsheet was applied in the water quality calculations. Impacts would be less than significant with the BMP's incorporated and required BMP permit (COA BS Grade 60.BMP.14 Construction NPDES Permit) (Plot Plan No. 25686). These BMPs are standard, generally applicable requirements and therefore do not qualify as mitigation measures pursuant to CEQA.
- c) The proposed project will not substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted). Additionally, plans for grading, a final desert landscape plan, and irrigation are required to be reviewed and approved by the Coachella Valley Water District ensuring efficient water management and County Transportation Landscape Inspections (COA 90.Trans.27- LC Comply / Irrigation Comply) (Plot Plan No. 25686). Therefore, there is less than significant impact.
- d) The project has the potential to contribute to additional polluted runoff water. However, due to the small size of the project, the project will not exceed the capacity of planned storm water drainage systems with site improvements including on-site dry wells capable of infiltrating the 100 year 24 hour storm event. The project provides for adequate drainage facilities and/or appropriate easements. Therefore, the impact is considered less than significant.

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

- e) The proposed project will not 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. Therefore, there is no impact.
- f) The project proposes a medical office building within Zone X on the Federal Flood Insurance rate maps, but is less than significant due to dry wells to retain incremental increase of storm water runoff (COA 60.BS Grade.6 – Drainage Design Q100) (Plot Plan No. 25686).
- g) The proposed project is not anticipated to substantially degrade water quality due to the Water Quality Management Plan required prior to grading permit issuance (COA 60.Trans.6–WQMP). Impacts would be less than significant.
- h) The site proposes drainage infrastructure. The proposed project does include construction of new or retrofitted storm water Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins). BMPs are standard, generally applicable requirements and therefore do not qualify as mitigation measures pursuant to CEQA. Impacts would be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**27. Floodplains**

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

NA - Not Applicable <input checked="" type="checkbox"/>	U - Generally Unsuitable <input type="checkbox"/>	R - Restricted <input type="checkbox"/>		
a) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Changes in absorption rates or the rate and amount of surface runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam (Dam Inundation Area)?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Coachella Valley Water District (CVWD) letter dated December 3, 2014; Hydrology Study dated June 16, 2016 by Armstrong and Brooks Consulting Engineers

Findings of Fact:

- a) The project will not substantially alter the existing drainage pattern for the area due to proposed drainage improvements including requirement for on-site dry wells capable of infiltrating the 100 year 24 hour storm event in order to prevent flooding to downstream properties. The project lies in the area of the Whitewater River Basin. The site is currently an

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

existing medical office building of approximately 28,489 square feet with adjacent vacant pre-graded pad where drainage is absorbed by the existing soil, however, the site contains a fully improved impervious parking lot surface which 100% drainage to be kept on-site through use of additional on-site dry wells with inlet grates and inlet capacity calculations to limit drawn down time to not exceed 48 hours to accommodate the additional proposed 28,711 square foot medical office building. Impacts are therefore considered less than significant with drainage improvements including dry wells and desert landscaping (COAs 60.BSGrade.6 Drainage Design and 80.Trans.18.Landscape Plot Plan). (Plot Plan No. 25686)

- b) It is not anticipated that offsite flows will be substantially affected by implementation of the proposed project due to proposed drainage improvements largely consisting of proposed on-site dry wells as outlined in the approved hydrology report. Therefore, the impact is considered less than significant.
- c) The proposed project would not 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 due to proposed drainage improvements such as on-site dry wells as outlined in the approved hydrology report. In addition, the project site is not located in an area susceptible to the impacts of the failure of a levee or dam. Impacts are considered less than significant.
- d) There is no nearby surface water body, and therefore the proposed project is not expected to change the amount of surface water in any body of water. Therefore, there is no impact.

Mitigation: No mitigation measures are required.  
Monitoring: No monitoring measures are required.

**LAND USE/PLANNING** Would the project

28. Land Use	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Result in a substantial alteration of the present or planned land use of an area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Affect land use within a city sphere of influence and/or within adjacent city or county boundaries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: GIS database, Project Application Materials

Findings of Fact:

- a) The project would result in an alteration of the present land use of the area since an additional medical office building on an overall 4.11 acre site would be constructed. The subject land is located within an existing commercial and residential area intended for such development. The project would be consistent with the subject land since the land is currently designated Commercial Office (CO), and areas with a Land Use Designation of CO are generally envisioned for such medical office uses. The subject land also proposes a tentative parcel map (Schedule H) to subdivide the 4.11 gross acre site into two parcels of 2 gross acres each to accommodate the commercial office uses in the General Residential (R-3-4,000) zone including previous commercial office approved under Plot Plan No. 13317 in 1992 which remains valid and in effect, and new proposed commercial office building under Plot Plan No. 25686. In order to record the map the project is conditioned to prepare a final map with County Survey Office (COA 50.Planning.1 Prepare Final Map) (PM36837). Therefore, impacts would

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

be less than significant. See also discussion under Sections I and II, herein, as it relates to project land use, zoning, and general plan consistency.

- b) The project is located within the Sphere of Influence (SOI) of the City of Palm Desert. The project is consistent with surrounding uses and will not affect land use within the City of Palm Desert or its SOI. Project information was forwarded to the City of Palm Desert, and no comments have been received as of this writing. The project attended the Bermuda Dunes Community Council on May 14, 2015 for informational purposes. Impacts would be less than significant.

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

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

29. Planning	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Be consistent with the site's existing or proposed zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Be compatible with existing surrounding zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be compatible with existing and planned surrounding land uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be consistent with the land use designations and policies of the Comprehensive General Plan (including those of any applicable Specific Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

**Findings of Fact:**

a-b) The project will be consistent with the site's existing General Residential (R-3-4,000) zone due to the proposed commercial office land use which is specifically listed as permitted with an approved plot plan. The proposed commercial building complies with development standards of the R-3-4000 zone such a minimum lot area of 7,200 square feet, the site is 4.17 acres. The project is surrounded by properties which are zoned Limited Multiple Family Dwellings (R-2A-3,500) and Commercial Office (C-O) to the north, Limited Multiple Family Dwellings to the south (R-2A-3,200) to the south, One Family Dwellings (R-1-12,000) to the east, and Palm Desert Zoning to the west. The project would buffer adjacent zones with perimeter treatment, hooded lighting, and landscaping (COAs 80.Planning.8 Lighting Plans and 80.Trans.18 Landscape Plot Plan) (Plot Plan No. 25686). Therefore, impacts would be less than significant.

c-d) The proposal to add a medical office with existing parking will be conditionally compatible with existing and surrounding land uses including a medical office, existing church building, multiple family dwellings, one-family dwellings, and existing golf course uses, which have been constructed and are operating in the project vicinity, which project includes buffering and perimeter treatment such as landscaping. Therefore, impacts would be less than significant.

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

e) The project area is compatible with the project's proposed use, and therefore the project will not disrupt or divide the physical arrangement of an established community. There will be no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required

**MINERAL RESOURCES** Would the project

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>30. Mineral Resource</b>				
a. Result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Be an incompatible land use located adjacent to a State classified or designated area or existing surface mine?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Expose people or property to hazards from proposed, existing or abandoned quarries or mines?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

**NOISE** Would the project result in

**Definitions for Noise Acceptability Ratings**

Where indicated below, the appropriate Noise Acceptability Rating(s) has been checked.

NA - Not Applicable

A - Generally Acceptable

B - Conditionally Acceptable

C - Generally Unacceptable

D - Land Use Discouraged

**31. Airport Noise**

e. 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

f. 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) The project site is located within two miles of a public use airport that would expose people using the project to some airport noise, but the noise level would be less than significant due to commercial nature of the project in compliance with the 2016 CBC.

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**32. Railroad Noise**

NA  A  B  C  D

Source: Riverside County General Plan Figure C-1 "Circulation Plan", GIS database, On-site Inspection

Findings of Fact: The proposed project is not located within immediate vicinity of an existing rail road, and there would no impact due to commercial nature of the project.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**33. Highway Noise**

NA  A  B  C  D

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

Source: On-site Inspection, Project Application Materials

Findings of Fact: The proposed project is located within approximately 2,500 feet of Interstate 10 located to the north and immediately adjacent to Washington Street to the west, but there would no impact due to commercial nature of the project in compliance with 2016 CBC.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**34. Other Noise**

NA  A  B  C  D

Source: Project Application Materials, GIS database

Findings of Fact: The project is not affected by other noise impacts. There will be no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**35. 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?

b) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?

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?

d) Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?

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

Findings of Fact:

a) The project shall not create a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project. The proposed development for medical office will not substantially increase ambient noise levels due to existing traffic noise along Washington Street. No outdoor speakers are proposed. Therefore, impacts are less than significant.

b) The proposed project may create a short-term temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project during project grading

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

from construction equipment. However, the project will be consistent with the County Noise Ordinance No. 847; therefore, impacts are considered less than significant.

- c) The proposed project will not expose people to or generate noise levels in excess of standards established in the local general plan, noise ordinance (County Ordinance No. 847), or applicable standards of other agencies. Exterior noise levels will be limited to less than or equal to 45 dB(A) 10-minute LEQ between the hours of 10:00 p.m. to 7:00 a.m., and 65 dB(A) at all other times pursuant to County Ordinance No. 847 (COA's 10.Planning.11 – Exterior Noise Levels). Therefore, impacts are expected to be less than significant.
- d) The proposed project will not expose people to or generate excessive ground-borne vibration or ground-borne noise levels. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

**POPULATION AND HOUSING** Would the project

**36. Housing**

a) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Affect a County Redevelopment Project Area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Cumulatively exceed official regional or local population projections?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Project Application Materials, GIS database, Riverside County General Plan Housing Element

Findings of Fact:

- a) The proposed project will not displace any existing residences due to the commercial nature of the project. Therefore, there is no impact.
- b) The proposed project would create a demand for additional housing due to the commercial nature of the project with approximately 30 new employees as result of the 28,711 square foot commercial office. However, this would create a minor amount of additional housing need due



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

to small increase of workers at the site with existing housing units located in the surrounding area including Bermuda Dunes and City of Palm Desert.

- c) The project site will not displace substantial numbers of people necessitating the construction of replacement housing elsewhere due to commercial nature of the project. Therefore, there is no impact.
- d) The project is not located within or near a County Redevelopment Project Area. Therefore, there is no impact.
- e) The project would add a new business with up to approximately 30 employees and up to 100 construction jobs. This population increase will not exceed official regional or local population projections. Therefore, there is no impact.
- f) The project will not induce substantial population growth in an area since the business would be for medical office with up to approximately 30 employees, and there are approximately 49 employees within an existing medical office on same property previously approved under PP13317. Impacts from the addition of approximately 30 employees or less would be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

**37. Fire Services**

Source: Riverside County General Plan Safety Element

Findings of Fact:

The proposed commercial office will have a less than significant impact on the demand for Fire services since the project provides adequate fire access along Washington Street, 41<sup>st</sup> Avenue with minimum 24 foot wide driveway entrances from Sparkey Way. Fire protection improvements such as maintaining minimum required fire truck access (COA's 10.Fire.2 – Fire Access) (Plot Plan No. 25686) shall be required.

Additionally, the project 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. As such, this project will not Fire Services' ability to maintain acceptable service ratios, response times or other performance objectives for any of the public services. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

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

Monitoring: No monitoring measures are required.

**38. Sheriff Services**

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

Source: Riverside County General Plan

Findings of Fact:

The Riverside County Sheriff's Department (RCSD) provides law enforcement and crime prevention services to the project site. Similar to fire protection services, the proposed project will slightly increase the demand for sheriff services in the project area; however, due to its limited size, the proposed project will create a less than significant impact on sheriff services.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**39. Schools**

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

Source: GIS database

Findings of Fact:

The Desert Sands Unified School District provides public education services for the project area. The applicant is anticipated to be required to pay school fees due to new medical office building (COA 80.Planning.6 - School Fees) (Plot Plan No. 25686). Therefore, impacts are less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**40. Libraries**

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

Source: Riverside County General Plan

Findings of Fact:

The proposed project will not create an incremental demand for library services. The project will not require the provision of new or altered government facilities at this time. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>41. Health Services</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan

Findings of Fact:

The use of the proposed project area would not cause a significant impact on health services since the project proposes approximately 30 workers who could potentially work at the new medical office building. The site is located within the service parameters of County health centers. The project will not physically alter existing health facilities or result in the construction of new or physically altered health facilities. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**RECREATION**

<b>42. Parks and Recreation</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Would the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Would the project include the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Is the project located within a Community Service Area (CSA) or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: 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 scope of the proposed project does not involve the construction or expansion of recreational facilities that would have an adverse physical effect on the environment since the land is part of an existing commercial area. Therefore, there is no impact.
- b) Due to the relatively small size of the 4.11-acre site which allows commercial office uses, it is not anticipated that the project could generate impacts to nearby parks or recreational facilities. Therefore, there would be no impact.
- c) The project is not subject to Quimby fees at this time due to subdivision which does not generate habitable dwelling parcels. Thus, there is no impact.

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

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

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

**43. Recreational Trails**

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

**Source:** Riverside County General Plan

**Findings of Fact:** The General Plan does not identify a Class I Bikeway/Regional Trail along Washington Street, therefore, no impacts are anticipated.

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

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

**TRANSPORTATION/TRAFFIC** Would the project

**44. Circulation**

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

a) Conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system, taking into account all modes of transportation, including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?

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

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

c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?

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

d) Alter waterborne, rail or air traffic?

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

e) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?

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

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

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

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

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

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

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

i) Conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities?

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

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

Source: Riverside County General Plan

Findings of Fact:

a) The proposed project to add a commercial office will slightly increase vehicular traffic on the surrounding streets including Washington Street (110' right-of-way), 41<sup>st</sup> Avenue (60' right-of-way), and Sparkey Way (60' right-of-way) within a residential and commercial area. However, the Transportation Department did not require a traffic study due to existing streets with curb, gutter, street light, and sidewalk improvements already built in conformance with the General Plan (COA 10.Trans.4- No Additional Road Improvements). The project will not cause an increase in traffic which is substantial in relation to the existing traffic loads and capacity of the street system in that the additional traffic would be limited to existing 287 parking spaces with van pools. Nor will the project conflict with any County policy regarding mass transit. TUMF mitigation fees shall be required (COA 80.Trans.3 - TUMF), which is a standard requirement that does not qualify as mitigation pursuant to CEQA. Impacts are considered less than significant.

b) The project site meets all parking requirements of Ordinance No. 348 Section 18.12 "Off-Street Parking." Project parking consists of approximately 287 spaces with van pools. With approximate total building square footage of 57,200 square feet for both existing and proposed office buildings, and one parking space per 200 square feet of floor area, 287 spaces are required which the existing parking lot provides with 30 van pool credits. Additionally, Condition of Approval 80.PLANNING.11 requires Reciprocal Easement for shared parking (Plot Plan No. 25686). The project will not conflict with an applicable congestion management plan. Therefore, there is no impact.

c & d) The proposed project is located within an Airport Influence Area. The project will not change air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks or alter waterborne or rail traffic patterns. Therefore, there is no impact.

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

f) The project may cause a slight increase in the population of the area, thus creating an increase in road maintenance responsibility. A portion of property taxes are provided to the Bermuda Dunes #121 County Service Area to offset the increased cost of road related maintenance. Therefore, there is a less than significant impact.

g) It is not anticipated that there will be a substantial effect upon circulation during the proposed project's construction. Therefore, this impact is considered less than significant.

h) The proposed project will not result in inadequate emergency access or access to nearby uses. Therefore, there is no impact.

i) The proposed project will not conflict with adopted policies supporting alternative transportation (e.g. bus turnouts, bicycle racks). Therefore, there is no impact.

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

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

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

**45. Bike Trails**

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

**Source:** Riverside County General Plan

**Findings of Fact:** The General Plan does not identify a Class I Bikeway/Regional Trail along Washington Street or surrounding streets. Therefore there is no impact.

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

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

**UTILITY AND SERVICE SYSTEMS** Would the project

**46. Water**

a) Require or result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects?

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

b) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?

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

**Source:** Coachella Valley Water District correspondence and Department of Environmental Health Review

a) The proposed project is served by the Coachella Valley Water District (CVWD) for domestic water (COA 10 E. Health.1 Water & Sewer Service) (PM36837), and would result in the expansion of existing water line facilities as the result of the medical office and desert landscape irrigation. Impacts would be less than significant.

b) Based on review by CVWD and correspondence, it is anticipated that the project will have sufficient water supplies available for the project. A preliminary desert landscape irrigation plan has been prepared and reviewed by CVWD and the County Transportation Department in accordance with County Ordinance No. 859 and Riverside County Desert Friendly Landscape Guide which will limit impacts to ground water supply. Therefore, the impact is considered less than significant.

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

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

**45. 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

<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
--	--------------------------------	--	------------------------------	-----------

would cause significant environmental effects?

b. Result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--	--------------------------	--------------------------	-------------------------------------	--------------------------

Source: Department of Environmental Health Review; Coachella Valley Water District correspondence

Findings of Fact:

- a) The proposed project is served by the Coachella Valley Water District (CVWD) for sanitation service (COA 10 E. Health.1 Water & Sewer Service) (PM36837) and would not result in the construction of new waste water treatment facilities or expansion of existing facilities as the result of the new medical office. Less than significant impacts are anticipated.
- b) The proposed project is affected by adequate wastewater treatment capacity to serve the existing project site since new building proposed. Less than significant impacts are anticipated.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

<b>46. Solid Waste</b>				
a) Is the project served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Does the project comply with federal, state, and local statutes and regulations related to solid wastes including the CIWMP (County Integrated Waste Management Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

a-b) The project will generate less than significant trash waste due to proposed medical office building with existing waste disposal and dumpsters including for medical waste (COA 10.E. Health.3 – Medical Waste Generator) in compliance with Riverside County Ordinance No. 718.1 and California Health and Safety Code Sections 117600-118300 of the Medical Waste Management Act. Additionally, adequate disposal facilities and services are located on the project site subject to review and approval by County Waste Resources Department with required Waste Recycling Plan (WRP) as indicated by COAs such as 90.Planning.16- Co. Waste Resources (Plot Plan No. 25686) which includes disposal by local waste hauler. Impacts are therefore 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
--	--------------------------------	--	------------------------------	-----------

**47. Utilities**

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

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

Source: Riverside County General Plan

Findings of Fact:

a,b,c) No letters have been received eliciting responses that the proposed project would require substantial new facilities or expand facilities. The project will require utility services in the form of electricity, natural gas, and telecommunications. Each of the utility systems is available at the project site and lines will have to be extended onto the vacant pad portion. These impacts are considered less than significant based on the availability of existing public facilities that support local systems. Compliance with the requirements of Imperial Irrigation District, Southern California Gas, and the telephone company will ensure that potential impacts to utility systems are reduced. Therefore, there will be a less than significant level of impact.

d) The project would use existing storm water drainage facilities including curbs, gutters already in place along Washington Street, 41<sup>st</sup> Avenue, and Sparkey Way to be maintained by County Transportation Department with less than significant impacts

e) Existing street lights are located along Washington Street. Electricity is available at the project site and lines will have to be extended onto the site. These impacts are considered less than significant based on the availability of existing public facilities that support local systems. Less than significant impact to occur.

f) Based on data available at this time, no offsite utility improvements will be required to support this project. This impact is considered less than significant.

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**48. Energy Conservation**

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



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

Source: Riverside County General Plan

Findings of Fact:

a-b) The proposed project would result in a new medical office building. This land use would primarily increase electrical usage. The proposed project would develop the site in a manner consistent with the County's General Plan land use designations for the property, and energy demands associated with the proposed Project are addressed through long range planning by energy purveyors and can be accommodated as they occur. Therefore, project implementation is not anticipated to result in the need for the construction or expansion of existing energy generation facilities, the construction of which could cause any significant environmental effects.

The State of California regulates energy consumption under Title 24 of the California Code of Regulations with efficiency standards. As such, the development and operation of the proposed project would not conflict with applicable energy conservation plans, and impacts would be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**MANDATORY FINDINGS OF SIGNIFICANCE**

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

Source: Staff review, Project Application Materials

Findings of Fact: Implementation of the proposed project would not substantially degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife populations to drop below self-sustaining levels, threaten to eliminate a plant or animal community, or reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory.

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

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

Source: Staff review, Project Application Materials

Findings of Fact: The project does not have impacts which are individually limited, but cumulatively considerable, due to the relatively small size of the 4.17 acre site for proposed additional medical office building on approximately 14,171 square footprint, 28,711 square foot rentable/leasable space portion on the southeast corner of Washington Street and 41<sup>st</sup> Avenue. The site is surrounded by existing commercial and residential development such as multiple and single family dwellings and would largely serve traffic and customers who would normally visit this area even without the additional medical office building.

There are no cumulatively considerable impacts associated with the project that are not already evaluated and disclosed throughout this environmental assessment, including minor traffic increase which would use existing adjoining streets which are improved and project landscaping to improve the aesthetics of the current planned development of the area. Additionally, air quality and greenhouse gas emissions would be individually limited due to California Vehicle Smog requirements for the automobiles that access the property with 287 parking spaces and vanpools, and would not be cumulatively considerable. Impacts are less than significant.

51. Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
---	--------------------------	--------------------------	--------------------------	-------------------------------------

Source: Staff review, project application

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

## VI. EARLIER ANALYSES

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

- Earlier Analyses Used, if any: SCAQMD
- GP: Riverside County General Plan
- RCLIS: Riverside County Land Information System
- PP13317, EA36340

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

Location: County of Riverside Planning Department  
77-588 El Duna Ct. Ste. H  
Palm Desert, CA 92211

---

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

---

## 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.

File: EA42732

PARCEL MAP Parcel Map #: PM36837

Parcel: 607-070-018

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 MAP - DEFINITIONS

RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Tentative Parcel Map No. 36837 shall be henceforth defined as follows:

TENTATIVE MAP = Tentative Parcel Map No. 36837, Amended No. 2, dated 5/3/17.

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

10. EVERY. 2 MAP - HOLD HARMLESS

RECOMMND

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

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

(b) any claim, action or proceeding against the COUNTY to attack, set aside, void or annul any other decision made by the COUNTY concerning the TENTATIVE MAP or FINAL MAP, including, but not limited to, decisions made in response to California Public Records Act requests.

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

The obligations imposed by this condition include, but are not limited to, the following: the applicant/permittee shall pay all legal services expenses the COUNTY incurs in connection with any such claim, action or proceeding,

PARCEL MAP Parcel Map #: PM36837

Parcel: 607-070-018

10. GENERAL CONDITIONS

10. EVERY. 2                    MAP - HOLD HARMLESS (cont.)                    RECOMMND

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.

10. EVERY. 3                    MAP - PROJECT DESCRIPTION                    RECOMMND

The land division hereby permitted is to subdivide four (4) acres into two (2) parcels (Improvement Schedule H) of approximately two (2) acres each containing an existing two-story medical office building (14,171 square feet footprint, 28,489 s.f. rentable/leasable) on Parcel 1 up to approximately 38 feet in height, and, separate Plot Plan (PP25686) proposes a new two-story medical office building (14,171 square feet footprint, 28,711 maximum rentable/leasable) up to approximately 38 feet in height on Parcel 2, with overall site containing approximately 287 parking spaces (257 spaces, 30 vanpool credits).

BS GRADE DEPARTMENT

10.BS GRADE. 1                    MAP - GENERAL INTRODUCTION                    RECOMMND

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

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

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

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

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

PARCEL MAP Parcel Map #: PM36837

Parcel: 607-070-018

10. GENERAL CONDITIONS

10.BS GRADE. 5

MAP - NPDES INSPECTIONS

RECOMMND

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

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

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

Monitoring for erosion and sediment control is required and shall be performed by the QSD or QSP as required by the 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

PARCEL MAP Parcel Map #: PM36837

Parcel: 607-070-018

10. GENERAL CONDITIONS

10.BS GRADE. 5                    MAP - NPDES INSPECTIONS (cont.)                    RECOMMND

required on site. The Department of Building and Safety will conduct periodic NPDES inspections of the site throughout the recognized storm season to verify compliance with the Construction General Permit and Stormwater ordinances and regulations.

10.BS GRADE. 6                    MAP - EROS CNTRL PROTECT                    RECOMMND

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

10.BS GRADE. 7                    MAP - DUST CONTROL                    RECOMMND

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

10.BS GRADE. 8                    MAP - 2:1 MAX SLOPE RATIO                    RECOMMND

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

10.BS GRADE. 9                    MAP - MINIMUM DRNAGE GRADE                    RECOMMND

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

E HEALTH DEPARTMENT

10.E HEALTH. 1                    USE - \*WATER AND SEWER SERVICE                    RECOMMND

PM36837 is proposing potable water service from Coachella Valley Water District (CVWD) and sanitary sewer service from CVWD. It is the responsibility of the developer to ensure that all requirements to obtain potable water service and sanitary sewer service are met with the appropriate purveyor(s) as well as all other applicable agencies.

Any existing onsite wastewater treatment system and/or onsite water well shall be properly removed or abandoned under permit with the Department of Environmental Health.

PARCEL MAP Parcel Map #: PM36837

Parcel: 607-070-018

10. GENERAL CONDITIONS

10.E HEALTH. 2                      HAZMAT BEP                      RECOMMND

The facility requires a business 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.

10.E HEALTH. 3                      USE -MEDICAL WASTE GENERATOR                      RECOMMND

Medical Waste Generators must submit medical waste documentation and a permit application, with appropriate fees to Environmental Health Department, in accordance with Riverside County Ordinance 718.1 and the California State Health and Safety Code Sections 117600-183600, Medical Waste Management act.

FIRE DEPARTMENT

10.FIRE. 1                              MAP-FIRE ACCESS                              RECOMMND

Fire Apparatus access roads shall be in compliance with the Riverside County Fire Prevention Standards.  
∅ Access lanes will not have an up, or downgrade of more than 15%.  
Access lanes will be designed to withstand the weight of 75,000 pounds over 2 axles.  
∅ Access will have a turning radius capable of accommodating fire apparatus.  
∅ Access lanes shall be constructed with a surface so as to provide all weather driving capabilities.  
∅ Any turn-around requires a minimum 38-foot turning radius.  
∅ Access roads shall have an unobstructed width of not less than 24 feet along with an unobstructed vertical clearance of not less than 13 feet 6 inches.

10.FIRE. 2                              MAP-FIRE HYDRANTS                              RECOMMND

The required water system, including fire hydrants, shall be installed and accepted by the appropriate water agency prior to any combustible building material being placed on an individual lot. Two sets of water plans are to be submitted to the Fire Department for approval. Three fire hydrants will be required with a cumulative flow of 2,500 gpm with a 2 hour duration at a minimum 20 psi residual pressure (based on the square footage of 35,340 Type V-N fully sprinklered).



PARCEL MAP Parcel Map #: PM36837

Parcel: 607-070-018

10. GENERAL CONDITIONS

PLANNING DEPARTMENT

10.PLANNING. 1                   MAP - MAP ACT COMPLIANCE                   RECOMMND

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

10.PLANNING. 2                   MAP - FINAL MAP PREPARER                   RECOMMND

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

10.PLANNING. 3                   MAP - FEES FOR REVIEW                   RECOMMND

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

10.PLANNING. 4                   MAP - ZONING STANDARDS                   RECOMMND

Lots created by this TENTATIVE MAP shall be in conformance with the development standards of the R-3-4,000 zone.

10.PLANNING. 5                   MAP - 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 the approval or conditional approval of this project.

10.PLANNING. 9                   MAP - ORD 875 CVMSHCP FEE (1)                   RECOMMND

Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection approval, the holder of the construction permit(s) shall comply with the provisions of Riverside County Ordinance No. 875, which requires payment of the appropriate fee set forth in that ordinance. Riverside County Ordinance No. 875 has been established to set forth policies, regulations and fees

PARCEL MAP Parcel Map #: PM36837

Parcel: 607-070-018

10. GENERAL CONDITIONS

10.PLANNING. 9                    MAP - ORD 875 CVMSHCP FEE (1) (cont.)                    RECOMMND

related to the funding and acquisition of open space and habitat necessary to address the direct and cumulative environmental effects generated by new development projects described and defined in the ordinance within the Coachella Valley and surrounding mountains.

The fee shall be paid for each residential unit to be constructed within a residential land division. The amount of the fee for commercial and industrial projects shall be calculated on the bases of "Project Area".

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.

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

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

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

10.PLANNING. 11                    MAP - UNANTICIPATED RESOURCES                    RECOMMND

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

PARCEL MAP Parcel Map #: PM36837

Parcel: 607-070-018

10. GENERAL CONDITIONS

10.PLANNING. 11

MAP - UNANTICIPATED RESOURCES (cont.)

RECOMMND

project:

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

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

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

c)Further ground disturbance shall not resume within the area of the discovery until an agreement has been reached by all parties as to the appropriate preservation or mitigation measures.

10.PLANNING. 12

MAP - IF HUMAN REMAINS FOUND

RECOMMND

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

Human remains require special handling, and must be treated with appropriate dignity. Pursuant to State Health and Safety Code Section 7050.5, if human remains are encountered, no further disturbance shall occur until the County Coroner has made the necessary findings as to origin. Specific actions must take place pursuant to CEQA Guidelines §15064.5e, State Health and Safety Code Section 7050.5 and Public Resource Code (PRC) §5097.98. In the event of the accidental discovery or recognition of any human remains in any location other than a dedicated cemetery, the following procedures shall be followed:

PARCEL MAP Parcel Map #: PM36837

Parcel: 607-070-018

10. GENERAL CONDITIONS

10.PLANNING. 12 MAP - IF HUMAN REMAINS FOUND (cont.) RECOMMND

a)There shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent human remains until:

i)A County Official is contacted.

ii)The County Coroner is contacted to determine that no investigation of the cause of death is required, and If the Coroner determines the remains are Native American:

iii)The Coroner shall contact the Native American Heritage Commission within 24 hours.

b)The Commission shall identify the person or persons it believes to be the most likely descended from the deceased Native American.

c)The Most Likely Descendent (MLD) may make recommendations to the landowner or the person responsible for the excavation work, for the treatment of human remains and any associated grave goods as provided in PRC 5097.98.

d)Under the following conditions, the landowner or his authorized representative shall rebury the Native American human remains and associated grave goods on the property in a location not subject to further disturbance:

i)The Commission is unable to identify a MLD or the MLD failed to make a recommendation within 24 hours after being notified by the commission.

(1)The MLD identified fails to make a recommendation; or

(2)The landowner or his authorized representative rejects the recommendation of the MLD, and the mediation.

10.PLANNING. 13 MAP - LOW PALEO RECOMMND

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

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

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

PARCEL MAP Parcel Map #: PM36837

Parcel: 607-070-018

10. GENERAL CONDITIONS

10.PLANNING. 13

MAP - LOW PALEO (cont.)

RECOMMND

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

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

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

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

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

PARCEL MAP Parcel Map #: PM36837

Parcel: 607-070-018

10. GENERAL CONDITIONS

10.PLANNING. 13                    MAP - LOW PALEO (cont.) (cont.)                    RECOMMND

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

10.PLANNING. 14                    MAP - GEO02485 ACCEPTED                    RECOMMND

County Geologic Report GEO No. 2485, submitted for the project PM36837, APN 607-070-018, was prepared by LGC Geo-environmental, Inc., and is titled; "Updated Preliminary Geotechnical Report for the Proposed Medical Office Development Located at 41120 Washington Street in the City of Bermuda Dunes, Riverside County, California," dated February 29, 2016. In addition, LGC Geo-environmental, Inc. has submitted the following reports:

"Response to Review Comments from Daniel P. Walsh and Associates on Behalf of the Riverside County Planning Department Regarding LGC Geo-Environmental Report; namely, Updated Preliminary Geotechnical Report for the Proposed Medical Office Development Located at 41120 Washington Street in the City of Bermuda Dunes, Riverside County, California," response dated June 27, 2016.

"Preliminary Geotechnical Investigation for the Proposed Development Plan and Forensic Evaluation of Distressed Pavement, Located at 41120 Washington Street, APN: 607-670-018 (sic), Riverside County, California", dated February 21, 2011.

These documents are herein incorporated in GEO02485. GEO02485 concluded:

1. Based on a review of published and unpublished geologic maps and reports, and a review of aerial photography for the site, active or potentially active faults are not known to exist on the site.
2. Review of geologic literature and our geologic mapping of the property does not indicate the presence of landslides on or directly adjacent to the site.
3. Adverse effects on the proposed development resulting from groundwater are not anticipated.
4. In consideration of the anticipated grading, recommended overexcavations, proposed structures and improvements, and subsurface material types and their conditions, unfavorable ground subsidence is not anticipated.
5. The estimated static differential settlement is 0.25 inch

PARCEL MAP Parcel Map #: PM36837

Parcel: 607-070-018

10. GENERAL CONDITIONS

10.PLANNING. 14

MAP - GEO02485 ACCEPTED (cont.)

RECOMMND

and the estimated seismic differential settlement is 1.00 inch.

GEO02485 recommended:

1.Weeds, grasses, and trees in areas to be graded should be stripped and hauled offsite.

2.The upper 2 to 6 feet of potentially compressible undocumented artificial fill, topsoil and weathered alluvial deposits are considered unsuitable for support of proposed fills, structures, and/or improvements, and should be overexcavated to expose underlying competent alluvial deposits.

3.Overexcavations should also extend at least 5 feet below proposed grade or 3 feet below the lowest proposed footings, within the building areas and 2 feet to 3 feet below proposed footings in wall areas, whichever is deeper.

GEO No. 2485 satisfies the requirement for a geologic/geotechnical study for Planning/CEQA purposes. GEO No. 2485 is hereby accepted for planning purposes. Engineering and other Building Code parameters were not included as a part of this review or approval. This approval is not intended and should not be misconstrued as approval for grading permit. Engineering and other building code parameters should be reviewed and additional comments and/or conditions may be imposed by the County upon application for grading and/or building permits.

TRANS DEPARTMENT

10.TRANS. 2

MAP - DRAINAGE 1

RECOMMND

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

PARCEL MAP Parcel Map #: PM36837

Parcel: 607-070-018

10. GENERAL CONDITIONS

10.TRANS. 3                      MAP - DRAINAGE 2                      RECOMMND

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

10.TRANS. 4                      MAP - NO ADD'L ON-SITE R-O-W                      RECOMMND

No additional on-site right-of-way shall be required on Washington Street, 41st Avenue and Sparkey Way since adequate right-of-way exists.

10.TRANS. 5                      MAP - NO ADD'L ROAD IMPRVMENTS                      RECOMMND

No additional road improvements will be required at this time along Washington Street, 41st Avenue and Sparkey Way due to existing improvements.

10.TRANS. 7                      MAP - STD INTRO 3(ORD 460/461)                      RECOMMND

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

10.TRANS. 8                      MAP - UTILITY INSTALL. 1                      RECOMMND

Electrical power, telephone, communication, street lighting, and cable television lines shall be placed underground in accordance with Ordinance 460 and 461.



PARCEL MAP Parcel Map #: PM36837

Parcel: 607-070-018

10. GENERAL CONDITIONS

10.TRANS. 8                      MAP - UTILITY INSTALL. 1 (cont.)                      RECOMMND

This also applies to existing overhead lines which are 33.6 kilovolts or below along the project frontage and within the project boundaries.

10.TRANS. 10                      MAP - COUNTY WEB SITE                      RECOMMND

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

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 1                      MAP - EXPIRATION DATE                      RECOMMND

The conditionally approved TENTATIVE MAP shall expire three (3) years after the county of Riverside Board of Supervisors original approval date, unless extended as provided by County Ordinance No. 460. Action on a minor change and/or revised map request shall not extend the time limits of the originally approved TENTATIVE MAP. A Land Management System (LMS) hold shall be placed on the TENTATIVE MAP, and a LMS hold shall be placed on any subsequent minor change or revised map, which shall be set to take effect on the expiration date. The LMS hold effective date shall be extended in accordance with any permitted extensions of time. The LMS hold shall be downgraded to a LMS notice upon recordation of the the first phase of the TENTATIVE MAP. The LMS hold or notice shall remain in effect until the recordation of the final phase of the TENTATIVE MAP. If the TENTATIVE MAP expires before the recordation of the final phase the LMS hold or notice shall remain in effect and no further FINAL MAP recordation shall be permitted.

50. PRIOR TO MAP RECORDATION

PLANNING DEPARTMENT

50.PLANNING. 1                      MAP - PREPARE A FINAL MAP                      RECOMMND

After the approval of the TENTATIVE MAP and prior to the expiration of said map, the land divider shall cause the real property included within the TENTATIVE MAP, or any

PARCEL MAP Parcel Map #: PM36837

Parcel: 607-070-018

50. PRIOR TO MAP RECORDATION

50.PLANNING. 1                    MAP - PREPARE A FINAL MAP (cont.)                    RECOMMND

part thereof, to be surveyed and a FINAL MAP thereof prepared in accordance with the current County Transportation Department - Survey Division requirements, the conditionally approved TENTATIVE MAP, and in accordance with Article IX of County Ordinance No. 460.

50.PLANNING. 2                    MAP - SURVEYOR CHECK LIST                    RECOMMND

The County Transportation Department - Survey Division shall review any FINAL MAP and ensure compliance with the following:

A. All lots on the FINAL MAP shall be in substantial conformance with the approved TENTATIVE MAP relative to size and configuration.

B. All lots on the FINAL MAP shall have a minimum lot size of 87,000 net square feet.

C. All lot sizes and dimensions on the FINAL MAP shall be in conformance with the development standards of the \_\_\_ zone, and with the Riverside County General Plan.

D. All lots on the FINAL MAP shall comply with the length to width ratios, as established by Section 3.8.C. of County Ordinance No. 460.

E. All knuckle or cul-de-sac lots shall have a minimum of 35 feet of frontage measured at the front lot line.

F. The common open space area[s] shall be shown as a numbered lot[s] on the FINAL MAP.

50.PLANNING. 3                    MAP - ECS AFFECTED LOTS                    RECOMMND

The following note shall be placed on the FINAL MAP:  
"Environmental Constraint Sheet affecting this map is on file in the County of Riverside Transportation Department - Survey Division, in E.C.S. Book \_\_\_, Page \_\_\_. This affects Parcels 1 & 2.

50.PLANNING. 7                    MAP - ECS NOTE MT PALOMAR LIGH                    RECOMMND

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

PARCEL MAP Parcel Map #: PM36837

Parcel: 607-070-018

50. PRIOR TO MAP RECORDATION

50.PLANNING. 7                    MAP - ECS NOTE MT PALOMAR LIGH (cont.)                    RECOMMND

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

50.PLANNING. 8                    MAP - FEE BALANCE                    RECOMMND

Prior to recordation, the Planning Department shall determine if the deposit based fees for the TENTATIVE MAP are in a negative balance. If so, any unpaid fees shall be paid by the land divider and/or the land divider's successor-in-interest.

50.PLANNING. 9                    MAP - CC&R C/I MO COM. EASE                    RECOMMND

The land divider shall (a) notify the Planning Department that the following documents shall be shortly, or have been, submitted to the Office of the County Counsel for the review and approval of that office; and (b) the land divider shall submit to the Office of the County Counsel the following documents:

1. A cover letter identifying the project for which approval is sought referencing the Planning Department case number(s) (a copy of this cover letter may be sent to the Planning Department to serve as notification) and identifying one individual to represent the land divider if there are any questions concerning the review of the submitted documents; and

2. One (1) copy AND one (1) original, wet signed, notarized and ready for recordation declaration of covenants, conditions, and restrictions; attached to these documents there shall be included a legal description of the property included within the covenants, conditions and restrictions and a scaled map or diagram of such boundaries, both signed and stamped by a California registered civil engineer or licensed land surveyor; and

3. A sample document conveying title to the purchaser of an individual lot or unit which provides that the declaration of covenants, conditions and restrictions is incorporated therein by reference; and,

4. A deposit equaling three (3) hours of the current

PARCEL MAP Parcel Map #: PM36837

Parcel: 607-070-018

50. PRIOR TO MAP RECORDATION

50.PLANNING. 9

MAP - CC&R C/I MO COM. EASE (cont.)

RECOMMND

hourly fee for the Review of Covenants, Conditions and Restrictions established pursuant to County Ordinance No. 671 at the time the above referenced documents are submitted to the Office of the County Counsel for review and approval.

The declaration of covenants, conditions and restrictions submitted for review shall a) provide for a minimum term of 60 years, b) provide reciprocal easements for ingress, egress and parking, c) provide for the establishment of a maintenance operator, and d) contain the following provisions verbatim:

"Notwithstanding any provision in this Declaration to the contrary, the following provisions shall apply:

The Maintenance Operator established herein shall manage and continuously maintain the 'landscape area', more particularly described on Exhibit '\_\_\_', attached hereto.

The Maintenance Operator shall have the right to assess the owners of each individual parcel for the reasonable cost of maintaining such 'landscape area', and shall have the right to lien the property of any such owner who defaults in the payment of a maintenance assessment. An assessment lien, once created, shall be prior to all other liens recorded subsequent to the notice of assessment or other document creating the assessment lien.

This Declaration shall not be terminated, 'substantially' amended, or property deannexed therefrom absent the prior written consent of the Planning Director of the County of Riverside or the County's successor-in-interest. A proposed amendment shall be considered 'substantial' if it affects the extent, usage, or maintenance of the 'landscape area' or reciprocal easement established pursuant to the Declaration."

Once approved, the copy and the original declaration of covenants, conditions and restrictions shall be forwarded by the Office of the County Counsel to the Planning Department. The Planning Department will retain the one copy for the case file, and forward the wet signed and notarized original declaration of covenants, conditions and restriction to the County Transportation Department - Survey Division - for safe keeping until the final map is ready

PARCEL MAP Parcel Map #: PM36837

Parcel: 607-070-018

50. PRIOR TO MAP RECORDATION

50.PLANNING. 9 MAP - CC&R C/I MO COM. EASE (cont.) (cont.) RECOMMND

for recordation. The County Transportation Department - Survey Division - shall record the original declaration of covenants, conditions and restrictions in conjunction with the recordation of the final map.

50.PLANNING. 11 MAP - CC&R RECIPROCAL EASEMNT RECOMMND

The land divider shall (a) notify the Planning Department that the following documents shall be shortly, or have been, submitted to the Office of the County Counsel for review; and (b) the land divider shall submit copies of the following documents to the Planning Department for concurrent review along with any condition review fee; and (c) the documents to be submitted by the land divider to the Office of the County Counsel shall include all of the following:

1. A cover letter identifying the project for which approval is sought referencing the Planning Department case number;

2. A copy AND an original wet signed, notarized grant of reciprocal easement document, which includes, but is not necessarily limited to, both a legal description of the boundaries of the reciprocal easement and a scaled map or diagram of such boundaries, both signed and stamped by a California registered civil engineer or licensed land surveyor;

3. A sample document conveying title to the purchaser of an individual lot or unit which provides that the grant of reciprocal easement is incorporated therein by reference; and

4. A deposit equaling three (3) hours at the current hourly rate for the Review of Covenants, Conditions and Restrictions as established pursuant to Ordinance No. 671 at the time the above documents are submitted for review by the Office of the County Counsel.

The grant of reciprocal easement document submitted for review shall (a) provide for no limit to the term of years or life of the reciprocal easement, (b) provide reciprocal easements for ingress and egress, parking, [drainage and flood control facilities between lots/parcels shown on the TENTATIVE MAP, and (c) contain the following provisions

PARCEL MAP Parcel Map #: PM36837

Parcel: 607-070-018

50. PRIOR TO MAP RECORDATION

50.PLANNING. 11                    MAP - CC&R RECIPROCAL EASEMNT (cont.)                    RECOMMND

verbatim:

"Notwithstanding any provision in this Grant of Reciprocal Easement to the contrary, the following provision shall apply:

This Grant of Reciprocal Easement shall not be terminated, 'substantially' amended, or property deannexed therefrom absent the prior written consent of the Planning Director of the County of Riverside, or the County's successor-in-interest. A proposed amendment shall be considered 'substantial' if it affects the extent, usage or maintenance of the reciprocal easement established pursuant to the Grant of Reciprocal Easement."

Once approved by the Office of the County Counsel, the copy and the original grant of reciprocal easement document shall be forwarded to the Planning Department. The Planning Department shall keep the copy for the case file and forward the original document to the Transportation Department-Survey Division-for safe keeping until the final map is ready to record. The Transportation Department-Survey Division-shall record the original grant of reciprocal easement document in conjunction with the recordation of the final map.

TRANS DEPARTMENT

50.TRANS. 1                    MAP - SOILS 2                    RECOMMND

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

50.TRANS. 5                    MAP - EASEMENT/SUR                    RECOMMND

Any easement not owned by a public utility, public entity or subsidiary, not relocated or eliminated prior to final map approval, shall be delineated on the final map in addition to having the name of the easement holder, and the nature of their interests, shown on the map.

50.TRANS. 6                    MAP - ACCESS RESTRICTION/SUR                    RECOMMND

Lot access shall be restricted on Washington Street, 41st Avenue and Sparkey Way and so noted on the final map, with

PARCEL MAP Parcel Map #: PM36837

Parcel: 607-070-018

50. PRIOR TO MAP RECORDATION

50.TRANS. 6                    MAP - ACCESS RESTRICTION/SUR (cont.)                    RECOMMND

the exception of driveway locations.

50.TRANS. 12                    MAP - 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.

50.TRANS. 15                    MAP - UTILITY PLAN                    RECOMMND

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

50.TRANS. 34                    MAP - FINAL MAP DRAIN EASEMENT                    RECOMMND

The land divider shall delineate the locations of the retention basins and drainage channels on the final map and shall record a drainage easement to the benefit of the Riverside County over said areas for flood control purposes unless otherwise agreed to by the Director of Transportation. A note shall be placed on the final map identifying and describing the easements as follows, "Drainage Easements - No Buildings, Obstructions, or encroachments by landfills are allowed. Maintenance will be performed by Home Owners Association or as agreed to by the Director of Transportation".

PARCEL MAP Parcel Map #: PM36837

Parcel: 607-070-018

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 1                   MAP - NO PRECISE GRDG                   RECOMMND

A PRECISE GRADING PERMIT WILL NOT BE ISSUED , BY THE BUILDING AND SAFETY DEPARTMENT, FOR ANY PARCEL(S) OF THIS SUBDIVISION - UNLESS AN APPROPRIATE LAND USE PERMIT HAS ALSO BEEN ISSUED AND APPROVED, BY THE PLANNING DEPARTMENT, FOR THAT SAME PARCEL(S) .

60.BS GRADE. 2                   MAP - NPDES/SWPPP                   RECOMMND

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

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

60.BS GRADE. 3                   MAP - GRADING SECURITY                   RECOMMND

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

60.BS GRADE. 4                   MAP - IMPORT/EXPORT                   RECOMMND

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



PARCEL MAP Parcel Map #: PM36837

Parcel: 607-070-018

60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 4 MAP - IMPORT/EXPORT (cont.)

RECOMMND

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. 5 MAP - GEOTECH/SOILS RPTS

RECOMMND

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

60.BS GRADE. 7 MAP - DRNAGE DESIGN Q100

RECOMMND

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

60.BS GRADE. 8 MAP - APPROVED WQMP

RECOMMND

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

PARCEL MAP Parcel Map #: PM36837

Parcel: 607-070-018

60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 8                    MAP - APPROVED WQMP (cont.)                    RECOMMND

the grading plan.

60.BS GRADE. 12                    MAP - PRE-CONSTRUCTION MTG                    RECOMMND

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

60.BS GRADE. 13                    MAP- BMP CONST NPDES PERMIT                    RECOMMND

Prior to the issuance of a grading permit, the owner / applicant shall obtain a BMP (Best Management Practices) Permit for the monitoring of the erosion and sediment control BMPs for the site. The Department of Building and Safety will conduct NPDES (National Pollutant Discharge Elimination System) inspections of the site based on Risk Level to verify compliance with the Construction General Permit, Stormwater ordinances and regulations until completion of the construction activities, permanent stabilization of the site and permit final.

60.BS GRADE. 14                    MAP - SWPPP REVIEW                    RECOMMND

Grading and construction sites of "ONE" acre or larger required to develop a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) - the owner/applicant shall submit the SWPPP to the Building and Safety Department Environmental Compliance Division for review and approval prior to issuance of a grading permit.

60.BS GRADE. 15                    MAP- PM10 PLAN REQUIRED                    RECOMMND

A PM10 Fugitive Dust Mitigation Plan, prepared in accordance with AQMD Rule 403.1, shall be submitted to the Building and Safety Department for review and approval prior to the issuance of a grading permit.

1.NOTE: The PM 10 plan shall require the posting of signs in accordance with Building and Safety form "Signage Recommendations".

2.NOTE: All PM 10 measures must be in place prior to commencing any grading activity on site.

PARCEL MAP Parcel Map #: PM36837

Parcel: 607-070-018

60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 17 MAP- PM 10 CLASS REQUIRED

RECOMMND

Prior to the issuance of a grading permit, as a requirement of the CIP, the owner, developer, contractor, and their assignees must attend the PM10 class conducted by SCAQMD. Currently, classes are scheduled monthly by SCAQMD.

EPD DEPARTMENT

60.EPD. 1 EPD - MBTA SURVEY

RECOMMND

Birds and their nests are protected by the Migratory Bird Treaty Act (MBTA) and California Department of Fish and Wildlife (CDFW) Codes. Since the project supports suitable nesting bird habitat, removal of vegetation or any other potential nesting bird habitat disturbances shall be conducted outside of the avian nesting season (February 1st through August 31st). If habitat must be cleared during the nesting season, a preconstruction nesting bird survey shall be conducted. The preconstruction nesting bird survey must be conducted by a biologist who holds a current MOU with the County of Riverside. The biologist shall prepare and submit a report, documenting the results of the survey, to the Riverside County Planning Department, Environmental Programs Division (EPD) for review and approval. If nesting activity is observed, appropriate avoidance measures shall be adopted to avoid any potential impacts to nesting birds. The nesting bird survey must be completed no more than 30 days prior to any ground disturbance. If ground disturbance does not begin within 30 days of the report date a second survey must be conducted.

TRANS DEPARTMENT

60.TRANS. 2 MAP - SUBMIT GRADING PLAN

RECOMMND

When you submit a grading plan to the Department of Building and Safety, two sets of the grading plan (24" X 36") shall be submitted to the Transportation Department for review and subsequently for the required clearance of the condition of approval prior to the issuance of a grading permit.

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

07/11/17  
09:58

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 25

PARCEL MAP Parcel Map #: PM36837

Parcel: 607-070-018

60. PRIOR TO GRADING PRMT ISSUANCE

60.TRANS. 2                      MAP - SUBMIT GRADING PLAN (cont.)                      RECOMMND

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

Standard plan check turnaround time is 10 working days.

60.TRANS. 3                      MAP - WATER QUALITY MGMT PLANS                      RECOMMND

The developer shall submit Water Quality Management Plans (WQMP) to Riverside County Transportation Department for review and approval.

70. PRIOR TO GRADING FINAL INSPECT

BS GRADE DEPARTMENT

70.BS GRADE. 1                      MAP - ROUGH GRADE APPROVAL                      RECOMMND

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

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

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

3.Submitting a Contractors Statement of Conformance form (284-259).

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

5.Rough Grade Only Permits: In addition to obtaining all required inspections and approval of all final reports, all

PARCEL MAP Parcel Map #: PM36837

Parcel: 607-070-018

70. PRIOR TO GRADING FINAL INSPECT

70.BS GRADE. 1 MAP - ROUGH GRADE APPROVAL (cont.) RECOMMND

sites permitted for rough grade only shall provide 100 percent vegetative coverage to stabilize the site prior to receiving a rough grade permit final.

80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

80.BS GRADE. 1 MAP - NO BP'S W/O L.U. PRMT RECOMMND

NO BUILDING PERMITS TO BE ISSUED , BY THE BUILDING AND SAFETY DEPARTMENT, FOR ANY PARCEL(S) OF THIS SUBDIVISION - UNLESS AN APPROPRIATE LAND USE PERMIT HAS ALSO BEEN ISSUED AND APPROVED, BY THE PLANNING DEPARTMENT, FOR THAT SAME PARCEL(S) .

E HEALTH DEPARTMENT

80.E HEALTH. 1 USE - WATR/SEWR WILL SERVE RECOMMND

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

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 1 MAP - NO PRECISE GRD APRVL RECOMMND

A PRECISE GRADING INSPECTION WILL NOT BE PERFORMED, BY THE BUILDING AND SAFETY DEPARTMENT, FOR ANY PARCEL(S) OF THIS SUBDIVISION - ALL PRECISE GRADE INSPECTIONS TO BE PERFORMED UNDER THE PRECISE GRADE PERMIT ISSUED UNDER THE APPROPRIATE LAND USE PERMIT, FOR THAT SAME PARCEL(S) .

E HEALTH DEPARTMENT

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

Environmental Health Clearance prior to final inspection.

90.E HEALTH. 2 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

PARCEL MAP Parcel Map #: PM36837

Parcel: 607-070-018

90. PRIOR TO BLDG FINAL INSPECTION

90.E HEALTH. 2                   USE - HAZMAT BUS PLAN (cont.)                   RECOMMND  
materials or extremely hazardous substances.

90.E HEALTH. 3                   USE - HAZMAT CONTACT                   RECOMMND  
Contact a Hazardous Materials Specialist, Hazardous Materials Management Division, at (760) 863-8976 for any additional requirements.

90.E HEALTH. 4                   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. 5                   USE\*-MEDICAL WASTE GENERATOR                   RECOMMND  
Medical waste generators must submit medical waste documentation and a permit application, with appropriate fee to Department of Environmental Health, in accordance with Riverside County Ordinance 718.1 and the California Health and Safety Code Sections 117600-118360, Medical Waste Management Act.

TRANS DEPARTMENT

90.TRANS. 4                   MAP - UTILITY INSTALL                   RECOMMND  
Electrical power, telephone, communication, street lighting, and cable television lines shall be placed underground in accordance with ordinance 460 and 461, or as approved by the Transportation Department. This also applies to existing overhead lines which are 33.6 kilovolts or below along the project frontage and between the nearest poles offsite in each direction of the project site.

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

PLOT PLAN:TRANSMITTED Case #: PP25686

Parcel: 607-070-018

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 USE - PROJECT DESCRIPTION RECOMMND

The use hereby permitted is for a new two-story medical office building (14,171 square feet footprint, 28,711 max. rentable/leasable) up to approximately 38 feet in height with overall site containing approximately 287 existing parking spaces (257 spaces, 30 vanpool credits).

Prior Plot Plan No. 13317 approved on same Assessor's Parcel Number 607-070-018 approved in 1992 which contains existing medical office building of 14,171 square feet footprint, and 38,489 square foot rentable/leasible area, shall remain valid and ineffect.

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

PLOT PLAN:TRANSMITTED Case #: PP25686

Parcel: 607-070-018

10. GENERAL CONDITIONS

10. EVERY. 2 USE - HOLD HARMLESS (cont.) RECOMMND

ordered by a court to pay such expenses, or whether it incurs such expenses by providing legal services through its Office of County Counsel.

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. 2686 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Exhibit A, Amended No. 1, dated June 6, 2017, Exhibit B (elevations), and Exhibit C (floor plans) by Armstrong & Brooks Consulting Engineers.

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, sediment and all other pollutants year-round. The permit holder shall be responsible for the installation and



07/11/17  
10:00

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 3

PLOT PLAN:TRANSMITTED Case #: PP25686

Parcel: 607-070-018

10. GENERAL CONDITIONS

10.BS GRADE. 6

USE - NPDES INSPECTIONS (cont.)

RECOMMND

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 ordinances and regulations.

PLOT PLAN:TRANSMITTED Case #: PP25686

Parcel: 607-070-018

10. GENERAL CONDITIONS

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. 18                  USE - OFFST. PAVED PKG                   RECOMMND

All offstreet parking areas which are conditioned to be paved shall conform to Ordinance 457 base and paving design and inspection requirements.

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.

BS PLNCK DEPARTMENT

10.BS PLNCK. 1                   USE -PERMIT REQUIREMENTS                   RECOMMND

PERMIT ISSUANCE:  
Per section 105.1 (2016 California Building Code, CBC):  
Where any owner or authorized agent intends to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert, or replace any electrical, gas, mechanical, or plumbing system, the regulation of which is governed by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. The applicant shall obtain the required building permit(s) from the building department prior to any construction or placement of any building, structure or equipment on the

07/11/17  
10:00

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 5

PLOT PLAN:TRANSMITTED Case #: PP25686

Parcel: 607-070-018

10. GENERAL CONDITIONS

10.BS PLNCK. 1 USE -PERMIT REQUIREMENTS (cont.)

RECOMMND

property.

The applicant shall obtain an approved final building inspection and certificate of occupancy from the building department prior to any use or occupancy of the building, or structure.

At no time shall the approval of the planning case exhibit allow for the construction or use of any building, structure, or equipment.

In commercial and residential applications, each separate structure will require a separate building permit.

ACCESSIBLE PATH OF TRAVEL:

Please provide a revised site plan to indicate the required continuous accessible paved path of travel. The accessible path of travel details shall include:

- 1.Accessible path construction type (Asphalt or concrete).
- 2.Accessible path width.
- 3.Accessible path directional slope % and cross slope %.
- 4.All accessible ramp and curb cut-out locations and details where applicable.

The Accessible path of travel shall:

- 1.Connect to all building(s).
- 2.Connect to all accessible parking loading/unloading areas.
- 3.Connect to accessible sanitary facilities.
- 4.Connect to areas of public accommodation.

Please be aware that the approved site plan with accessibility requirements should be included with any building plan submittals. The plan review staff may have additional comments depending on the additional information or revisions provided during the plan review process. Additional accessible requirements within the structure shall be reviewed during the building plan review.

ACCESSIBLE PARKING:

Please provide total parking count, along with number of standard and van accessible spaces. Provide details of accessible spaces, including dimensions, composition, cross-slope, signage, etc.

William Peppas  
Senior Building Inspector  
Riverside County Building & Safety  
(951) 955-1440

07/11/17  
10:00

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 6

PLOT PLAN:TRANSMITTED Case #: PP25686

Parcel: 607-070-018

10. GENERAL CONDITIONS

E HEALTH DEPARTMENT

10.E HEALTH. 1 USE - \*WATER AND SEWER SERVICE RECOMMND

Plot Plan 25686 is proposing potable water service from Coachella Valley Water District (CVWD) and sanitary sewer service from CVWD. It is the responsibility of the developer to ensure that all requirements to obtain potable water service and sanitary sewer service are met with the appropriate purveyor(s) as well as all other applicable agencies.

Any existing onsite wastewater treatment system and/or onsite water well shall be properly removed or abandoned under permit with the Department of Environmental Health.

10.E HEALTH. 2 USE - HAZMAT BEP RECOMMND

The facility requires a business 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.

10.E HEALTH. 3 USE\* MEDICAL WASTE GENERATOR RECOMMND

Medical waste generators must submit medical waste documentation and a permit application, with appropriate fees, to Department of Environmental Health, in accordance with Riverside County Ordinance 718.1 and the California Health and Safety Code Sections 117600-118300, Medical Waste Management Act.

FIRE DEPARTMENT

10.FIRE. 1 MAP\* -#16-HYDRANT/SPACING RECOMMND

Fire protection approved 3 standard fire hydrants, (6"x4"x2 1/2") located one at each street intersection and spaced no more than 450 feet apart in any direction, with no portion of any lot frontage more than 225 feet from a hydrant. Minimum fire flow shall be 2,500 GPM for 2 hour duration at 20 PSI. This is based on square footage of 35,340 Type V-N with fire sprinkler coverage. Per CFC 2013 Edition Chapter B105.1

PLOT PLAN:TRANSMITTED Case #: PP25686

Parcel: 607-070-018

10. GENERAL CONDITIONS

10.FIRE. 2 MAP-ACCESS INEFFECT

Fire Apparatus access roads shall be in compliance with the Riverside County Fire Prevention Standards.

øAccess lanes will not have an up, or downgrade of more than 15%.

øAccess lanes will be designed to withstand the weight of 75,000 pounds over 2 axles.

øAccess will have a turning radius capable of accommodating fire apparatus.

øAccess lanes shall be constructed with a surface so as to provide all weather driving capabilities.

øAny turn-around requires a minimum 38-foot turning radius.

øAccess roads shall have an unobstructed width of not less than 24 feet along with an unobstructed vertical clearance of not less than 13 feet 6 inches.

PLANNING DEPARTMENT

10.PLANNING. 1 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. 2 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. 3 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.

07/11/17  
10:00

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 8

PLOT PLAN: TRANSMITTED Case #: PP25686

Parcel: 607-070-018

10. GENERAL CONDITIONS

10.PLANNING. 5 USE - LAND DIVISION REQUIRED RECOMMND

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

10.PLANNING. 8 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. 9 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. 11 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. 12 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

PLOT PLAN:TRANSMITTED Case #: PP25686

Parcel: 607-070-018

10. GENERAL CONDITIONS

10.PLANNING. 12 USE - CAUSES FOR REVOCATION (cont.) RECOMMND

shall be subject to the revocation procedures.

10.PLANNING. 13 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. 14 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. 15 USE - SITE MAINTENANCE RECOMMND

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

10.PLANNING. 16 USE - MT PALOMAR LIGHTING AREA RECOMMND

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

10.PLANNING. 17 USE - ALUC LETTER RECOMMND

The permit holder shall remain in compliance with the requirements of the Airport Land Use Commission letter dated October 1, 2015, a copy of which is on file with the Riverside County Planning Department, including that outdoor lighting be hooded, the maximum building height shall not exceed 38 feet above ground level and the maximum elevation at the top of the structure shall not exceed 148 feet above mean sea level, that detention basins remain dry 48 hours after rain storms to lessen avian impacts, and that the following be prohibited: steady or flashing lights directed towards aircraft, uses that would reflected sunlight toward aircraft, smoke or water vapor generation, and uses that generate electrical interference.

PLOT PLAN:TRANSMITTED Case #: PP25686

Parcel: 607-070-018

10. GENERAL CONDITIONS

10.PLANNING. 18

USE - UNANTICIPATED RESOURCES

RECOMMND

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

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

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

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

c)Further ground disturbance shall not resume within the area of the discovery until an agreement has been reached by all parties as to the appropriate preservation or mitigation measures.

10.PLANNING. 19

USE - IF HUMAN REMAINS FOUND

RECOMMND

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

Human remains require special handling, and must be treated with appropriate dignity. Pursuant to State Health and Safety Code Section 7050.5, if human remains are encountered, no further disturbance shall occur until the County Coroner has made the necessary findings as to origin. Specific actions must take place pursuant to CEQA Guidelines §15064.5e, State Health and Safety Code Section 7050.5 and Public Resource Code (PRC) §5097.98. In the event of the accidental discovery or recognition of any



PLOT PLAN:TRANSMITTED Case #: PP25686

Parcel: 607-070-018

10. GENERAL CONDITIONS

10.PLANNING. 19

USE - IF HUMAN REMAINS FOUND (cont.)

RECOMMND

human remains in any location other than a dedicated cemetery, the following procedures shall be followed:

- a)There shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent human remains until:
  - i)A County Official is contacted.
  - ii)The County Coroner is contacted to determine that no investigation of the cause of death is required, and If the Coroner determines the remains are Native American:
  - iii)The Coroner shall contact the Native American Heritage Commission within 24 hours.
- b)The Commission shall identify the person or persons it believes to be the most likely descended from the deceased Native American.
- c)The Most Likely Descendent (MLD) may make recommendations to the landowner or the person responsible for the excavation work, for the treatment of human remains and any associated grave goods as provided in PRC 5097.98.
- d)Under the following conditions, the landowner or his authorized representative shall rebury the Native American human remains and associated grave goods on the property in a location not subject to further disturbance:
  - i)The Commission is unable to identify a MLD or the MLD failed to make a recommendation within 24 hours after being notified by the commission.
    - (1)The MLD identified fails to make a recommendation; or
    - (2)The landowner or his authorized representative rejects the recommendation of the MLD, and the mediation.

10.PLANNING. 20

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

PLOT PLAN: TRANSMITTED Case #: PP25686

Parcel: 607-070-018

10. GENERAL CONDITIONS

10. PLANNING. 20

USE - LOW PALEO (cont.)

RECOMMND

of the fossil discovery who will in turn immediately notify the County Geologist of the discovery.

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

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

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

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

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

PLOT PLAN:TRANSMITTED Case #: PP25686

Parcel: 607-070-018

10. GENERAL CONDITIONS

10.PLANNING. 20 USE - LOW PALEO (cont.) (cont.) RECOMMND

Western Science Center in the City of Hemet.

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

10.PLANNING. 21 USE - GEO02485 ACCEPTED RECOMMND

County Geologic Report GEO No. 2485, submitted for the project PM36837, APN 607-070-018, was prepared by LGC Geo-environmental, Inc., and is titled; "Updated Preliminary Geotechnical Report for the Proposed Medical Office Development Located at 41120 Washington Street in the City of Bermuda Dunes, Riverside County, California," dated February 29, 2016. In addition, LGC Geo-environmental, Inc. has submitted the following reports:

"Response to Review Comments from Daniel P. Walsh and Associates on Behalf of the Riverside County Planning Department Regarding LGC Geo-Environmental Report; namely, Updated Preliminary Geotechnical Report for the Proposed Medical Office Development Located at 41120 Washington Street in the City of Bermuda Dunes, Riverside County, California," response dated June 27, 2016.

"Preliminary Geotechnical Investigation for the Proposed Development Plan and Forensic Evaluation of Distressed Pavement, Located at 41120 Washington Street, APN: 607-670-018 (sic), Riverside County, California", dated February 21, 2011.

These documents are herein incorporated in GEO02485. GEO02485 concluded:

1. Based on a review of published and unpublished geologic maps and reports, and a review of aerial photography for the site, active or potentially active faults are not known to exist on the site.

2. Review of geologic literature and our geologic mapping of the property does not indicate the presence of landslides on or directly adjacent to the site.

3. Adverse effects on the proposed development resulting from groundwater are not anticipated.

4. In consideration of the anticipated grading, recommended overexcavations, proposed structures and improvements, and subsurface material types and their conditions, unfavorable

PLOT PLAN: TRANSMITTED Case #: PP25686

Parcel: 607-070-018

10. GENERAL CONDITIONS

10.PLANNING. 21 USE - GEO02485 ACCEPTED (cont.)

RECOMMND

ground subsidence is not anticipated.

5.The estimated static differential settlement is 0.25 inch and the estimated seismic differential settlement is 1.00 inch.

GEO02485 recommended:

1.Weeds, grasses, and trees in areas to be graded should be stripped and hauled offsite.

2.The upper 2 to 6 feet of potentially compressible undocumented artificial fill, topsoil and weathered alluvial deposits are considered unsuitable for support of proposed fills, structures, and/or improvements, and should be overexcavated to expose underlying competent alluvial deposits.

3.Overexcavations should also extend at least 5 feet below proposed grade or 3 feet below the lowest proposed footings, within the building areas and 2 feet to 3 feet below proposed footings in wall areas, whichever is deeper.

GEO No. 2485 satisfies the requirement for a geologic/geotechnical study for Planning/CEQA purposes. GEO No. 2485 is hereby accepted for planning purposes. Engineering and other Building Code parameters were not included as a part of this review or approval. This approval is not intended and should not be misconstrued as approval for grading permit. Engineering and other building code parameters should be reviewed and additional comments and/or conditions may be imposed by the County upon application for grading and/or building permits.

10.PLANNING. 22 USE - BERMUDA DUNES OVERLAY

RECOMMND

The project shall maintain compliance with the requirements of Zoning Ordinance No. 348, Section 19.6 Bermuda Dunes Neighborhood Preservation Overlay Zone.

TRANS DEPARTMENT

10.TRANS. 1 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.

PLOT PLAN:TRANSMITTED Case #: PP25686

Parcel: 607-070-018

10. GENERAL CONDITIONS

10.TRANS. 3 USE - NO ADD'L ON-SITE R-O-W RECOMMND

No additional on-site right-of-way shall be required on Washington Street, 41st Avenue and Sparkey Way since adequate right-of-way exists.

10.TRANS. 4 USE - NO ADD'L ROAD IMPRVMENTS RECOMMND

No additional road improvements will be required at this time along Washington Street, 41st Avenue and Sparkey Way due to existing improvements.

10.TRANS. 9 USE - STD INTRO (ORD 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 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. This ordinance and all conditions of approval are essential parts and a requirement occurring in ONE is as binding as though occurring in all. All questions regarding the true meaning of the conditions shall be referred to the Transportation Department.

10.TRANS. 10 USE - ENCROACHMENT PERMIT RECOMMND

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

10.TRANS. 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

PLOT PLAN: TRANSMITTED Case #: PP25686

Parcel: 607-070-018

10. GENERAL CONDITIONS

10.TRANS. 11 USE - LC LANDSCAPE REQUIREMENT (cont.) RECOMMND

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 - DRAINAGE 1 RECOMMND

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

10.TRANS. 14 USE - FLOOD HAZARD REPORT 1 RECOMMND

This is a proposal to construct an 87,400 square foot two-story medical office building. This project is near the Palm Desert area on the south side of 41st Avenue and east of Washington Street. The proponent shall provide mitigation measures to be incorporated into the development to prevent flooding of the site or downstream properties.

PLOT PLAN:TRANSMITTED Case #: PP25686

Parcel: 607-070-018

10. GENERAL CONDITIONS

10.TRANS. 14 USE - FLOOD HAZARD REPORT 1 (cont.) RECOMMND

100 percent of the 100 year storm retention is required as part of the drainage improvements for this project.

10.TRANS. 15 USE - INCREASED RUNOFF RECOMMND

Per the project drainage report (June 16, 2016 prepared by Armstrong & Brooks Consulting Engineers), the proponents engineer has calculated the storm water runoff from the 100-year event for the existing condition and the proposed condition. The proposed development will increase the 100-year, 24-hour flow to 1.39 cfs. The existing 15 drywells have the sufficient capacity to handle this flow (1.89 cfs).

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 1 USE - EXPIRATION DATE-PP RECOMMND

This approval shall be used within (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.

PLOT PLAN:TRANSMITTED Case #: PP25686

Parcel: 607-070-018

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](http://www.swrcb.ca.gov).

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

60.BS GRADE. 2 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.

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.



PLOT PLAN:TRANSMITTED Case #: PP25686

Parcel: 607-070-018

60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 3                   USE - IMPORT / EXPORT (cont.)                   RECOMMND

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. 11                  USE - APPROVED WQMP                   RECOMMND

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

60.BS GRADE. 13                  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.

PLOT PLAN:TRANSMITTED Case #: PP25686

Parcel: 607-070-018

60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 14 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. 15 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.

60.BS GRADE. 16 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. 1 EPD - MBTA SURVEY RECOMMND

Birds and their nests are protected by the Migratory Bird Treaty Act (MBTA) and California Department of Fish and

PLOT PLAN:TRANSMITTED Case #: PP25686

Parcel: 607-070-018

60. PRIOR TO GRADING PRMT ISSUANCE

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

RECOMMND

Wildlife (CDFW) Codes. Since the project supports suitable nesting bird habitat, removal of vegetation or any other potential nesting bird habitat disturbances shall be conducted outside of the avian nesting season (February 1st through August 31st). If habitat must be cleared during the nesting season, a preconstruction nesting bird survey shall be conducted. The preconstruction nesting bird survey must be conducted by a biologist who holds a current MOU with the County of Riverside. The biologist shall prepare and submit a report, documenting the results of the survey, to the Riverside County Planning Department, Environmental Programs Division (EPD) for review and approval. If nesting activity is observed, appropriate avoidance measures shall be adopted to avoid any potential impacts to nesting birds. The nesting bird survey must be completed no more than 30 days prior to any ground disturbance. If ground disturbance does not begin within 30 days of the report date a second survey must be conducted.

PLANNING DEPARTMENT

60.PLANNING. 2 USE - FEE STATUS

RECOMMND

Prior to the issuance of grading permits for Plot Plan No. 25686, the Planning Department shall determine the status of the deposit based fees. If the fees are in a negative status, the permit holder shall pay the outstanding balance.

TRANS DEPARTMENT

60.TRANS. 5 USE - SUBMIT GRADING PLAN

RECOMMND

When you submit a grading plan to the Department of Building and Safety, two sets of the grading plan (24" X 36") shall be submitted to the Transportation Department for review and subsequently for the required clearance of the condition of approval prior to the issuance of a grading permit.

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

PLOT PLAN:TRANSMITTED Case #: PP25686

Parcel: 607-070-018

60. PRIOR TO GRADING PRMT ISSUANCE

60.TRANS. 5 USE - SUBMIT GRADING PLAN (cont.) RECOMMND

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

Standard plan check turnaround time is 10 working days.

60.TRANS. 6 USE - WATER QUALITY MGMT PLANS RECOMMND

The developer shall submit Water Quality Management Plans (WQMP) to Riverside County Transportation Department for review and approval.

60.TRANS. 7 USE - DRAINAGE SUBMIT PLANS 1 RECOMMND

The project proponent shall comply with Riverside County Ordinance 458.12 as amended in the preparation of on-site flood protection. The project proponent shall submit plans for grading, landscaping, and irrigation systems, any other necessary documentation along with supporting hydrologic and hydraulic calculations to Riverside County Transportation for review and approval. The project proponent shall pay all fees as required by Riverside County Transportation Department.

Additional requirements for the submittal of the final hydrology and hydraulic reports:

1.The Applicant shall provide the County with three (3) original copies of the Final Hydrology and Hydraulics Report, "wet signed" and sealed by a State Registered Civil Engineer.

2.The Applicant shall provide three (3) digital copies on CD/DVD of the Final Hydrology and Hydraulics Report documents.

3.There are four small retention/infiltration basins proposed for the project located on the four corners of the proposed new building. Final design plans shall reflect the following parameters: The 2 basins on the north corners of the new building each have a level bottom area of 275 square feet at elevation 108.12 and a top area of 493 square feet at elevation 108.75. The 2 basins on the south corners of the new building each have a level bottom area of 98 square feet at elevation 107.74 and a top area of 698 square feet at elevation 108.26. These basins will retain

PLOT PLAN:TRANSMITTED Case #: PP25686

Parcel: 607-070-018

60. PRIOR TO GRADING PRMT ISSUANCE

60.TRANS. 7 USE - DRAINAGE SUBMIT PLANS 1 (cont.) RECOMMND

the entire 100 year - 24 hour storm runoff volume from the proposed new area of development.

60.TRANS. 8 USE - EASEMENT FOR DRAINAGE RECOMMND

The project proponent will prepare record easements for drainage purposed by separate instrument to the benefit of public, for areas where drainage facilities and other drainage appurtenances are required and/or where drainage flow patterns must be maintained to convey flood plain water. All drainage easements shall be recorded by separate instrument and noted as follows, "Drainage Easement - no building, obstructions, or encroachments are allowed." All drainage easements shall be maintained by the owner in perpetuity.

60.TRANS. 9 USE - TYPICAL SITE GRADING RECOMMND

All on-site grading shall be done to drain to on site drainage facilities. Offsite drainage shall be conveyed through the project site in a manner that will not adversely impact either on-site improvements or worsen the existing drainage conditions to adjacent offsite properties.

60.TRANS. 10 USE - INFILTRATION TRENCHES RECOMMND

The County reviewed the revised Preliminary Water Quality Management Plan (P-WQMP) dated January 1, 2016. The project proponent is proposing to utilize infiltration trenches to mitigate for water quality as well as HCOCs. The Final Water Quality Management Plan (F-WQMP) shall provide infiltration trenches with size and design parameters in substantial conformance with those shown in the P-WQMP.

70. PRIOR TO GRADING FINAL INSPECT

TRANS DEPARTMENT

70.TRANS. 1 USE - EROSION CONTROL RECOMMND

Temporary erosion control measures shall be implemented immediately following site grading to prevent depositions of debris onto downstream properties, public right-of-way, or drainage facilities. Plans showing these measures shall be submitted to Riverside County Transportation Department

07/11/17  
10:00

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 24

PLOT PLAN:TRANSMITTED Case #: PP25686

Parcel: 607-070-018

70. PRIOR TO GRADING FINAL INSPECT

70.TRANS. 1 USE - EROSION CONTROL (cont.) RECOMMND

for review prior to the start of any site grading.

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 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.

PLOT PLAN:TRANSMITTED Case #: PP25686

Parcel: 607-070-018

80. PRIOR TO BLDG PRMT ISSUANCE

E HEALTH DEPARTMENT

80.E HEALTH. 1 USE - WATR/SEWR WILL SERVE RECOMMND

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

PLANNING DEPARTMENT

80.PLANNING. 1 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 A.

80.PLANNING. 2 USE - CONFORM TO FLOOR PLANS RECOMMND

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

80.PLANNING. 3 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. 5 USE - COLOR/FINISH SAMPLES RECOMMND

The permittee shall submit three 4" x 4" color and finish samples of exterior building materials for Planning Department approval. Coloration shall be compatible with the colors contained in Exhibit A.

80.PLANNING. 6 USE - SCHOOL MITIGATION RECOMMND

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

80.PLANNING. 7 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.

PLOT PLAN:TRANSMITTED Case #: PP25686

Parcel: 607-070-018

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 8 USE - LIGHTING PLANS RECOMMND

All street lights and other outdoor lighting shall be shown on electrical plans submitted to the Department of Building and Safety for plan check approval and shall comply with the requirements of Riverside County Ordinance No. 655 and the Riverside County Comprehensive General Plan.

80.PLANNING. 9 USE - WASTE MGMT. CLEARANCE RECOMMND

A clearance letter from Riverside County Waste Management District shall be provided to the Riverside County Planning Department verifying compliance with the conditions contained in their letter dated December 1, 2014, summarized as follows: The developer shall provide adequate areas for collecting and loading recyclable materials such as paper products, glass and green waste in commercial, industrial, public facilities and residential development projects.

80.PLANNING. 11 USE - CC&R RECIPROCAL EASEMNT RECOMMND

The permit holder shall (a) notify the Planning Department that the following documents shall be shortly, or have been, submitted to the Office of the County Counsel for review; and (b) the permit holder shall submit copies of the following documents to the Planning Department for concurrent review along with any condition review fee; and (c) the documents to be submitted by the permit holder to the Office of the County Counsel shall include all of the following:

1. A cover letter identifying the project for which approval is sought referencing the Planning Department case number;

2. A signed and notarized grant of reciprocal easement document, which includes, but is not necessarily limited to, both a legal description of the boundaries of the reciprocal easement and a scaled map or diagram of such boundaries, both signed and stamped by a California registered civil engineer or licensed land surveyor;

3. A sample document conveying title to the purchaser of an individual lot or unit which provides that the grant of reciprocal easement is incorporated therein by reference; and



PLOT PLAN:TRANSMITTED Case #: PP25686

Parcel: 607-070-018

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 11 USE - CC&R RECIPROCAL EASEMNT (cont.)

RECOMMND

4. A deposit equaling three (3) hours at the current hourly rate for the Review of Covenants, Conditions and Restrictions as established pursuant to Ordinance No. 671 at the time the above documents are submitted for review by the Office of the County Counsel.

The grant of reciprocal easement document submitted for review shall (a) provide for no limit to the term of years or life of the reciprocal easement, (b) provide reciprocal easements for ingress and egress, parking , drainage and flood control facilities between property known as Parcels 1 & 2, and (c) contain the following provision verbatim:

"Notwithstanding any provision in this Grant of Reciprocal Easement to the contrary, the following provision shall apply:

This Grant of Reciprocal Easement shall not be terminated, 'substantially' amended, or property deannexed therefrom absent the prior written consent of the Planning Director of the County of Riverside, or the County's successor-in-interest. A proposed amendment shall be considered 'substantial' if it affects the extent, usage or maintenance of the reciprocal easement established pursuant to this Grant of Reciprocal Easement."

Once approved by the Office of the County Counsel, the grant of reciprocal easement document shall be recorded by the permit holder. PRIOR TO THE ISSUANCE OF BUILDING PERMITS, the permit holder shall submit two (2) copies of the recorded Grant of Reciprocal Easement document to the Planning Department for verification and placement in the case file.

80.PLANNING. 12 USE - CC&R C/I MO COMMON LOT

RECOMMND

The applicant shall notify the Planning Department that the following documents shall be submitted to the Office of the County Counsel and submit said documents to for review along with the current fee, which documents shall be subject County Counsel approval:

1. A cover letter identifying the project for which approval is sought;

PLOT PLAN:TRANSMITTED Case #: PP25686

Parcel: 607-070-018

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 12 USE - CC&R C/I MO COMMON LOT (cont.)

RECOMMND

2. A signed and notarized declaration of covenants, conditions and restrictions;

3. A sample document conveying title to the purchaser of an individual lot or unit which provides that the declaration of covenants, conditions and restrictions is incorporated therein by reference; and,

4. A deposit equaling three (3) hours at the current hourly rate for the Review of Covenants, Conditions and Restrictions as established pursuant to Ordinance No. 671 at the time the above documents are submitted for review by County Counsel.

The declaration of covenants, conditions and restrictions submitted for review shall a) provide for a minimum term of 60 years, b) provide reciprocal easements for ingress, egress and parking, c) provide for the establishment of a maintenance operator, c) provide for the ownership of the common area by the owners of each individual parcel as tenants in common, and d) contain the following provisions verbatim:

"Notwithstanding any provision in this Declaration to the contrary, the following provisions shall apply:

The Maintenance Operator established herein shall manage and continuously maintain the 'common area', more particularly described on Exhibit '\_\_\_', attached hereto, and shall not be sell or transfer the 'common area' or any part thereof, absent the prior written consent of the Planning Director of the County of Riverside or the County's successor-in-interest.

The Maintenance Operator shall have the right to assess the owners of each individual parcel for the reasonable cost of maintaining such 'common area', and shall have the right to lien the property of any such owner who defaults in the payment of a maintenance assessment. An assessment lien, once created, shall be prior to all other liens recorded subsequent to the notice of assessment or other document creating the assessment lien.

This Declaration shall not be terminated, 'substantially' amended, or property deannexed therefrom absent the prior written consent of the Planning Director

PLOT PLAN:TRANSMITTED Case #: PP25686

Parcel: 607-070-018

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 12 USE - CC&R C/I MO COMMON LOT (cont.) (cont.) RECOMMND

of the County of Riverside or the County's successor-in-interest. A proposed amendment shall be considered 'substantial' if it affects the extent, usage or maintenance of the 'common area' or any reciprocal easement established pursuant to the Declaration."

Once approved by the Office of County Counsel, the declaration of covenants, conditions and restrictions shall be recorded by the Planning Department with one copy retained for the case file, and one copy provided to the County Transportation Department - Survey Division.

TRANS DEPARTMENT

80.TRANS. 1 USE - EVIDENCE/LEGAL ACCESS RECOMMND

Provide evidence of legal access.

80.TRANS. 3 USE - TUMF RECOMMND

Prior to the issuance of a building permit, the project proponent shall pay the Transportation Uniform Mitigation Fee (TUMF) in accordance with the fee schedule in effect at the time of issuance, pursuant to Ordinance No. 673.

80.TRANS. 16 USE - UTILITY PLAN RECOMMND

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

07/11/17  
10:00

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 30

PLOT PLAN:TRANSMITTED Case #: PP25686

Parcel: 607-070-018

80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 18

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;
- 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

PLOT PLAN:TRANSMITTED Case #: PP25686

Parcel: 607-070-018

80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 18 USE - LC LANDSCAPE PLOT PLAN (cont.) RECOMMND

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. 19 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 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.

80.TRANS. 20 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:

07/11/17  
10:00

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 32

PLOT PLAN: TRANSMITTED Case #: PP25686

Parcel: 607-070-018

80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 20 USE - LC LNDSCPNG PROJ SPECIFC (cont.) RECOMMND

- a. Project shall meet Parking Lot Shading Requirements as required per Ord 348.
- b. Project shall use a landscape water budget not to exceed 0.40 ETo.

80.TRANS. 21 USE - INCREASED RUNOFF MIT RECOMMND

Proposed retention basins shall be designed of adequate size to retain 100 percent of the 100-year event. The proponent shall obtain approval from the Riverside County Transportation Department regarding the adequacy of the retention basin design. Final design will require the submittal of actual infiltration rate of 2-inches per hour. Final design will require the submittal of actual infiltration rate testing otherwise infiltration will be considered as zero.

80.TRANS. 22 USE - EASEMENT FOR DRAINAGE 2 RECOMMND

The project proponent will prepare and record easements for drainage purposes by separate instrument to the benefit of public, for areas where drainage facilities and other drainage appurtenances are required and/or where drainage flow patterns must be maintained to convey flood plain water. All drainage easements shall be recorded by separate instrument and noted as follows, "Drainage Easement - no building, obstructions, or encroachments are allowed." All drainage easements shall be maintained by the owner in perpetuity.

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

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

Prior to final building inspection, the applicant shall obtain inspection of all treatment control BMPs and/or clearance from the Building and Safety Department. All structural BMPs described in the project - specific WQMP and indicated on the approved grading plan shall be constructed and installed in conformance with the approved plans and specifications. The Building and Safety Department must inspect and approve the completed WQMP treatment control BMPs for your project before a building

PLOT PLAN TRANSMITTED Case #: PP25686

Parcel: 607-070-018

90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 1                   USE - WQMP BMP INSPECTION (cont.)                   RECOMMND

final can be obtained.

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

Prior to final building inspection, the applicant/owner shall submit a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered Civil Engineer certifying that the project - specific WQMP treatment control BMPs have been installed in accordance with the approved WQMP.

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

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

90.BS GRADE. 4                   USE - BMP REGISTRATION                   RECOMMND

Prior to final building inspection, the applicant/owner shall register the project - specific WQMP treatment control BMPs with the Department of Building Safety Business Registration Division. Any person or entity that owns or operates a commercial and/or industrial facility shall register such facility for annual inspections.

90.BS GRADE. 7                   USE - WQMP ANNUAL INSP FEE                   RECOMMND

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

90.BS GRADE. 9                   USE - REQ'D GRADING INSP'S                   RECOMMND

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

- 1.Sub-grade inspection prior to base placement.
- 2.Base inspection prior to paving.
- 3.Precise grade inspection of entire permit area.
  - a.Inspection of Final Paving

PLOT PLAN:TRANSMITTED Case #: PP25686

Parcel: 607-070-018

90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 9                   USE - REQ'D GRADING INSP'S (cont.)                   RECOMMND

- b.Precise Grade Inspection
- c.Inspection of completed onsite storm drain facilities
- d.Inspection of the WQMP treatment control BMPs

90.BS GRADE. 10                   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 Soils Compaction Report from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for the sub-grade and base of all paved areas.

3.Submitting a "Wet Signed" copy of the Sub-grade (rough) Certification from a Registered Civil Engineer certifying that the sub-grade was completed in conformance with the approved grading plan.

4.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.

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

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

Prior to release for building final, the applicant shall have met all precise grade requirements to obtain Building



PLOT PLAN:TRANSMITTED Case #: PP25686

Parcel: 607-070-018

90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 10 USE - PRECISE GRDG APPROVAL (cont.) RECOMMND  
and Safety Department clearance.

E HEALTH DEPARTMENT

90.E HEALTH. 1 USE- E.HEALTH CLEARANCE REQ RECOMMND  
Environmental Health Clearance prior to final inspection.

90.E HEALTH. 2 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. 3 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. 4 USE - HAZMAT CONTACT RECOMMND  
Contact a Hazardous Materials Specialist, Hazardous Materials Management Division, at (760) 863-8976 for any additional requirements.

90.E HEALTH. 5 USE - MEDICAL WASTE GENERATOR RECOMMND  
Medical waste generators must submit medical waste documentation and permit application, with appropriate fee to Department of Environmental Health, in accordance with Riverside County Ordinance 718.1 and the California Health and Safety Code Sections 117600-118300, Medical Waste Management Act.

PLANNING DEPARTMENT

90.PLANNING. 1 USE - PARKING PAVING MATERIAL RECOMMND  
A minimum of 287 existing parking spaces (257 spaces / 30 vanpool credits), shall be provided as shown on the APPROVED EXHIBIT A, unless otherwise approved by the Planning Department. The existing parking area shall be maintained with asphaltic concrete or concrete to current

PLOT PLAN:TRANSMITTED Case #: PP25686

Parcel: 607-070-018

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 1 USE - PARKING PAVING MATERIAL (cont.) RECOMMND

standards as approved by the Department of Building and Safety.

90.PLANNING. 2 USE - ACCESSIBLE PARKING RECOMMND

A minimum of 10 accessible parking spaces for persons with disabilities shall be maintained and 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. 4 USE - LIGHTING PLAN COMPLY RECOMMND

All street lights and other outdoor lighting shall be shown on electrical plans submitted to the Department of Building and Safety for plan check approval and shall comply with the requirements of Riverside County Ordinance No. 655 and the Riverside County Comprehensive General Plan.

90.PLANNING. 5 USE - ROOF EQUIPMENT SHIELDING RECOMMND

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

PLOT PLAN:TRANSMITTED Case #: PP25686

Parcel: 607-070-018

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 6 USE - INSTALL BIKE RACKS RECOMMND

Bicycle rack(s) shall be provided in a convenient location to facilitate bicycle access to the project area. The bicycle racks shall be shown on project landscaping and improvement plans submitted for approval, and shall be installed in accordance with those plans.

90.PLANNING. 7 USE - TRASH ENCLOSURES RECOMMND

Trash enclosures shall be located as shown on the APPROVED EXHIBIT A. The enclosures shall be a minimum of six (6) feet in height and shall be maintained with masonry block landscaping screening and a solid gate which screens the bins from external view. Additional enclosed area for collection of recyclable materials shall be located within, near or adjacent to each trash and rubbish disposal area. The recycling collection area shall be a minimum of fifty percent (50%) of the area provided for the trash/rubbish enclosure(s) or as approved by the Riverside County Waste Management Department. All recycling bins shall be labeled with the universal recycling symbol and with signage indicating to the users the type of material to be deposited in each bin.

90.PLANNING. 10 USE - COLOR/FINISH COMPLIANCE RECOMMND

The permittee shall properly install approved color and finish products in accordance with these conditions of approval.

90.PLANNING. 11 USE - ORD NO. 659 (DIF) RECOMMND

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

The amount of the fee for commercial or industrial

PLOT PLAN:TRANSMITTED Case #: PP25686

Parcel: 607-070-018

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 11 USE - ORD NO. 659 (DIF) (cont.)

RECOMMND

development shall be calculated on the basis of the "Project Area," as defined in the Ordinance, which shall mean the net area, measured in acres, from the adjacent road right-of-way to the limits of the project development. The Project Area for Plot Plan No. 25686 has been calculated to be 1.0 net acres.

In the event Riverside County Ordinance No. 659 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 659 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

90.PLANNING. 12 USE - ORD 875 CVMSHCP FEE

RECOMMND

Prior to a certificate of occupancy or upon building permit final inspection, whichever comes first, the permit holder 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. 25686 is calculated to be 1.0 net acres. In the event Riverside County Ordinance No. 875 is rescinded, this condition will no longer be applicable, However, in the event Riverside County Ordinance No. 875 is rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

90.PLANNING. 16 USE - CO WASTE RESOURCES

RECOMMND

A clearance letter from Co. Waste Resources Dept. shall be provided to the Riverside County Planning Department verifying compliance with the conditions of their letter dated December 1, 2014, summarized as follows: Prior to issuance of final occupancy permit, evidence to demonstrate project compliance with the approved Waste Recycling Plan shall be presented by the project proponent to the Co. Waste Resources Dept.

PLOT PLAN: TRANSMITTED Case #: PP25686

Parcel: 607-070-018

90. PRIOR TO BLDG FINAL INSPECTION

TRANS DEPARTMENT

90.TRANS. 13                      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.

90.TRANS. 25                      USE - LC LNDSCP INSPECT DEPOST                      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.

90.TRANS. 26                      USE - LNDSCP INSPECTN RQRMTS                      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

07/11/17  
10:00

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 40

PLOT PLAN:TRANSMITTED Case #: PP25686

Parcel: 607-070-018

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 26 USE - LNDSCPE INSPCTN RQRMNTS (cont.) RECOMMND

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. 27 USE - LC COMPLY W/ LNDSCP/ 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.

90.TRANS. 28 USE -DRAINAGE IMRPROV COMPLETE RECOMMND

All drainage improvements including the construction of drainage swales, storm drains, inlet structures, and retention systems are required to be completed prior to occupancy.

90.TRANS. 29 USE - EASEMENT FOR DRAINAGE 2 RECOMMND

The project proponent will prepare and record easements for drainage purposes by separate instrument to the benefit of public, for areas where drainage facilities and other drainage appurtenances are required and/or where drainage flow patterns must be maintained to convey flood plain water. All drainage easements shall be recorded by separate instrument and noted as follows, "Drainage Easement - no building, obstructions, or encroachments are allowed." All drainage easements shall be maintained by the owner in perpetuity.



# RIVERSIDE COUNTY PLANNING DEPARTMENT

*Steve Weiss, AICP  
Planning Director*

July 28, 2015

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

**SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PM36837, PP25686)**

Dear Ms. Garcia:

This serves to notify you of a proposed project located within the Western Coachella Valley area of Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request within thirty (30) days of receiving this letter to Heather Thomson via email at [hthomson@rctlma.org](mailto:hthomson@rctlma.org) or by contacting her at (951) 955-2873.

**Project Description:**

TENTATIVE PARCEL MAP NO. 36837 / PLOT PLAN NO. 25686 – EA42732 – Applicant: Omni West Group, Inc. – Engineer/Representative: A&B Consulting Engineers – Fourth/Fourth Supervisorial District – Bermuda Dunes Zoning District – Western Coachella Valley Area Plan: Community Development: Commercial Office (CO) (0.25 – 1.00 FAR) – Location: Southerly of 41<sup>st</sup> Avenue, easterly of Washington Street, westerly of Sparkey Way – 4.17 Acres - Zoning: General Residential – 4,000 Square Feet (R-3-4000) - REQUEST: Tentative Parcel Map proposes to subdivide four (4) acres into two (2) parcels (Schedule E) of approximately two (2) acres each containing an existing two-story medical office building (14,171 square feet) on Parcel 1, and, Plot Plan proposes new two-story medical office building (14,171 square feet) up to approximately 38 feet in height on Parcel 2, with overall site containing approximately 286 existing parking spaces. APN: 607-070-018. Related Case: PP13317

Sincerely,

PLANNING DEPARTMENT

Heather Thomson, Archaeologist  
email cc: Jay Olivas, Urban Regional Planner IV; [jolivas@rctlma.org](mailto:jolivas@rctlma.org)

Attachment: Project Vicinity Map



# RIVERSIDE COUNTY

---

# PLANNING DEPARTMENT

*Steve Weiss, AICP  
Planning Director*

July 28, 2015

Joseph Ontiveros  
Cultural Resource Director  
Soboba Band of Luiseño Indians  
P.O. BOX 487  
San Jacinto, Ca 92581

**SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PM36837, PP25686)**

Dear Mr. Ontiveros:

This serves to notify you of a proposed project located within the Western Coachella Valley area of Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request within thirty (30) days of receiving this letter to Heather Thomson via email at [hthomson@rctlma.org](mailto:hthomson@rctlma.org) or by contacting her at (951) 955-2873.

**Project Description:**

TENTATIVE PARCEL MAP NO. 36837 / PLOT PLAN NO. 25686 – EA42732 – Applicant: Omni West Group, Inc. – Engineer/Representative: A&B Consulting Engineers – Fourth/Fourth Supervisorial District – Bermuda Dunes Zoning District – Western Coachella Valley Area Plan: Community Development: Commercial Office (CO) (0.25 – 1.00 FAR) – Location: Southerly of 41<sup>st</sup> Avenue, easterly of Washington Street, westerly of Sparkey Way – 4.17 Acres - Zoning: General Residential – 4,000 Square Feet (R-3-4000) - REQUEST: Tentative Parcel Map proposes to subdivide four (4) acres into two (2) parcels (Schedule E) of approximately two (2) acres each containing an existing two-story medical office building (14,171 square feet) on Parcel 1, and, Plot Plan proposes new two-story medical office building (14,171 square feet) up to approximately 38 feet in height on Parcel 2, with overall site containing approximately 286 existing parking spaces. APN: 607-070-018. Related Case: PP13317

Sincerely,

PLANNING DEPARTMENT

Heather Thomson, Archaeologist  
email cc: Jay Olivas, Urban Regional Planner IV; [jolivas@rctlma.org](mailto:jolivas@rctlma.org)

Attachment: Project Vicinity Map



# PM36837

MT072011  
 CF001360 PP15683 MT035116 EA39277 MT041637 PP24942  
 HR00042CZ05426 PAR00332 PM31908 MT062352 EA38183  
 PP16437 TR24441 EA37492 PP13685 PP13895COC04860  
 MT000407 CZ06388 MT000408 PP23960 CZ07697  
 PP15683S1 TR2891 GEO01666 MT990686 LLA04203  
 MT101200 CFC04107 LLA04136 EA40670 EA41413 GPA00822 PUP00377S5  
 EA37870 CZ07525 PAR00688 GPA00871 COC04543COC04881  
 EA41487 CFC04841 PUP00377R2  
 MT090514 PP21408 TR33994 EA41487 CFC04841 MT98009EPDA03072  
 MT090391 EXT00667 EA40977 PM33432  
 GEO01775 EXT00368 CFC04378  
 MT101252 PAR00347 CFC04778  
 CFC06113 MT022448 COC04183 SC00498  
 HR01822 PP19317 MT001466 MT032628 MT032746  
 EA42732 PP1438 MT001465 EA38019 MT032628  
 PP25026 PP1356 EA36340 MT000953  
 PP25680 PP14633 PP13317S2 EA37863  
 HR02194 SC00421 MT001462 PUP00804  
 PM36837 MT991744 MT057433 MT043138  
 MT991742 MT991161 MT020806 MT057433  
 MT991162 MT020805  
 MT99160 MT067931 PP21902  
 MT023171 MT057623 TR31782  
 MT990711  
 CZ07897 MT011161 LLA05369 LLA05474  
 MT011160 LLA05412 LLA05369  
 MT011280 EA34851 EA34851EXT00976  
 MT071727 CFC01069 PM25786EXT00568  
 EA37050 PP25086  
 PP25372 PP24777 PAR00124  
 MT046384 VAR01639 PP18953  
 MT082055 CFC03025 EA40566

City of  
Palm Desert

PP13543  
SBA04458



**Legend**

- Display Parcels
- City Boundaries
- Cities
- Planning Case Names
- roads
- highways
- HWY
- INTERCHWSE
- INTERSTATE
- OFFRAMP
- ONRAMP
- USHWY
- counties
- cities
- hydrographynes
- waterbodies
- Lakes
- Rivers

**Notes**

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

REPORT PRINTED ON: 7/28/2015 11:58:55 AM  
 © Riverside County TLMAGIS



0 597 1,194 Feet



# AIRPORT LAND USE COMMISSION RIVERSIDE COUNTY

October 1, 2015

**CHAIR**  
Simon Housman  
Rancho Mirage

**VICE CHAIRMAN**  
Rod Ballance  
Riverside

**COMMISSIONERS**

Arthur Butler  
Riverside

Glen Holmes  
Hemet

John Lyon  
Riverside

Greg Pettis  
Cathedral City

Steve Manos  
Lake Elsinore

**STAFF**

Director  
Ed Cooper

John Guerin  
Russell Brady  
Barbara Santos

County Administrative Center  
4080 Lemon St., 14th Floor.  
Riverside, CA 92501  
(951) 955-5132

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

Mr. Jay Olivas, Urban Regional Planner IV  
Riverside County Planning Department  
77-588 El Duna Court, Suite H  
Palm Desert, CA 92211

**RE: AIRPORT LAND USE COMMISSION (ALUC) DEVELOPMENT REVIEW –  
DIRECTOR’S DETERMINATION**

File No.: ZAP1060BD15  
Related File No.: PM 36837(Tentative Parcel Map) and PP 25686 (Plot Plan)  
APN: 607-070-018

Dear Mr. Olivas:

Under the delegation of the Riverside County Airport Land Use Commission (ALUC), staff reviewed Tentative Parcel Map No. 36837 proposing to divide the above-referenced four-acre property located at the southeast corner of Washington Street and 41<sup>st</sup> Avenue in the unincorporated community of Bermuda Dunes into two parcels with lot sizes of 1.99 and 2.01 acres and Plot Plan No. 25686 proposing to establish a 28,342 square foot two story medical office building on the southerly 2.01 acre parcel of the Tentative Parcel Map.

The site is located within Airport Compatibility Zone D of the Bermuda Dunes Airport Influence Area (AIA). The proposed building is anticipated to accommodate a maximum of 179 people, resulting in an average intensity of 89 persons per acre within the 2.01-acre site area, which would be consistent with the Compatibility Zone D average acre criterion of 100 people. The proposed building would be entirely located within a single-acre area (210 feet by 210 feet area), but the anticipated maximum of 179 people is consistent with the Compatibility Zone D single-acre criterion of 300 people.

Based on the distance of the parcel to the end of the runway at 6,240 feet and the elevation of the westerly end of the runway at 73 feet above mean sea level (AMSL), FAA Obstruction Evaluation review would be required for any structure with a top point elevation exceeding 135.4 feet AMSL. The proposed finished floor elevation is 109.9 feet AMSL and the maximum building height proposed is 38 feet for a total elevation of 147.9 feet AMSL. Therefore, FAA Obstruction Evaluation review for height/elevation reasons was required. The proposed building was submitted for FAA obstruction evaluation review and assigned Aeronautical Study No. (ASN) 2015-AWP-7127-OE. The FAA Obstruction Evaluation Service has issued a “Determination of No Hazard to Air Navigation” for the ASN.

As ALUC Director, I hereby find the above-referenced project **CONSISTENT** with the 2004 Bermuda Dunes Airport Land Use Compatibility Plan, subject to the following conditions:

**CONDITIONS:**

1. Any new outdoor lighting that is installed shall be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky, and shall comply with the requirements of Riverside County Ordinance No. 655, as applicable.
2. The Plot Plan proposes the establishment of a two-story medical office building. The following uses are not included in the Plot Plan and shall be prohibited on this site, in accordance with Note 4 on Table 4 of the Western Coachella Valley Area Plan:
  - (a) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.
  - (b) Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.
  - (c) Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area.
  - (d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
3. The attached notice shall be provided to all potential purchasers of the property and tenants of the existing and proposed buildings thereon.
4. The Federal Aviation Administration has conducted an aeronautical study of the proposed building (Aeronautical Study No. 2015-AWP-7127-OE) and has determined that neither marking nor lighting of the structure is necessary for aviation safety. However, if marking and/or lighting for aviation safety are accomplished on a voluntary basis, such marking and/or lighting (if any) shall be installed in accordance with FAA Advisory Circular 70/7460-1 K Change 2 and shall be maintained in accordance therewith for the life of the project.
5. The maximum height of the proposed structure, including all roof-mounted appurtenances (if any), shall not exceed 38 feet above ground level, and the maximum elevation at the top of the structure shall not exceed 148 feet above mean sea level.
6. The specific coordinates, height, and top point elevation of the proposed structure shall not be amended without further review by the Airport Land Use Commission and the Federal Aviation Administration; provided, however, that reduction in building height or elevation shall not require further review by the Airport Land Use Commission.

7. Temporary construction equipment used during actual construction of the structure shall not exceed the height of the structure, unless separate notice is provided to the Federal Aviation Administration through the Form 7460-1 process.
8. Within five (5) days after construction of the structure reaches its greatest height, FAA Form 7460-2 (Part II), Notice of Actual Construction or Alteration, shall be completed by the project proponent or his/her designee and e-filed with the Federal Aviation Administration. (Go to <https://oeaaa.faa.gov> for instructions.) This requirement is also applicable in the event the project is abandoned.
9. No detention basins are depicted on the plans submitted to ALUC. Any detention basins installed on the site shall be designed so as to provide for a maximum 48-hour detention period following the conclusion of the storm event for the design storm (may be less, but not more), and to remain totally dry between rainfalls.

If you have any questions, please contact Russell Brady, Contract Planner, at (951) 955-0549, or John Guerin, Principal Planner, at (951) 955-0982.

Sincerely,

RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION



Edward C. Cooper, Director

RB:bks

Attachments: Notice of Airport in Vicinity

cc: Armstrong & Brooks Consulting Engineers – Attn.: Dan Moussavi (representative)  
Omni Washington Street Medical, LLC – Attn.: Kip Dubbs (property owner)  
Jeff Porras, Manager, Bermuda Dunes Executive Airport  
ALUC Case File

Y:\AIRPORT CASE FILES\Bermuda Dunes\ZAP1060BD15\ZAP1060BD15LTR.doc

# **NOTICE OF AIRPORT IN VICINITY**

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



Mail Processing Center  
 Federal Aviation Administration  
 Southwest Regional Office  
 Obstruction Evaluation Group  
 2601 Meacham Boulevard  
 Fort Worth, TX 76193

Aeronautical Study No.  
 2015-AWP-7127-OE

Issued Date: 07/21/2015

Kip Dubbs  
 Omni Washington Street Medical, LLC  
 23187 La Cadena Dr., Suite 102  
 Laguna Hills, CA 92653

**\*\* DETERMINATION OF NO HAZARD TO AIR NAVIGATION \*\***

The Federal Aviation Administration has conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and if applicable Title 14 of the Code of Federal Regulations, part 77, concerning:

Structure:	Building JFK Medical Facility
Location:	Bermuda Dunes, CA
Latitude:	33-44-55.00N NAD 83
Longitude:	116-18-10.00W
Heights:	110 feet site elevation (SE)
	38 feet above ground level (AGL)
	148 feet above mean sea level (AMSL)

This aeronautical study revealed that the structure does not exceed obstruction standards and would not be a hazard to air navigation provided the following condition(s), if any, is(are) met:

It is required that FAA Form 7460-2, Notice of Actual Construction or Alteration, be e-filed any time the project is abandoned or:

- At least 10 days prior to start of construction (7460-2, Part 1)
- Within 5 days after the construction reaches its greatest height (7460-2, Part 2)

Based on this evaluation, marking and lighting are not necessary for aviation safety. However, if marking/ lighting are accomplished on a voluntary basis, we recommend it be installed and maintained in accordance with FAA Advisory circular 70/7460-1 K Change 2.

This determination expires on 01/21/2017 unless:

- (a) the construction is started (not necessarily completed) and FAA Form 7460-2, Notice of Actual Construction or Alteration, is received by this office.
- (b) extended, revised, or terminated by the issuing office.
- (c) the construction is subject to the licensing authority of the Federal Communications Commission (FCC) and an application for a construction permit has been filed, as required by the FCC, within 6 months of the date of this determination. In such case, the determination expires on the date prescribed by the FCC for completion of construction, or the date the FCC denies the application.

NOTE: REQUEST FOR EXTENSION OF THE EFFECTIVE PERIOD OF THIS DETERMINATION MUST BE E-FILED AT LEAST 15 DAYS PRIOR TO THE EXPIRATION DATE. AFTER RE-EVALUATION OF CURRENT OPERATIONS IN THE AREA OF THE STRUCTURE TO DETERMINE THAT NO SIGNIFICANT AERONAUTICAL CHANGES HAVE OCCURRED, YOUR DETERMINATION MAY BE ELIGIBLE FOR ONE EXTENSION OF THE EFFECTIVE PERIOD.

This determination is based, in part, on the foregoing description which includes specific coordinates , heights, frequency(ies) and power . Any changes in coordinates , heights, and frequencies or use of greater power will void this determination. Any future construction or alteration , including increase to heights, power, or the addition of other transmitters, requires separate notice to the FAA.

This determination does include temporary construction equipment such as cranes, derricks, etc., which may be used during actual construction of the structure. However, this equipment shall not exceed the overall heights as indicated above. Equipment which has a height greater than the studied structure requires separate notice to the FAA.

This determination concerns the effect of this structure on the safe and efficient use of navigable airspace by aircraft and does not relieve the sponsor of compliance responsibilities relating to any law, ordinance, or regulation of any Federal, State, or local government body.

Any failure or malfunction that lasts more than thirty (30) minutes and affects a top light or flashing obstruction light, regardless of its position, should be reported immediately to (877) 487-6867 so a Notice to Airmen (NOTAM) can be issued. As soon as the normal operation is restored, notify the same number.

If we can be of further assistance, please contact our office at (425) 227-2625. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2015-AWP-7127-OE.

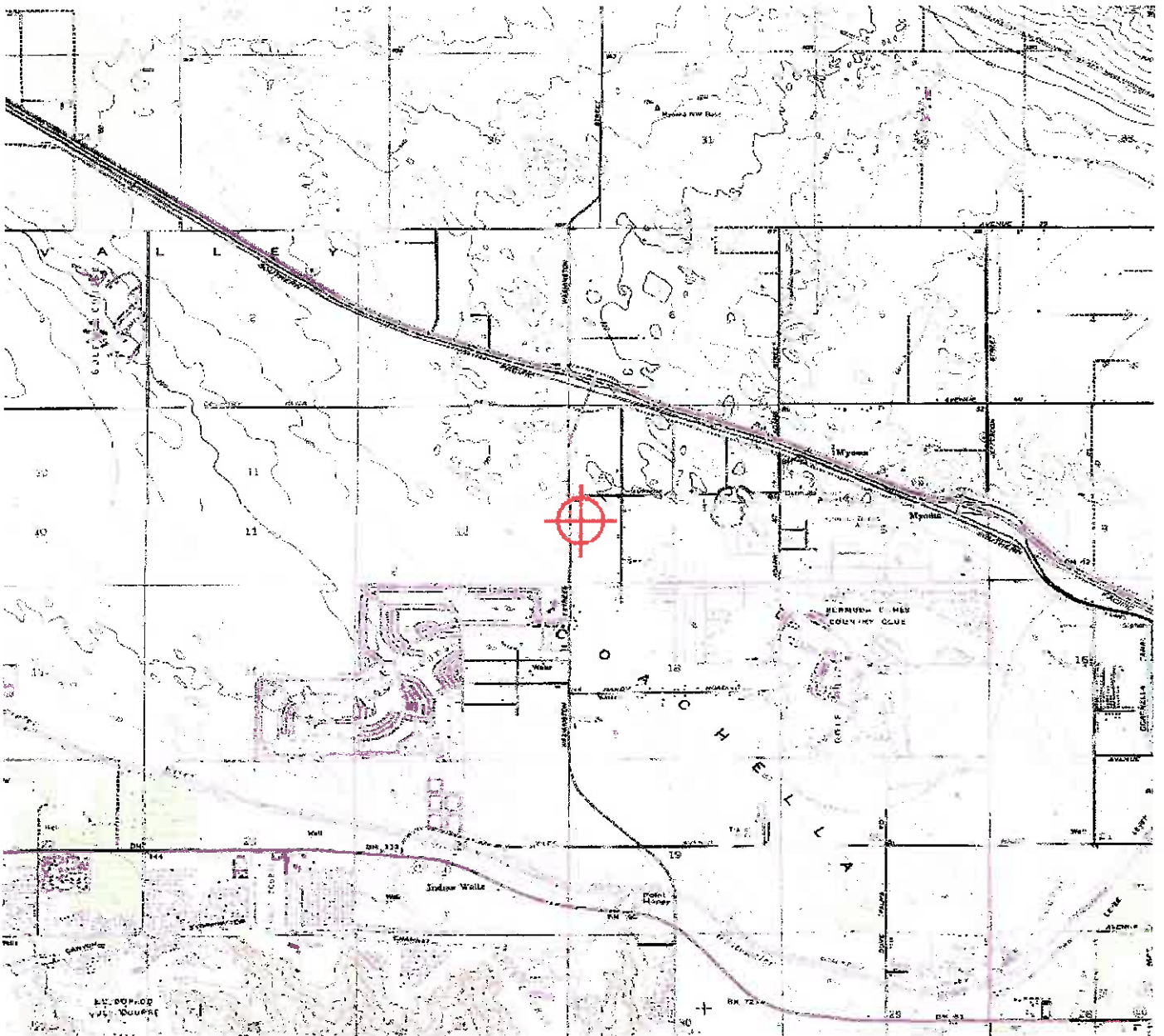
**Signature Control No: 257011397-258476459**

( DNE )

Paul Holmquist  
Technician

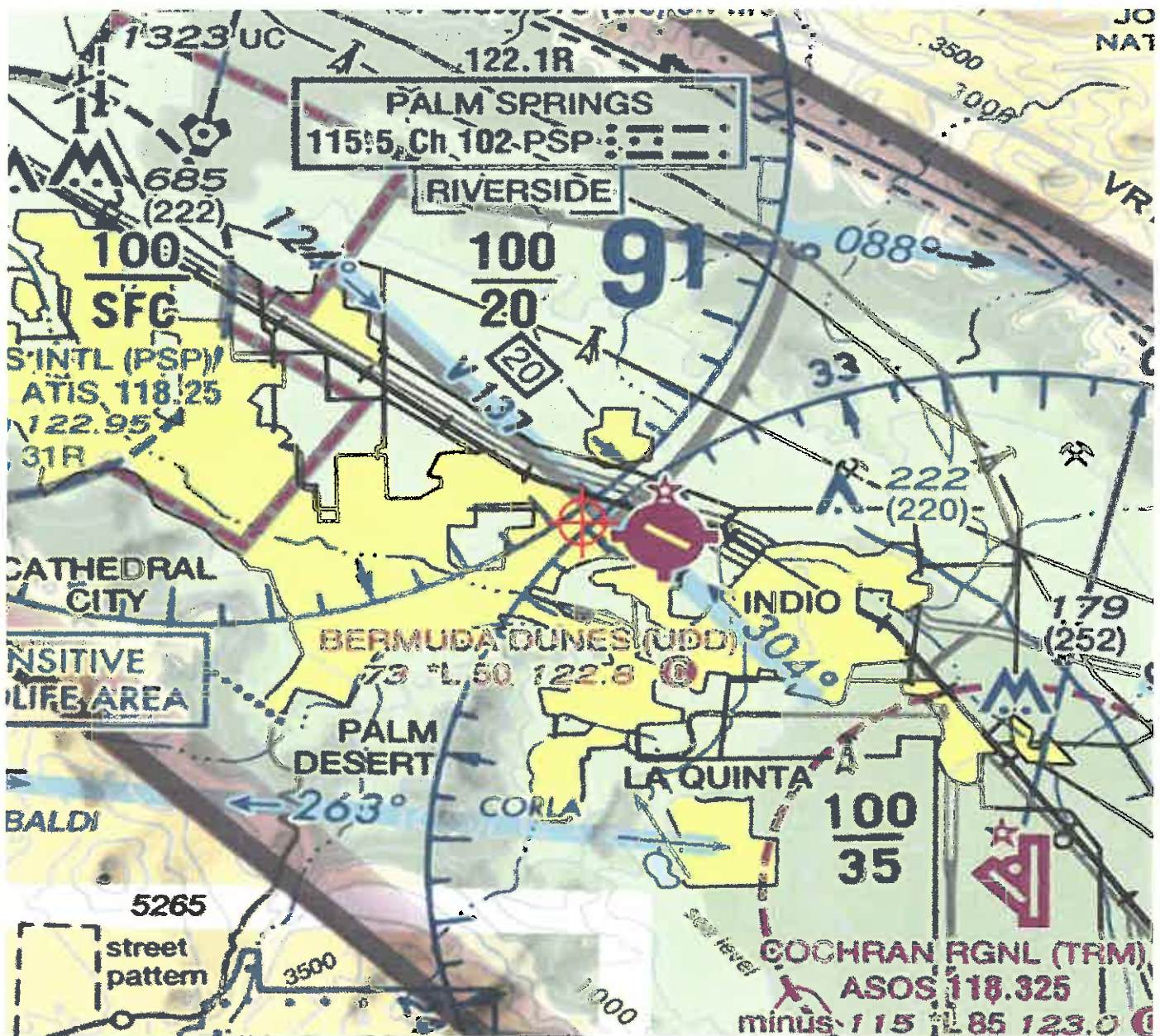
Attachment(s)  
Map(s)

TOPO Map for ASN 2015-AWP-7127-OE





Sectional Map for ASN 2015-AWP-7127-OE



**Legend**

- Compatibility Zones**
- Airport Influence Area Boundary
  - Zone A
  - Zone B1
  - Zone B2
  - Zone C
  - Zone D
  - Zone E
- Boundary Lines**
- Airport Property Line
  - City Limits

**Note**

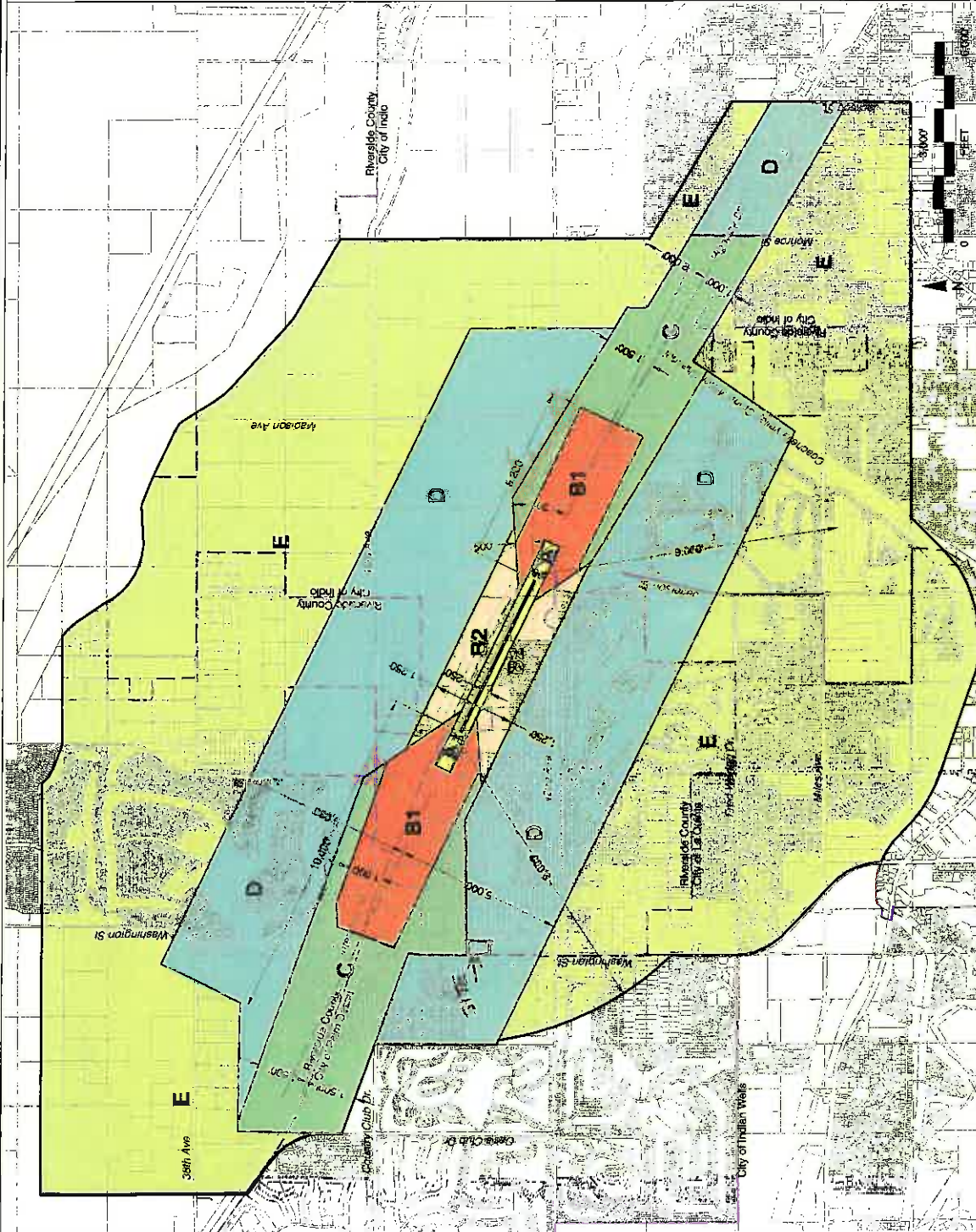
Southwestern edge of Airport Influence Area boundary measured from a point 200 feet beyond runway ends in accordance with FAA airspace protection criteria (PART Part 77). All other dimensions measured from runway ends and centerlines.

See Chapter 2, Table 2A for compatibility criteria associated with this map.

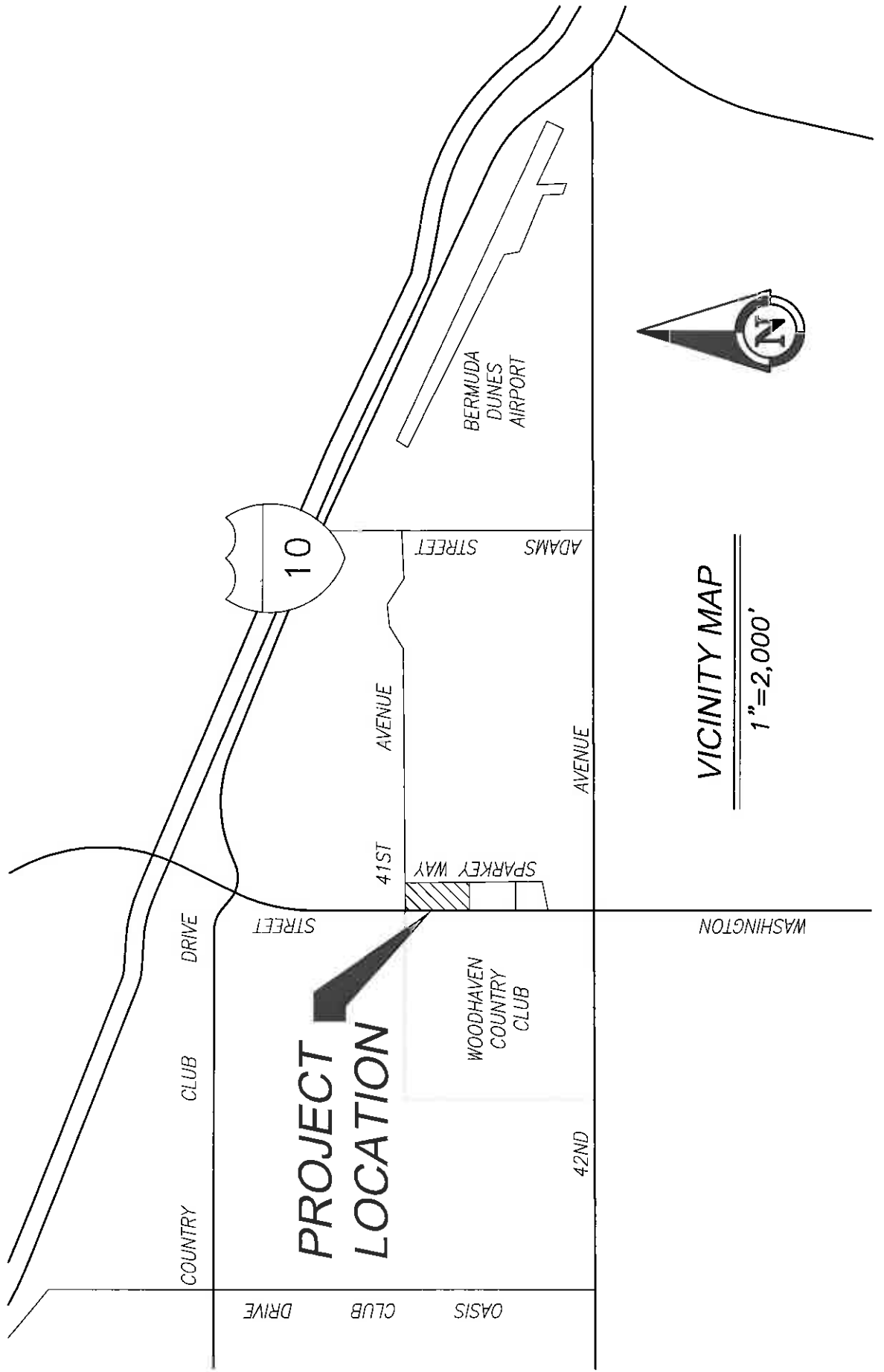
Riverside County  
 Airport Land Use Commission  
 Riverside County  
 Airport Land Use Compatibility Plan  
 Policy Document  
 (Adopted December 2004)

Map BD-1

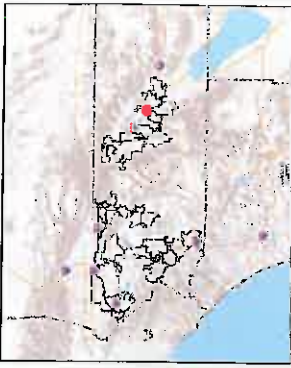
**Compatibility Map**  
 Bermuda Dunes Airport



# VICINITY MAP JFK MEDICAL FACILITY



# My Map



## Legend

- RCLIS Parcels
- Cctap
- roadsanno
- highways
- HWY
- INTERCHANGE
- INTERSTATE
- OFFRAMP
- ONRAMP
- USHWY
- counties
- cities
- hydrographylines
- waterbodies
- Lakes
- Rivers

## Notes

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

REPORT PRINTED ON... 10/1/2015 11:54:08 AM

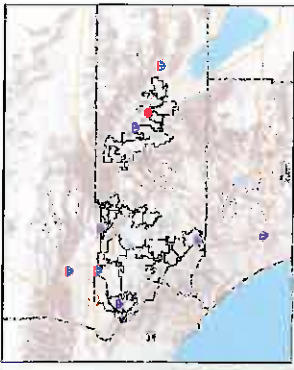
© Riverside County TLMA GIS



0 1,536 3,073 Feet



# My Map



**Legend**

- RCLIS Parcels
- Cetap
- roadsanno
- highways
- HWY
- INTERCHANGE
- INTERSTATE
- OFFRAMP
- ONRAMP
- USHWY
- counties
- cities
- hydrographylines
- waterbodies
- Lakes
- Rivers

**Notes**

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

REPORT PRINTED ON... 10/1/2015 11:56:53 AM © Riverside County TLMA GIS



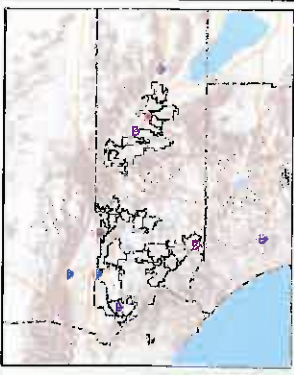
0

788

1,536 Feet



# My Map



- Legend**
- RCLIS Parcels
  - Cemap
  - roadsanno
  - highways
  - HWY
  - INTERCHANGE
  - INTERSTATE
  - OFFRAMP
  - ONRAMP
  - USHWY
  - counties
  - cities
  - hydrographylines
  - waterbodies
  - Lakes
  - Rivers

## Notes

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

REPORT PRINTED ON... 10/1/2015 11:58:04 AM

© Riverside County TLMA GIS



0 384

768 Feet





WEST SIDE VIEW  
VIEW FROM WEST LOOKING





# PLOT PLAN NO. IN THE COUNTY OF RIVERSIDE

## IMPROVEMENT SCHEDULE "E" & "H"

**EXISTING IMPROVEMENTS**  
 UNIMPROVED  
 ASPHALT & PAVEMENT IMPROVEMENTS  
 IMPROVED (RECORDING NUMBER) IMPROVEMENTS  
**LANDSCAPING**  
 ASPHALT & PAVEMENT IMPROVEMENTS  
**ZONING AND LAND USE**  
 UNIMPROVED  
 IMPROVED (RECORDING NUMBER) IMPROVEMENTS  
**SURROUNDING ZONING**  
 UNIMPROVED  
 IMPROVED (RECORDING NUMBER) IMPROVEMENTS

## SURROUNDING LAND USE

UNIMPROVED  
 IMPROVED (RECORDING NUMBER) IMPROVEMENTS

## ACREAGE

TOTAL ACRES: 1.15  
 IMPROVED (RECORDING NUMBER) IMPROVEMENTS

## UTILITIES

UNIMPROVED  
 IMPROVED (RECORDING NUMBER) IMPROVEMENTS

## ON-SITE PARKING

UNIMPROVED  
 IMPROVED (RECORDING NUMBER) IMPROVEMENTS

## ABBREVIATIONS / SYMBOLS

UNIMPROVED  
 IMPROVED (RECORDING NUMBER) IMPROVEMENTS

## LEGEND

UNIMPROVED  
 IMPROVED (RECORDING NUMBER) IMPROVEMENTS

## SPECIAL NOTES

UNIMPROVED  
 IMPROVED (RECORDING NUMBER) IMPROVEMENTS

## DATE PREPARED

UNIMPROVED  
 IMPROVED (RECORDING NUMBER) IMPROVEMENTS

## LAND OWNER

UNIMPROVED  
 IMPROVED (RECORDING NUMBER) IMPROVEMENTS

## APPLICANT/ENGINEER

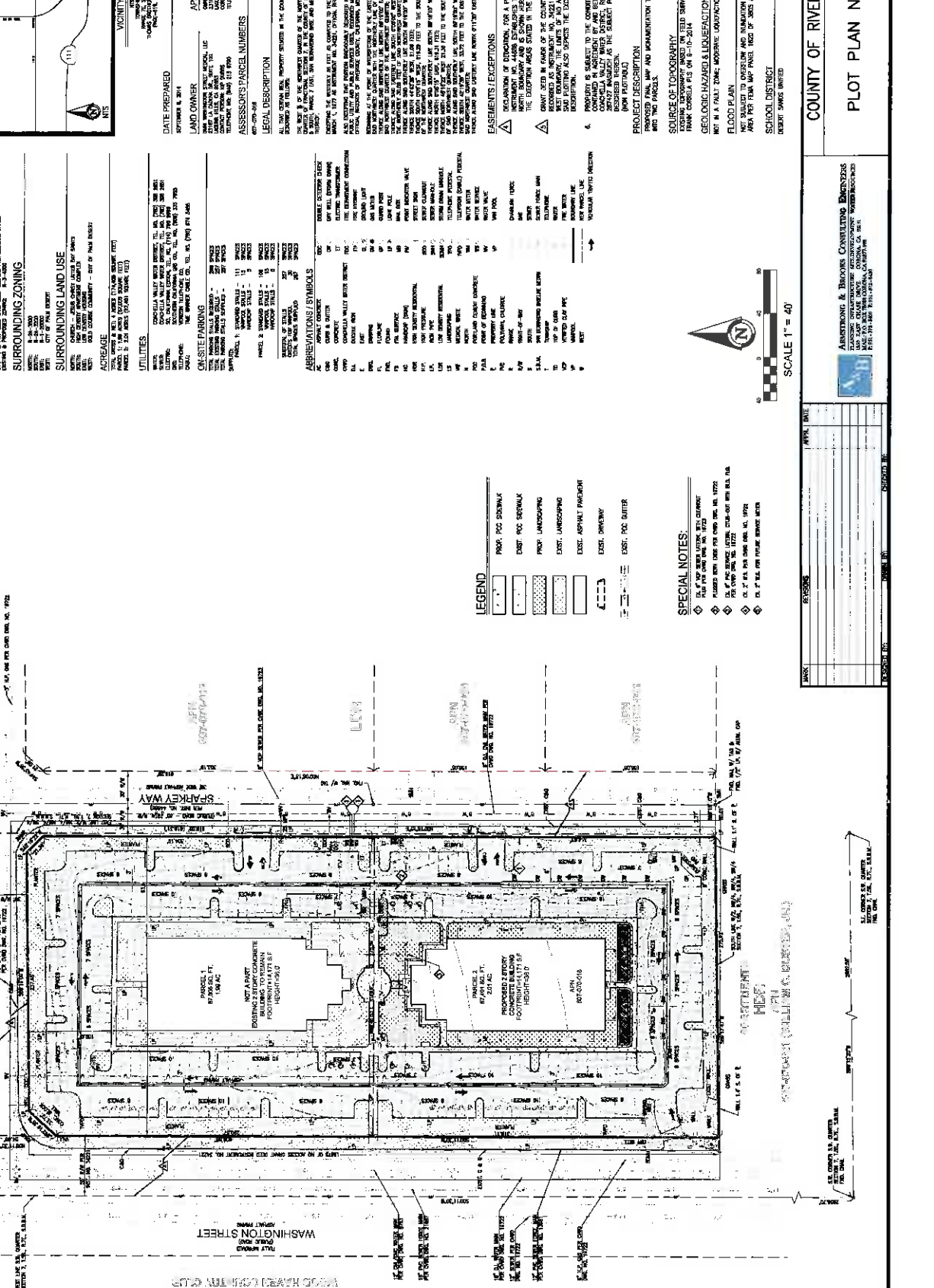
UNIMPROVED  
 IMPROVED (RECORDING NUMBER) IMPROVEMENTS

## ASSESSOR'S PARCEL NUMBERS

UNIMPROVED  
 IMPROVED (RECORDING NUMBER) IMPROVEMENTS

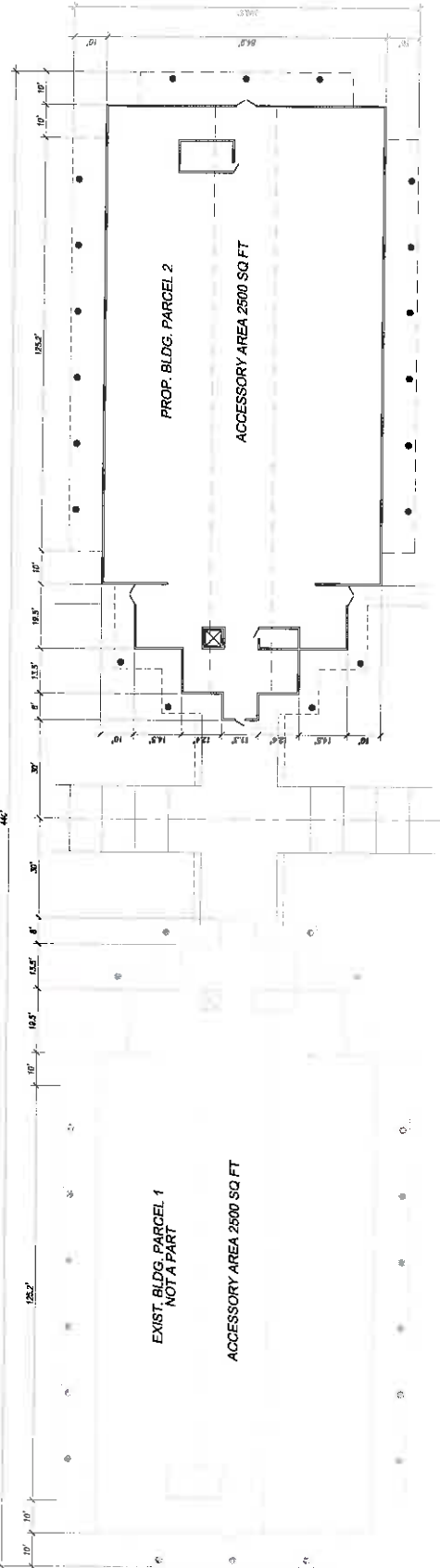
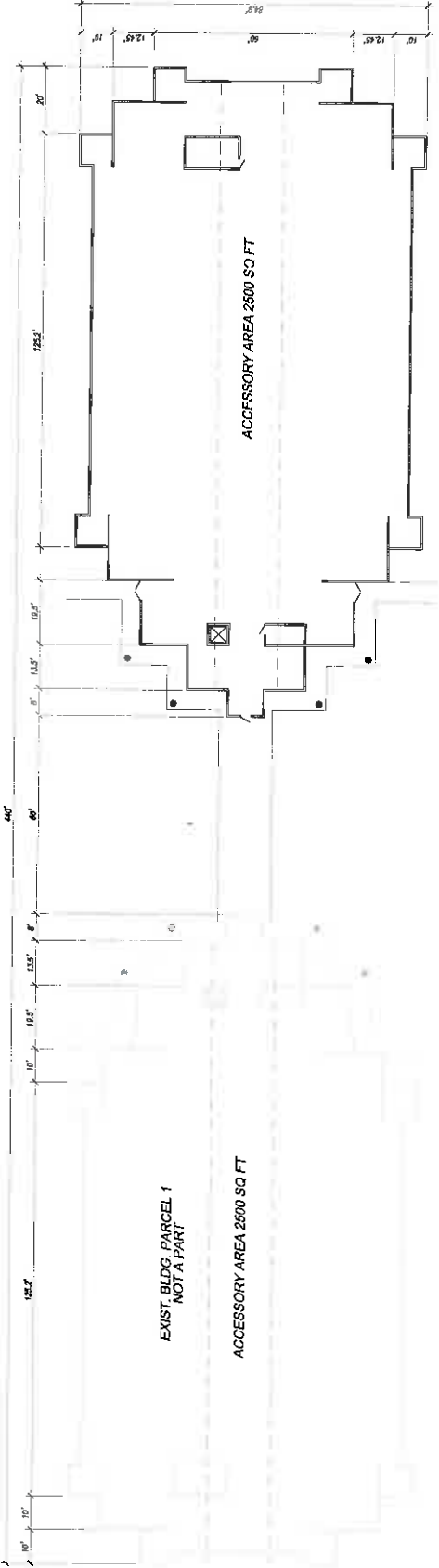
## LEGAL DESCRIPTION

UNIMPROVED  
 IMPROVED (RECORDING NUMBER) IMPROVEMENTS



NO.	REVISION	DATE	BY





PRELIMINARY FLOOR PLAN  
FOR  
WASHINGTON STREET BUSINESS PARK  
BERMUDA DUNES COMM.  
RIVERSIDE COUNTY

PREPARED BY:

ARMSTRONG & BROOKS CONSULTING ENGINEERS  
PLANNING INFRASTRUCTURE SITE DEVELOPMENT WATER ENGINEERS  
1000 CENTRAL COLLEGE, SUITE B BERMUDA DUNES, CALIFORNIA, CA 92509  
TEL: 951.251.1400 FAX: 951.251.1401

DATE: \_\_\_\_\_  
BY: \_\_\_\_\_

11/22/14 08:00 AM 11/22/14 08:00 AM 11/22/14 08:00 AM 11/22/14 08:00 AM 11/22/14 08:00 AM



*Riverside County*  
**Waste Management Department**

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

December 1, 2014

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

**RE: Plot Plan (PP) No. 25686**

**Proposal: The Plot Plan proposes a medical office building (87,000 square feet)**  
**APN: 607-070-018**

Dear Mr. Olivas:

The Riverside County Waste Management Department (RCWMD) has reviewed the proposed project located south of 41<sup>st</sup> Avenue, east of Washington Street, and west of Sparkey Way, in the Western Coachella Valley Area Plan. In order to mitigate the project's potential solid waste impacts and help the County comply with AB 939 (Integrated Waste Management Act), AB 1327 (California Solid Waste Reuse and Recycling Access Act), the California Green Building Standards, and AB 341 (Mandatory Commercial Recycling) through diverting solid waste from landfill disposal, the RCWMD recommends that the following conditions be made a part of any Conditions of Approval for the project:

1. **Prior to issuance of a building permit**, the applicant shall submit three (3) copies of a Recyclables Collection and Loading Area plot plan to the Riverside County Waste Management Department for review and approval. The plot plan shall conform to ***Design Guidelines for Recyclables Collection and Loading Areas***, provided by the Waste Management Department, and shall show the location of and access to the collection area for recyclable materials, along with its dimensions and construction detail, including elevation/façade, construction materials and signage. The plot plan shall clearly indicate how the trash and recycling enclosures shall be accessed by the hauler.
2. **Prior to final building inspection**, 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. During project construction, the project site shall have, at a minimum, two (2) bins: one for waste disposal and the other for the recycling of Construction and Demolition (C&D) materials. Additional bins are encouraged to be used for further source separation of C&D recyclable materials. Accurate record keeping (receipts) for recycling of C&D recyclable materials and solid waste disposal must be kept. Arrangements can be made through the franchise hauler.

4. **Prior to issuance of an occupancy permit**, evidence (i.e., receipts or other type of verification) to demonstrate project compliance with the approved WRP shall be presented by the project proponent to the Planning Division of the Riverside County Waste Management Department in order to clear the project for occupancy permits. Receipts must clearly identify the amount of waste disposed and Construction and Demolition (C&D) materials recycled.
5. Hazardous materials are not accepted at Riverside County landfills. In compliance with federal, state, and local regulations and ordinances, any hazardous waste generated in association with the project shall be disposed of at a permitted Hazardous Waste disposal facility. Hazardous waste materials include, but are not limited to, paint, batteries, oil, asbestos, and solvents. For further information regarding the determination, transport, and disposal of hazardous waste, please contact the Riverside County Department of Environmental Health, Environmental Protection and Oversight Division, at 1.888.722.4234.
6. AB 341 focuses on increased commercial waste recycling as a method to reduce greenhouse gas (GHG) emissions. The regulation requires businesses and organizations that generate four or more cubic yards of waste per week and multifamily units of 5 or more, to recycle. A business shall take at least one of the following actions in order to reuse, recycle, compost, or otherwise divert commercial solid waste from disposal:
  - Source separate recyclable and/or compostable material from solid waste and donate or self-haul the material to recycling facilities.
  - Subscribe to a recycling service with their waste hauler.
  - Provide recycling service to their tenants (if commercial or multi-family complex).
  - Demonstrate compliance with the requirements of California Code of Regulations Title 14.

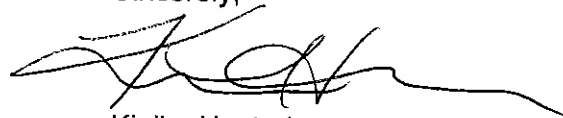
For more information, please visit:

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

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,



Kinika Hesterly  
Urban Regional Planner II



January 15, 2015

TO: Jay Olivas, Project Planner

FROM: Steven Hinde, REHS, CIH, Senior Industrial Hygienist

RE: Tentative Parcel Map No. 36837/ Plot Plan No. 25686 (Medical offices)

A noise study is not required based upon the submitted diagram showing a significant distance to the nearest sensitive receptors. However, they still need to follow:

1. Facility-related noise, **as projected to any portion 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 minute 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). No playing soccer after 10:00 p.m.
2. Whenever a construction site is within one-quarter (1/4) of a mile of an occupied residence or residences, no construction activities shall be undertaken between the hours of 6:00 p.m. and 6:00 a.m. during the months of June through September and between the hours of 6:00 p.m. and 7:00 a.m. during the months of October through May. Exceptions to these standards shall be allowed only with the written consent of the building official.
3. All construction vehicles, equipment fixed or mobile shall be equipped with properly operating and maintained mufflers.

Please contact Steve Hinde if you have any questions.



Established in 1918 as a public agency  
**Coachella Valley Water District**

**Directors:**

John P. Powell, Jr., President - Div. 3  
Franz W. De Klolz, 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 3, 2014

File: 0163.1  
0421.1  
0721.1  
~~1150.11~~  
Geo. 050707-3  
PZ 14-5971  
1150.011

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

Dear Mr. Olivas:

Subject: TPM 36837—Plot Plan No. 25686, EA 42732

This letter supersedes Coachella Valley Water District's (CVWD's) letter dated October 7, 2014 (copy enclosed).

The proposed subdivision of TPM 36837 or new two-story building for PP 25686 does not conflict with CVWD stormwater facilities.

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

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

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

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



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

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

This development lies within the study area of the 2010 Water Management Plan Update. The groundwater basin in the Coachella Valley is in a state of overdraft. Each new development contributes incrementally to the overdraft. CVWD has a Water Management Plan in place to reduce the overdraft to the groundwater basin. The elements of the Water Management Plan



December 3, 2014

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 Services Manager

Enclosure/1/as

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

Alan French (with enclosure)  
Riverside County Department of Transportation  
4080 Lemon Street, 8<sup>th</sup> Floor  
Riverside, CA 92501

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

Omni West Group, Inc. (with enclosure)  
23187 La Cadena Drive, Suite 102  
Laguna Hills, CA 92653

SL: kf\Eng\Dev Srvs\2014\Dec\TPM 36837



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

October 7, 2014

File: 0163.1  
0421.1  
0721.1  
1150.11  
Geo. 050707-3  
PZ 14-5847

Wendell Bugtai  
Riverside County Planning Department  
PO Box 1409  
Riverside, CA 92502-1409

Dear Mr. Bugtai:

**Subject:** TPM 36837, 41120 Washington St. (APN 607-070-018)

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

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

Since the stormwater issues of this development are local drainage, Coachella Valley Water District (CVWD) does not need to review drainage design further.

CVWD will provide domestic water and sanitation service to this area and such service will be subject to the satisfaction of terms and conditions established by CVWD and exercised from time to time, including but not limited to fees and charges, water conservation measures, etc.

CVWD may need additional facilities to provide for the orderly expansion of its domestic water and sanitation systems. These facilities may include pipelines, wells, reservoirs, booster pumping stations, lift stations, treatment plants and other facilities. The developer may be required to install these facilities and provide land and/or easements on which some of these facilities will be located. These sites shall be shown on the 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.

Wendell Bugtai  
Riverside County Planning Department

2

October 7, 2014

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 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. This review is for ensuring efficient water management.

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

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

Sincerely,

*Carrie Oliphant*

Carrie Oliphant  
Engineering Services 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, 8<sup>th</sup> Floor  
Riverside, CA 92501

Michael Mistica, MBA  
County of Riverside, Department of Environmental Health  
Land Use and Water Resources Program  
3880 North Lemon St., Suite 200  
Riverside, CA 92501

OMNi Washington St., Medical LLC  
23187 La Cadena Drive, Suite 102  
Laguna Hills, CA 92653

SL: ms Eng\Dev Svcs\2014\Oct\Dev Review TPM 36837.doc

**Community Council Advisory Project Review Report—Fourth District Planning Projects**

Council: BERNILDA DUNES Address: 41120 WASHINGTON ST  
Meeting date: 5/14/15 Cross streets: 41ST STREET  
Project name: JFK MEMORIAL Parcel number(s): 607-070-08  
Case number: MAP 36837 AP 78686

Advisory Action (number of votes):  4 Support  NOT Support  Abstain  1 Absent  Continue to

Advisory Motion  
1. CHECK DECEL. LANES ON WASHINGTON STREET.

Advisory Discussion, Comments and Recommendations

Date: 5/14/15 Signature: Dunna Hubenthal  
Print name and title: Dunna HUBENTHAL, Secretary

Supervisor's Comments

**Directions:** The council secretary or designated council member must complete, sign and return this document to the Supervisors liaison immediately following advisory action. This document will be filed to officially record community input on the project.

## **Bermuda Dunes Community Council Agenda and Minutes**

6:00 p.m. Thursday, May 14, 2015

Bermuda Dunes Community Center 78-400 Avenue 42, Bermuda Dunes, CA 92203

- I. **Pledge of Allegiance**
- II. **Roll Call-** Jeff Wattenbarger not present
- III. **Approval of the Minutes** – Approved as Presented
- IV. **Councilmember Reports and Comments** - None
- V. **Staff Reports:** Presenters must direct their report to the council. At the conclusion of the presentation, Chair may allow questions. Each speaker must first be recognized by the Chair.
  1. Office of Supervisor John J. Benoit – Joe Pradetto, 760-863-8211, [jpradetto@rcbos.org](mailto:jpradetto@rcbos.org)

*Short falls in the Sheriff and Fire Departments due to increased salaries. Being audited.*

*A new Land Use Ordinance will outlaw turf grass in front yards – only desert landscaping Will be allowed*

*Vacation Rental Ordinance – In Progress*

*Joe suggested people with particular problems write him a note*

*Desert Recreation District will begin running our BD Community Center*

*Manny Marrujo and Courtney Gadblan will share responsibilities*

*Manny's # 760 564 9921, Courtney's # 760 347 4263*
  2. Sheriff's Department – Lt. Johnny Rodriguez, 760-863-990, [jrodriqu@riversidesheriff.org](mailto:jrodriqu@riversidesheriff.org)

*Gave Report. Mail theft has increased in Bermuda Dunes*
  3. CAL Fire – Battalion Chief Eddy Moore, 760-540-1878, [eddy.moore@fire.ca.gov](mailto:eddy.moore@fire.ca.gov)

*Not Present*
  4. Code Enforcement – Francisco Mendez, 760-393-3344, [fmendez@rctlma.org](mailto:fmendez@rctlma.org)

*Not Present*

5. Other Departments

VI. **New Business:** Presenters must direct their report to the council. At the conclusion of the presentation, Chair may allow questions. Each speaker must first be recognized by the Chair.

1. Project: JFK Medical Office Building – Parcel Map 36837
  - a. Recommendation:
  - b. Background:
  - c. Location: 41120 Washington Street, Indio, CA (Southeast Corner of Washington St. and 41st Ave.)
  - d. APN Number(s) 607-070-018
  - e. Planning Department Case Number(s): Parcel Map 36837 & Plot Plan 25686
  - f. Status within Riverside County Planning office: Land Development Committee (LDC) date December 11, 2014
  - g. County Planner: Jay Olivas, 760-863-7050, [jolivas@rectlma.org](mailto:jolivas@rectlma.org)
  - h. Zoning/General Plan (GP) Designation: R-3-4000, Medical Professional Office
  - i. Will you be requesting a zone/GP designation change? No
  - j. Total square feet of building(s)? 30,192 SF Gross, 24,186 SF leasable
  - k. An ADVISORY ACTION/VOTE of Community Council members is required before Director's Hearing (DH), Planning Commission (PC) or Board of Supervisor (BOS) reviews.
  - l. Contact information for the developer making the presentation
    1. Kip Dubbs – Omni West Group, 949.215.9790 ext. 242 office, 714-336-2433 cell, [kdubbs@omniwestgroup.com](mailto:kdubbs@omniwestgroup.com) website: <http://www.omniwestgroup.com/>

**ACTION: Approved, Vote 4 yes, 1 absent**

2. Direction: Overlay Revise
  - a. Recommendation: Discuss direction for pursuing revisions to the Overlay.
  - b. Background: At the March 12, 2015, Bermuda Dunes Community Council meeting, council members requested an item to discuss revising the Bermuda Dunes Neighborhood Preservation Overlay Standards (Overlay). The Overlay provides enhanced code enforcement standards for the community of Bermuda Dunes. This includes stricter standards for parking, yard maintenance and street appearances than what applies to other unincorporated communities.

Public opinion on the Overlay appears to be split. Some residents have criticized the Overlay for being too relaxed, while others consider it overly strict.

The language of the Overlay ordinance may be reviewed

here: [https://www.municode.com/library/ca/riverside\\_county/codes/code\\_of\\_ordinances?nodeId=TIT17ZO\\_CH17.292BEDUNEPROVZO](https://www.municode.com/library/ca/riverside_county/codes/code_of_ordinances?nodeId=TIT17ZO_CH17.292BEDUNEPROVZO).

*ACTION: Joe advised that the Supervisor has suggested that we wait on this as it is very expensive and had been voted down several years ago.*

*Joe also suggested that anyone with specific issues, please contact him via email or phone.*

3. Direction: Median Maintenance Assessment

- a. Recommendation: Discuss and provide direction for pursuing an assessment district to fund median improvements and maintenance.
- b. Background: In 2009 residents voted down a proposal to create and maintain decorative street signs, community entrance signs, landscaped medians and a park. Since then, the median on certain parts of Avenue 42 have gone without a dedicated funding source for improvements and maintenance. A group of residents recently wrote to Supervisor Benoit requesting improved landscaping in the medians. This item is going to the community council to gauge interest in pursuing an assessment district to pay for the requested improvements.

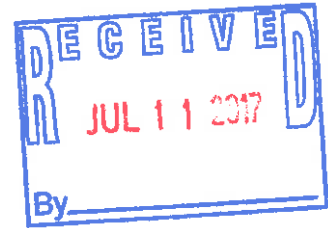
*ACTION: Joe was directed by BDCC Council to proceed forward with median assessment for desert maintenance and plants. This will also include the proposed park where the Desert Christian School is now located.*

4. Announcement: The Coachella Valley Irrigated Lands Coalition will hold a workshop to help owners and operators of irrigated land to comply with the new order. The workshop will be from 3 – 5 p.m., Tuesday, June 16, 2016, at CVWD's Forbes Auditorium (51501 Tyler Street, Coachella, CA). Contact Lorrie Cooper at 760 837-7901 or [admin@CVILC.ag](mailto:admin@CVILC.ag) for more information.

- a. Background: The Colorado River Basin Regional Water Control Board (CRBRWCB) issued an order requiring owners and operators of irrigated (canal & well) lands larger than 5 acres to develop a groundwater monitoring plan. These plans can be developed by individuals or by a coalition on behalf a large group of individuals. Failure to comply with the order could result in up to a \$1,000 per day fine.

July 3, 2017

RIVERSIDE PLANNING DEPARTMENT  
ATTN: Jay Olivas  
P.O. Box 1409  
Riverside, CA 92502-1409



RE: Tentative Parcel Map No 36836/Plot Plan No 25686

Dear Mr. Olivas,

I just recently found out that there is a plan to build a two-story medical office building at 41<sup>st</sup> Ave and Washington Street and Sparkey Way with approximately 287 parking spaces.

We have lived in Woodhaven Country Club since 1989. During this time the traffic flow and speed of traffic has increased to a point that we can no longer safely use the front entrance. We have to wait several minutes up to 10 minutes or more to feel safe negotiate leaving into or out of the complex. With the new development of a medical center and extra parking spaces we feel that a signal light should be installed at the entrance of Woodhaven Country Club so we can have accessibility to leave the complex without the potential of a severe auto mishap.

I would hope that you take this into strong consideration because at this point with the current traffic flow as is this will only generate more problems from this new addition.

Thank you for your consideration.

Sincerely,

Marilyn and Sidney Olinger  
41650 Woodhaven Drive West  
Palm Desert, CA 92211  
[Molinger1@aol.com](mailto:MOlinger1@aol.com)  
760-360-9195





*Handwritten signature*

*JO*

**RIVERSIDE COUNTY  
PLANNING DEPARTMENT**

*CC004595*

**Juan C. Perez**  
Interim Planning Director

**APPLICATION FOR SUBDIVISION AND DEVELOPMENT**

CHECK ONE AS APPROPRIATE:

- TRACT MAP
- REVISIED MAP
- PARCEL MAP
- MINOR CHANGE
- REVERSION TO ACREAGE
- AMENDMENT TO FINAL MAP
- VESTING MAP
- EXPIRED RECORDABLE MAP

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: PM36837

DATE SUBMITTED: 10/10/14

**APPLICATION INFORMATION**

Applicant's Name: Kip Dubbs E-Mail: kdubbs@omniwestgroup.com

Mailing Address: 23187 La Cadena Dr, Ste. 102

	Street		92653
Laguna Hills,	California		
City	State		ZIP

Daytime Phone No: (949) 215 9790 Fax No: (949) 215 9798

Engineer/Representative's Name: Bill Brooks, P.E. - Armstrong & Brooks Engineer E-Mail: bill@armstrongbrooks.com

Mailing Address: P.O. Box 78088

	Street		92877-9998
Corona	California		
City	State		ZIP

Daytime Phone No: (951) 372 8400 Fax No: (951) 372 8430

Property Owner's Name: Omni Washington Street Medical, LLC E-Mail: kdubbs@omniwestgroup.com

Mailing Address: 231 La Cadena Dr., Ste 102

	Street		92653
Laguna Hills	California		
City	State		ZIP

Daytime Phone No: (949) 215 9790 Fax No: (949) 215 9798

If additional persons have an ownership interest in the subject property in addition to that indicated above, attach a separate sheet that references the application case number and lists the names, mailing

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

Desert Office · 77-588 El Duna Court, Suite H  
Palm Desert, California 92211  
(760) 863-8277 · Fax (760) 863-7040

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

**APPLICATION FOR SUBDIVISION AND DEVELOPMENT**

addresses, and phone numbers of those persons having an interest in the real property or properties involved in this application.

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

***AUTHORIZATION FOR CONCURRENT FEE TRANSFER***

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

All signatures must be originals ("wet-signed"). Photocopies of signatures are **not** acceptable.

Kip Dubbs

*PRINTED NAME OF APPLICANT*

*SIGNATURE OF APPLICANT*

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

I certify that I am/we are the record owner(s) or authorized agent and that the information filed is true and correct to the best of my knowledge. An authorized agent must submit a letter from the owner(s) indicating authority to sign the application on the owner's behalf.

All signatures must be originals ("wet-signed"). Photocopies of signatures are **not** acceptable.

Omni Washington Street Medical, LLC

*PRINTED NAME OF PROPERTY OWNER(S)*

*SIGNATURE OF PROPERTY OWNER(S)*

*PRINTED NAME OF PROPERTY OWNER(S)*

*SIGNATURE OF PROPERTY OWNER(S)*

If the subject property is owned by persons who have not signed as owners above, attach a separate sheet that references the application case number and lists the printed names and signatures of all persons having an interest in the property.

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

**PROPERTY INFORMATION:**

Assessor's Parcel Number(s): 607-070-018

Section: 7 Township: 5S Range: 7E

Approximate Gross Acreage: 4 acres

**APPLICATION FOR SUBDIVISION AND DEVELOPMENT**

General location (cross streets, etc.): North of Easthaven Road, South of 41st Avenue, East of Aparkey Way, West of Washington St

Thomas Brothers map, edition year, page number, and coordinates: 2007, pg 819, GRD - F4

Proposal (describe project, indicate the number of proposed lots/parcels, units, and the schedule of the subdivision, whether the project is a Vesting Map or Planned Residential Development (PRD):

Proposed Final Map & Monumentation to split APN 607-070-018 into two (2) parcels.

Related cases filed in conjunction with this request:

Plot Plan No. 13317 - 1992

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

If yes, provide Case No(s). Plot Plan No. 13317 - 1992 (Parcel Map, Zone Change, etc.)

EA No. (if known) EA 36340 EIR No. (if applicable): \_\_\_\_\_

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

If yes, indicate the type of report(s) and provide a copy: Preliminary Water Quality Management Plan

Is water service available at the project site: Yes  No

If "No," how far must the water line(s) be extended to provide service? (distance in feet/miles) \_\_\_\_\_

Is sewer service available at the site? Yes  No

If "No," how far must the sewer line(s) be extended to provide service? (distance in feet/miles) \_\_\_\_\_

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

Will the proposal result in cut or fill slopes steeper than 2:1 or higher than 10 feet? Yes  No

How much grading is proposed for the project site?

Estimated amount of cut = cubic yards: Future Pad - Balance earthwork: Cut 600 C.Y.

Estimated amount of fill = cubic yards Fill 600 C.Y.

**APPLICATION FOR SUBDIVISION AND DEVELOPMENT**

---

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

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

What is the anticipated source/destination of the import/export?  
\_\_\_\_\_

What is the anticipated route of travel for transport of the soil material?  
\_\_\_\_\_

How many anticipated truckloads? \_\_\_\_\_ truck loads.

What is the square footage of usable pad area? (area excluding all slopes) 30,000 sq. ft.

If this is a residential subdivision, is it located in a Recreation and Park District or County Service Area authorized to collect fees for park and recreational services? Yes  No

If yes, does the subdivision intend to dedicate land or pay Quimby fees, or a combination of both?

Dedicate land  Pay Quimby fees  Combination of both

Is the subdivision located within 8½ miles of March Air Reserve Base? Yes  No

If yes, will any structure exceed fifty-feet (50') in height (above ground level)? Yes  No

Does the subdivision exceed more than one acre in area? Yes  No

Is the development project located within any of the following watersheds (refer to Riverside County Land Information System (RCLIS) (<http://www3.tlma.co.riverside.ca.us/pa/rclis/index.html>) for watershed location)?

Santa Ana River       Santa Margarita River       Whitewater River

**APPLICATION FOR SUBDIVISION AND DEVELOPMENT**

**HAZARDOUS WASTE SITE DISCLOSURE STATEMENT**

Government Code Section 65962.5 requires the applicant for any development project to consult specified state-prepared lists of hazardous waste sites and submit a signed statement to the local agency indicating whether the project is located on or near an identified site. Under the statute, no application shall be accepted as complete without this signed statement.

I (we) certify that I (we) have investigated our project with respect to its location on or near an identified hazardous waste site and that my (our) answers are true and correct to the best of my (our) knowledge. My (Our) investigation has shown that:

- The project is not located on or near an identified hazardous waste site.
- The project is located on or near an identified hazardous waste site. Please list the location of the hazardous waste site(s) on an attached sheet.

Owner/Representative (1) \_\_\_\_\_ Date 8-18-14

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



RIVERSIDE COUNTY COMMUNITY HEALTH AGENCY  
DEPARTMENT OF ENVIRONMENTAL HEALTH

ENVIRONMENTAL PROTECTION & OVERSIGHT DIVISION

TENTATIVE MAP PRELIMINARY CLEARANCE  
(SAN-53)

DATE: 10 October  
TRACT / PARCEL MAP NO.: 36837  
APN: 607-070-018

PARCELS / LOTS: 2  
ZONING: R-3-4000 (Medical Professional Office)  
MAP SCHEDULE: R H

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

1. DOMESTIC WATER:

THE Coachella Valley WATER DISTRICT HAS AGREED IN WRITING TO FURNISH DOMESTIC WATER TO EACH AND EVERY LOT WITHIN THIS SUBDIVISION AS PER LETTER DATED October 7, 2014.

ACCEPTABLE WATER SUPPLY PERMIT APPLICATION IS ON FILE WITH THIS DEPARTMENT TO FORM THE \_\_\_\_\_ WATER COMPANY.

NO WATER SYSTEM IS PROVIDED FOR THIS LAND DIVISION.  
(SCHEDULE C, D, E, F, G)

INDIVIDUAL WELL(S) \_\_\_\_\_

2. DOMESTIC SEWAGE DISPOSAL:

CONNECTION TO Coachella Valley Water District SEWER SYSTEM AS PER LETTER DATED October 7, 2014.

ONSITE WASTE WATER TREATMENT SYSTEM REPORT PROJECT NO, \_\_\_\_\_ DATED \_\_\_\_\_ HAS BEEN SUBMITTED FOR REVIEW. THE REPORT SHOULD BE CONSISTENT WITH THE DEPARTMENTS TECHNICAL MANUAL. FURTHER INFORMATION AND OR TESTING MAY BE REQUIRED. PLEASE NOTE: CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD CLEARANCE MAY BE REQUIRED.

ADDITIONAL COMMENTS: \_\_\_\_\_

ENVIRONMENTAL HEALTH SPECIALIST

Received by:



# RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP  
Planning Director

## APPLICATION FOR LAND USE AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

- PLOT PLAN                       PUBLIC USE PERMIT                       VARIANCE  
 CONDITIONAL USE PERMIT       TEMPORARY USE PERMIT
- REVISED PERMIT Original Case No. \_\_\_\_\_

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

### APPLICATION INFORMATION

Applicant Name: Kip Dubbs

Contact Person: Kip Dubbs E-Mail: kdubbs@omniwestgroup.com

Mailing Address: 23187 La Cadena Dr. Ste. 102  
Street  
Laguna Hills, CA 92653  
City State ZIP

Daytime Phone No: (949) 215-9790 Fax No: (    ) \_\_\_\_\_

Engineer/Representative Name: Bill Brooks, P.E.

Contact Person: Bill Brooks E-Mail: bill@armstrongbrooks.com

Mailing Address: P.O. Box 78088  
Street  
Corona, CA 92877  
City State ZIP

Daytime Phone No: (951) 372-8400 Fax No: (    ) \_\_\_\_\_

Property Owner Name: Omni Washington Street Medical, LLC

Contact Person: Kip Dubbs E-Mail: kdubbs@omniwestgroup.com

Mailing Address: 23187 La Cadena Dr Ste. 102  
Street  
Laguna Hills, CA 92653  
City State ZIP

Daytime Phone No: (949) 215-9790 Fax No: (    ) \_\_\_\_\_

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

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

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

**APPLICATION FOR LAND USE AND DEVELOPMENT**

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

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

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

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

Kip Dubbs

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

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

**AUTHORIZATION FOR CONCURRENT FEE TRANSFER**

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

**PROPERTY INFORMATION:**

Assessor's Parcel Number(s): 607-070-018

Approximate Gross Acreage: 4 acres

General location (nearby or cross streets): North of \_\_\_\_\_, South of  
Ave 41, East of Washington, West of Sparkey Way.



**APPLICATION FOR LAND USE AND DEVELOPMENT**

**PROJECT PROPOSAL:**

Describe the proposed project.

Medical Office Building

Identify the applicable Ordinance No. 348 Section and Subsection reference(s) describing the proposed land use(s): R-3-4-000 Zone

Number of existing lots: 1

EXISTING Buildings/Structures: Yes <input type="checkbox"/> No <input type="checkbox"/>						
No.*	Square Feet	Height	Stories	Use/Function	To be Removed	Bldg. Permit No.
1	28,489	38'	2	Medical Office	<input type="checkbox"/>	
2					<input type="checkbox"/>	
3					<input type="checkbox"/>	
4					<input type="checkbox"/>	
5					<input type="checkbox"/>	
6					<input type="checkbox"/>	
7					<input type="checkbox"/>	
8					<input type="checkbox"/>	
9					<input type="checkbox"/>	
10					<input type="checkbox"/>	

Place check in the applicable row, if building or structure is proposed to be removed.

PROPOSED Buildings/Structures: Yes <input type="checkbox"/> No <input type="checkbox"/>				
No.*	Square Feet	Height	Stories	Use/Function
1	28,711	38'	2	Medical Office
2				
3				
4				
5				
6				
7				
8				
9				
10				

PROPOSED Outdoor Uses/Areas: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		
No.*	Square Feet	Use/Function
1		
2		
3		
4		
5		



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



Juan C. Perez  
Director of Transportation and Land Management Agency

Carolyn Syms Luna  
Director,  
Planning Department

Patricia Romo  
Assistant Director,  
Transportation Department

Mike Lara  
Building Official,  
Building & Safety Department

Greg Flannery  
Interim Code Enforcement Official,  
Code Enforcement Department

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

**TO BE COMPLETED BY APPLICANT:**

This agreement is by and between the County of Riverside, hereafter "County of Riverside",  
and Omni Washington Street Medical, LLC hereafter "Applicant" and Omni Washington Street Medical, LLC "Property Owner".

Description of application/permit use:

Proposed Tentative Parcel Map 36831 & PLOT PLAN for  
APN 607-070-018

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

**Section 1. Deposit-based Fees**

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

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

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

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

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

**Section 4. Applicant and Owner Information**

**1. PROPERTY INFORMATION:**

Assessors Parcel Number(s): 607-070-018

Property Location or Address: \_\_\_\_\_  
 \_\_\_\_\_

**2. PROPERTY OWNER INFORMATION:**

Property Owner Name: Omni Washington Street Medical, LLC Phone No.: 949-215-9790 ext. 242  
 Firm Name: \_\_\_\_\_ Email: kdubbs@omniwestgroup.com


Address: 23187 La Cadena Drive, Suite 102  
Laguna Hills, CA 92653


**3. APPLICANT INFORMATION:**

Applicant Name: Omni Washington Street Medical, LLC Phone No.: 949-215-9790 Ext. 242  
 Firm Name: \_\_\_\_\_ Email: kdubbs@omniwestgroup.com

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

**4. SIGNATURES:**

Signature of Applicant:  Date: 09/19/14  
 Print Name and Title: Kip Dubbs-Manager

Signature of Property Owner:  Date: 09/19/14  
 Print Name and Title: Kip Dubbs-Manager

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

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

## INDEMNIFICATION AGREEMENT

This INDEMNIFICATION AGREEMENT (“Agreement”), made by and between the COUNTY OF RIVERSIDE, a political subdivision of the State of California (“COUNTY”), and Omni Washington Street Medical, LLC, a Delaware Limited Liability Company registered in the State of California (“PROPERTY OWNER”), relating to the PROPERTY OWNER’S indemnification of the COUNTY under the terms set forth herein:

### WITNESSETH:

**WHEREAS**, the PROPERTY OWNER has a legal interest in the certain real property described as APN 607-070-018 (“PROPERTY”); and,

**WHEREAS**, on October 10, 2014, PROPERTY OWNER filed an application for Parcel Map No. 36837 and Plot Plan No. 25686 (“PROJECT”); and,

**WHEREAS**, judicial challenges of projects requiring discretionary approvals, including, but not limited to, California Environmental Quality Act determinations, are costly and time consuming. Additionally, project opponents often seek an award of attorneys’ fees in such challenges; and,

**WHEREAS**, since property owners are the primary beneficiaries of such approvals, it is appropriate that such owners bear the expense of defending against any such judicial challenge, and bear the responsibility of any costs, attorneys’ fees and damages which may be awarded to a successful challenger; and,

**WHEREAS**, in the event a judicial challenge is commenced against the PROJECT, the COUNTY has requested and the PROPERTY OWNER has agreed to defend, indemnify and hold harmless the COUNTY, its agents, officers, or employees from any claim, action or proceeding against the COUNTY, its agents, officers, or employees to attack, set aside, void or annul any approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the PROJECT or its associated environmental documentation (“LITIGATION”); and,

**WHEREAS**, this Agreement is entered into by the COUNTY and PROPERTY OWNER to establish specific terms concerning PROPERTY OWNER’S indemnification obligation for the PROJECT.

**NOW, THEREFORE**, it is mutually agreed between COUNTY and PROPERTY OWNER as follows:

1. ***Indemnification.*** PROPERTY OWNER, at its own expense, shall defend, indemnify and hold harmless the COUNTY, its agents, officers, and employees from and against any claim, action or proceeding brought against the

COUNTY, its agents, officers, and employees to attack, set aside, void or annul any approval of the PROJECT including any associated costs, damages, and expenses including, but not limited to, costs associated with Public Records Act requests submitted to the COUNTY related to the PROJECT and an award of attorneys' fees and costs incurred or arising out of the above-referenced claim, action or proceeding brought against the COUNTY ("Indemnification Obligation.")

2. ***Defense Cooperation.*** PROPERTY OWNER and the COUNTY shall reasonably cooperate in all aspects of the LITIGATION. Nothing contained in this Agreement, however, shall be construed to limit the discretion of COUNTY, in the interest of the public welfare, to settle, defend, appeal or to decline to settle or to terminate or forego defense or appeal of the LITIGATION. It is also understood and agreed that all litigation pleadings are subject to review, revision and approval by COUNTY's Office of County Counsel.

3. ***Representation and Payment for Legal Services Rendered.*** COUNTY shall have the absolute right to approve any and all counsel retained to defend COUNTY in the LITIGATION. PROPERTY OWNER shall pay the attorneys' fees and costs of the legal firm retained by PROPERTY OWNER to represent the COUNTY in the LITIGATION. Failure by PROPERTY OWNER to pay such attorneys' fees and costs may be treated as an abandonment of the PROJECT and as a default of PROPERTY OWNER's obligations under this Agreement.

4. ***Payment for COUNTY's LITIGATION Costs.*** Payment for COUNTY's costs related to the LITIGATION shall be made on a deposit basis. LITIGATION costs include any associated costs, fees, damages, and expenses as further described in Section 1. herein as Indemnification Obligation. Within thirty (30) days of receipt of notice from COUNTY that LITIGATION has been initiated against the PROJECT, PROPERTY OWNER shall initially deposit with the COUNTY's Planning Department the total amount of Twenty Thousand Dollars (\$20,000). PROPERTY OWNER shall deposit with COUNTY such additional amounts as COUNTY reasonably and in good faith determines, from time to time, are necessary to cover costs and expenses incurred by the COUNTY, including but not limited to, the Office of County Counsel, Riverside County Planning Department and the Riverside County Clerk of the Board associated with the LITIGATION. Within ten (10) days of written notice from COUNTY, PROPERTY OWNER shall make such additional deposits. Collectively, the initial deposit and additional deposits shall be referred to herein as the "Deposit."

5. ***Return of Deposit.*** COUNTY shall return to PROPERTY OWNER any funds remaining on deposit after ninety (90) days have passed since final adjudication of the LITIGATION.

6. **Notices.** For all purposes herein, notices shall be effective when personally delivered, delivered by commercial overnight delivery service, or sent by certified or registered mail, return receipt requested, to the appropriate address set forth below:

COUNTY:  
Office of County Counsel  
Attn: Melissa Cushman  
3960 Orange Street, Suite 500  
Riverside, CA 92501

PROPERTY OWNER:  
Omni West Group, Inc.  
Attn: Kip Dubbs  
23187 La Cadena Dr., Ste. 102  
Laguna Hills, CA 92653

7. **Default and Termination.** This Agreement is not subject to termination, except by mutual agreement or as otherwise provided herein. In the event of a default of PROPERTY OWNER's obligations under this Agreement, COUNTY shall provide written notification to PROPERTY OWNER of such alleged default and PROPERTY OWNER shall have ten (10) days after receipt of written notification to cure any such alleged default. If PROPERTY OWNER fails to cure such alleged default within the specified time period or otherwise reach agreement with the COUNTY on a resolution of the alleged default, COUNTY may, in its sole discretion, do any of the following or combination thereof:

- a. Deem PROPERTY OWNER's default of PROPERTY OWNER's obligations as abandonment of the PROJECT and as a breach of this Agreement;
- b. Rescind any PROJECT approvals previously granted;
- c. Settle the LITIGATION.

In the event of a default, PROPERTY OWNER shall remain responsible for any costs and attorney's fees awarded by the Court or as a result of settlement and other expenses incurred by the COUNTY related to the LITIGATION or settlement.

8. **COUNTY Review of the PROJECT.** Nothing in this Agreement shall be construed to limit, direct, impede or influence the COUNTY's review and consideration of the PROJECT.

9. **Complete Agreement/Governing Law.** This Agreement represents the complete understanding between the parties with respect to matters set forth herein. This Agreement shall be construed in accordance with the laws of the State of California.

10. **Successors and Assigns.** The obligations specific herein shall be made, and are binding on the successors in interest of the PROPERTY OWNER, whether the succession is by agreement, by operation of law or by any other means.

11. ***Amendment and Waiver.*** No modification, waiver, amendment or discharge of this Agreement shall be valid unless the same is in writing and signed by all parties.

12. ***Severability.*** If any term, provision, covenant or condition of this Agreement is held to be invalid, void or otherwise unenforceable, to any extent, by any court of competent jurisdiction, the remainder of this Agreement shall not be affected thereby, and each term, provision, covenant or condition of this Agreement shall be valid and enforceable to the fullest extent permitted by law.

13. ***Survival of Indemnification.*** The parties agree that this Agreement shall constitute a separate agreement from any PROJECT approval, and if the PROJECT, in part or in whole, is invalidated, rendered null or set aside by a court of competent jurisdiction, the parties agree to be bound by the terms of this Agreement, which shall survive such invalidation, nullification or setting aside.

14. ***Interpretation.*** The parties have been advised by their respective attorneys, or if not represented by an attorney, represent that they had an opportunity to be so represented in the review of this Agreement. Any rule of construction to the effect that ambiguities are to be resolved against the drafting party shall not be applied in interpreting this Agreement.

15. ***Captions and Headings.*** The captions and section headings used in this Agreement are inserted for convenience of reference only and are not intended to define, limit or affect the construction or interpretation of any term or provision hereof.

16. ***Jurisdiction and Venue.*** Any action at law or in equity arising under this Agreement or brought by a party hereto for the purpose of enforcing, construing or determining the validity of any provision of this Agreement shall be filed in the Courts of Riverside County, State of California, and the parties hereto waive all provisions of law providing for the filing, removal or change of venue to any other court or jurisdiction.

17. ***Counterparts; Facsimile & Electronic Execution.*** This Agreement may be executed in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same document. To facilitate execution of this Agreement, the parties may execute and exchange facsimile or electronic counterparts, and facsimile or electronic counterparts shall serve as originals.

18. **Joint and Several Liability.** In the event there is more than one PROPERTY OWNER, the liability of PROPERTY OWNER shall be joint and several, and PROPERTY OWNER each of them shall be jointly and severally liable for performance of all of the obligations of PROPERTY OWNER under this Agreement.

19. **Effective Date.** The effective date of this Agreement is the date the parties sign the Agreement. If the parties sign the Agreement on more than one date, then the last date the Agreement is signed by a party shall be the effective date.

IN WITNESS WHEREOF, the parties hereto have duly caused this Agreement to be executed by their authorized representatives as of the date written.

**COUNTY:**  
COUNTY OF RIVERSIDE,  
a political subdivision of the State of California

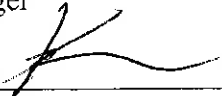
By:   
~~Steven Weiss.~~ **CHARISSE LEACH**  
Riverside County Planning Director

FORM APPROVED COUNTY COUNSEL  
BY:  5/15/17  
MELISSA R. CUSHMAN DATE

Dated: 7/12/17

**PROPERTY OWNER:**  
Omni Washington Street Medical, LLC, a Delaware Limited Liability Company

By: OWG Washington, LLC, a Delaware Limited Liability Company  
Its Manager

By:   
Kip Dubbs  
Manager

Dated: 3-02-17



# CALIFORNIA ALL- PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }

County of Orange }

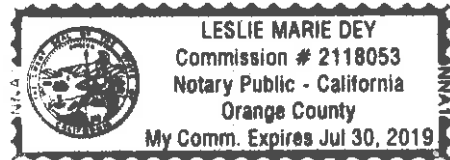
On 3/2/17 before me, Leslie Marie DeJ, Notary Public  
(Here insert name and title of the officer)

personally appeared Kip Dubbs  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Leslie Marie DeJ  
Notary Public Signature



(Notary Public Seal)

### ADDITIONAL OPTIONAL INFORMATION

#### DESCRIPTION OF THE ATTACHED DOCUMENT

Indemnification Agreement  
(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages 5 Document Date 3/2/17

#### CAPACITY CLAIMED BY THE SIGNER

- Individual (s)  
 Corporate Officer

\_\_\_\_\_  
(Title)

- Partner(s)  
 Attorney-in-Fact  
 Trustee(s)

Other Manager

### INSTRUCTIONS FOR COMPLETING THIS FORM

*This form complies with current California statutes regarding notary wording and, if needed, should be completed and attached to the document. Acknowledgments from other states may be completed for documents being sent to that state so long as the wording does not require the California notary to violate California notary law.*

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. ~~he/she/they~~, is /are) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
  - ❖ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
  - ❖ Indicate title or type of attached document, number of pages and date.
  - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document with a staple.

**PROPERTY OWNERS CERTIFICATION FORM**

I, VINNIE NGUYEN certify that on May 11, 2017,

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

APN (s) or case numbers PM36837 / PP25686 For

Company or Individual's Name RCIT - GIS,

Distance buffered 600'

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

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

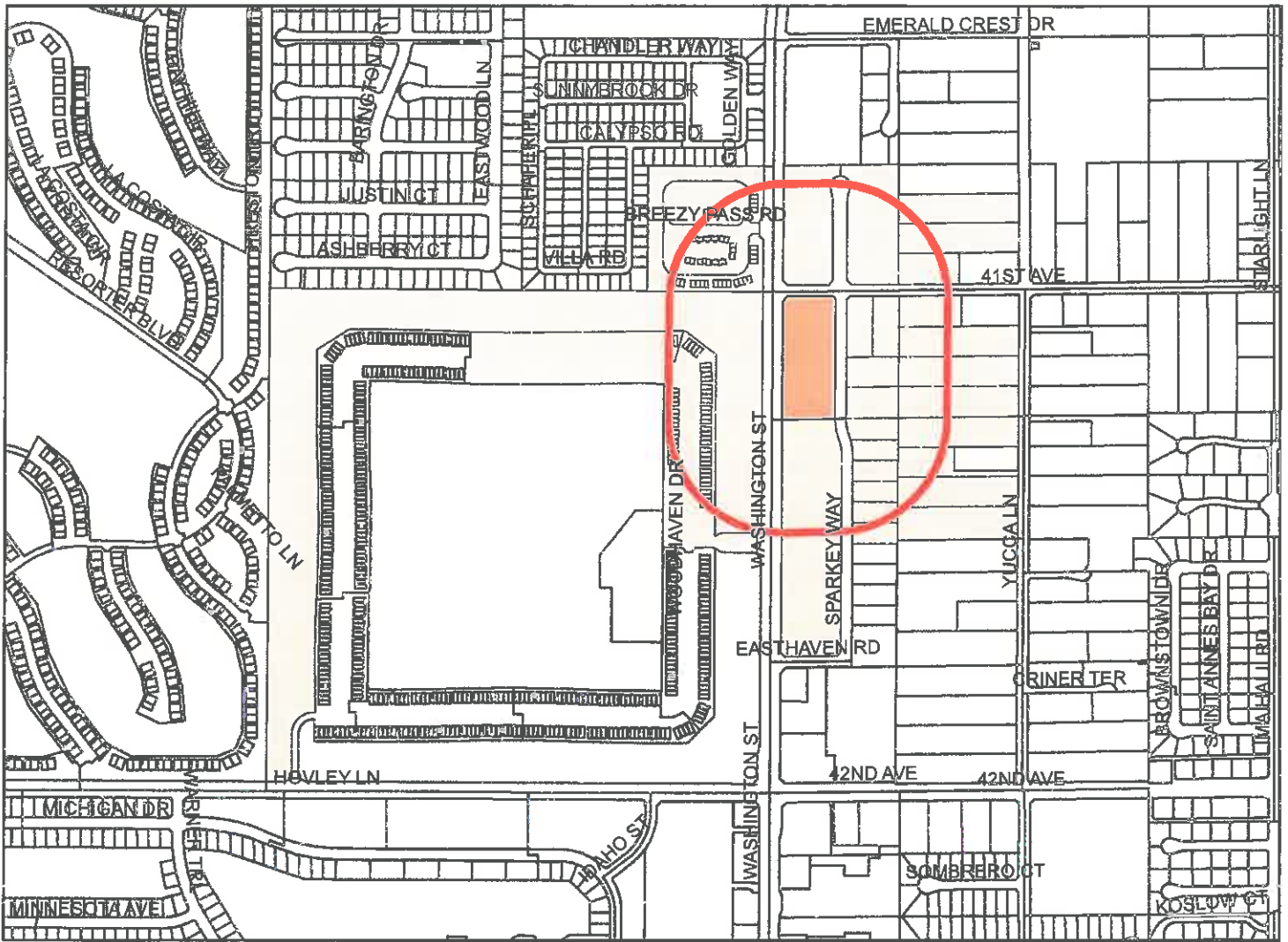
TITLE GIS Analyst

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

Riverside, Ca. 92502

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

**PM36837/PP25686 (600 feet buffer)**



**Selected Parcels**

632-101-035	632-081-002	632-101-045	632-101-049	632-081-060	632-081-065	632-081-073	632-081-074	632-081-071	607-432-006
632-081-014	632-101-057	632-101-048	607-090-009	632-101-028	632-101-017	607-040-078	607-070-008	632-081-012	607-070-015
607-070-010	632-101-051	632-081-003	632-081-016	632-101-037	632-101-044	607-070-002	632-101-032	632-101-029	607-431-001
607-090-006	607-432-003	632-101-042	607-070-019	607-040-046	632-101-039	632-101-034	632-101-023	632-101-058	632-101-053
632-103-080	632-101-050	632-101-056	632-081-070	632-101-047	607-070-021	632-101-025	607-432-004	632-081-063	632-081-066
632-081-001	632-101-024	632-101-033	607-432-002	632-101-015	632-101-020	632-101-026	632-101-031	632-081-059	632-081-011
632-081-067	632-101-038	632-101-016	632-101-027	632-101-014	607-070-020	607-040-039	632-081-007	632-081-056	607-432-001
632-101-040	632-101-054	632-081-039	632-101-055	632-101-060	607-090-008	632-101-021	632-081-019	632-081-005	632-101-059
632-081-010	607-070-018	632-081-061	632-081-054	632-101-018	607-432-005	632-081-053	632-081-055	632-081-064	632-101-019
607-070-009	607-090-010	632-103-001	632-081-006	632-101-030	632-081-022	632-081-043	632-081-072	632-081-104	632-081-004
632-081-009	632-081-015	632-081-017	632-081-018	632-081-021	632-081-041	632-081-057	632-081-062	632-081-069	632-081-075
632-081-068	632-081-020	607-040-038	632-101-036	632-081-013	632-081-042	632-101-043	632-101-022	607-040-079	632-081-076

First 120 parcels shown



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.

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

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

**TENTATIVE PARCEL MAP NO. 36837/PLOT PLAN NO. 25686** – Intent to Adopt a Negative Declaration – Owner/Applicant: Omni Washington Street Medical, LLC – Engineer/Representative: A&B Consulting Engineers – Fourth Supervisorial District – Bermuda Dunes Zoning District – Western Coachella Valley Area Plan: Community Development: Commercial Office (CD-CO) (0.25 – 1.00 Floor Area Ratio) – Location: Southerly of 41<sup>st</sup> Avenue, easterly of Washington Street, and westerly of Sparkey Way – 4.17 Acres – Zoning: General Residential – 4,000 sq. ft. (R-3-4000) – **REQUEST:** Tentative Parcel Map proposes to subdivide four (4) acres into two (2) parcels (Schedule H) of approximately two (2) acres each containing an existing two-story medical office building (14,171 sq. ft. footprint, 28,489 sq. ft. rentable/leasable space) on proposed Parcel 1 up to approximately 38 feet in height, and, Plot Plan proposes a new two-story medical office building (14,171 sq. ft. footprint, 28,711 sq. ft. rentable/leasable space) up to approximately 38 feet in height on proposed Parcel 2, with overall site containing approximately 287 parking spaces (257 spaces, 30 vanpool credits), with drainage facilities and landscaping. (Quasi-Judicial)

TIME OF HEARING: 1:30 pm or as soon as possible thereafter  
DATE OF HEARING: **JULY 17, 2017**  
PLACE OF HEARING: PALM DESERT PERMIT CENTER  
77-588 EL DUNA CT., SUITE H  
PALM DESERT, CA 92211

For further information regarding this project, please contact Project Planner Jay Olivas at (760) 863-7050 or email at [jolivas@rivco.org](mailto:jolivas@rivco.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 negative declaration. The Planning Director will consider the proposed project and the proposed negative declaration, at the public hearing. The case file for the proposed project and the proposed negative declaration may be viewed Monday through Friday, 8:30 a.m. to 5:00 p.m., at the County of Riverside Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501. 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: Jay Olivas  
P.O. Box 1409, Riverside, CA 92502-1409

ASMT: 607040038, APN: 607040038  
JUANA LAWSON, ETAL  
88 740 AVENUE 70TH  
THERMAL CA 92274

ASMT: 607070009, APN: 607070009  
EL RITA CHASE, ETAL  
41800 WASHINGTON B 105 632  
BERMUDA DUNES CA 92203

ASMT: 607040039, APN: 607040039  
FLORA ABARCA, ETAL  
42305 EVEREST DR  
INDIO CA 92203

ASMT: 607070010, APN: 607070010  
TANIA DIAZ, ETAL  
82546 TIVOLI CT  
INDIO CA 92203

ASMT: 607040046, APN: 607040046  
JESSIE OU, ETAL  
78180 AVENUE 41  
BERMUDA DUNES CA 92203

ASMT: 607070015, APN: 607070015  
MICHELLE ADAMS, ETAL  
78143 41 AVE  
BERMUDA DUNES CA 92203

ASMT: 607040078, APN: 607040078  
CORP OF PRES OF CH OF JESUS CHRIST LDS  
50 E NORTH TEMPLE  
SALT LAKE CITY UT 84150

ASMT: 607070018, APN: 607070018  
OMNI WASHINGTON STREET MEDICAL  
23187 LA CADENA DR NO 102  
LAGUNA HILLS CA 92653

ASMT: 607040079, APN: 607040079  
AMAL ZAKY, ETAL  
3417 PALO VISTA DR  
RCH PALOS VERDES CA 90275

ASMT: 607070019, APN: 607070019  
ELVIA JUAREZ  
41020 SPARKEY WAY  
BERMUDA DUNES CA 92203

ASMT: 607070002, APN: 607070002  
LORA POE, ETAL  
78157 AVENUE 41  
BERMUDA DUNES CA 92203

ASMT: 607070020, APN: 607070020  
SHAUNA BASK, ETAL  
P O BOX 196  
FAIRVIEW AB CANADA T0H1L0

ASMT: 607070008, APN: 607070008  
COUNTY OF RIVERSIDE  
C/O REAL ESTATE DIVISION  
P O BOX 1180  
RIVERSIDE CA 92502

ASMT: 607070021, APN: 607070021  
PARTS LTD, ETAL  
41210 SPARKEY WAY  
INDIO, CA. 92203

ASMT: 607090006, APN: 607090006  
LINDA CRAMLET, ETAL  
41289 YUCCA LN  
BERMUDA DUNES CA 92203

ASMT: 607432003, APN: 607432003  
ANNETTE DEBOER, ETAL  
41370 SPARKEY WAY  
BERMUDA DUNES CA 92203

ASMT: 607090008, APN: 607090008  
KENNEDY ROCKER, ETAL  
41385 YUCCA LN  
BERMUDA DUNES CA 92203

ASMT: 607432004, APN: 607432004  
JAMES DEWYER  
41410 SPARKEY WAY  
INDIO, CA. 92201

ASMT: 607090009, APN: 607090009  
LAURICE ELKINS, ETAL  
41441 YUCCA LN  
BERMUDA DUNES CA 92203

ASMT: 607432005, APN: 607432005  
MIKA AMATO, ETAL  
P O BOX 1334  
TEHACHAPI CA 93581

ASMT: 607090010, APN: 607090010  
LEANNE POST, ETAL  
41363 YUCCA LN  
BERMUDA DUNES CA 92203

ASMT: 607432006, APN: 607432006  
ARLENE CASTRO, ETAL  
41490 SPARKEY WAY  
BERMUDA DUNES CA 92203

ASMT: 607431001, APN: 607431001  
EASTHAVEN PARTNERSHIP  
C/O WILLIAM C BUSTER JR  
1399 COLTON AVE STE 5  
REDLANDS CA 92374

ASMT: 632081001, APN: 632081001  
YVETTE LAU, ETAL  
P O BOX 3593  
THOUSAND OAKS CA 91359

ASMT: 607432001, APN: 607432001  
MARILUZ INIGUEZ  
P O BOX 1555  
INDIO CA 92202

ASMT: 632081002, APN: 632081002  
AMY GOLAN, ETAL  
1046 CHIPPEWA CT  
WALNUT CREEK CA 94598

ASMT: 607432002, APN: 607432002  
VICKIE KEARNEY, ETAL  
41330 SPARKEY WAY  
BERMUDA DUNES CA 92201

ASMT: 632081003, APN: 632081003  
DAVID MEJIA  
40887 WHIRLING WIND DR  
PALM DESERT, CA. 92211

ASMT: 632081005, APN: 632081005  
YEE WAH TSE, ETAL  
7948 MEADOWOOD DR  
BURNABY BC CANADA V5A4E5

ASMT: 632081014, APN: 632081014  
AUBREY WESTON  
40865 BREEZY PASS RD  
PALM DESERT, CA. 92211

ASMT: 632081006, APN: 632081006  
RIYAD NEHLAWI  
246 MORGAN RANCH RD  
GLENORA CA 91741

ASMT: 632081016, APN: 632081016  
DAWN RIDZ  
10675 CALLE MAR DE MARIPOS  
SAN DIEGO CA 92130

ASMT: 632081007, APN: 632081007  
MARIA REINHARDT  
12201 MULHOLLAND DR  
BEVERLY HILLS CA 90210

ASMT: 632081019, APN: 632081019  
MIRZA ALIJEVIC  
40951 BREEZY PASS RD  
PALM DESERT, CA. 92211

ASMT: 632081010, APN: 632081010  
VALORIE LONG, ETAL  
35 20966 77A AVE  
LANGLEY BC CANADA V2Y0K9

ASMT: 632081020, APN: 632081020  
RUSSELL CLARKE  
35450 PEGASUS CT  
PALM DESERT CA 92211

ASMT: 632081011, APN: 632081011  
JASMINA DESTANOVIC, ETAL  
25362 PACIFICA AVE  
MISSION VIEJO CA 92691

ASMT: 632081039, APN: 632081039  
MICHAEL JANKOWSKI  
40880 WHIRLING WIND DR UNIT D  
PALM DESERT, CA. 92211

ASMT: 632081012, APN: 632081012  
SARAH EDWARDS, ETAL  
595 HOLLYDELL RD  
KELOWNA BC CANADA V1X1Z9

ASMT: 632081040, APN: 632081040  
WILLIAM PATERSON  
11 2088 WINFIELD DR  
ABBOTSFORD BC  
CANADA V3G3C3

ASMT: 632081013, APN: 632081013  
SUSAN KOLON  
7968 UBEDA CIR  
HUNTINGTON BEACH CA 92648

ASMT: 632081042, APN: 632081042  
ANITA REOS, ETAL  
306 7TH ST  
HUNTINGTON BEACH CA 92648

ASMT: 632081054, APN: 632081054  
INGRID RUANE, ETAL  
5606 W 79TH ST  
LOS ANGELES CA 90045

ASMT: 632081064, APN: 632081064  
RAUL PORRAS  
40920 BREEZY PASS RD NO D  
PALM DESERT CA 92211

ASMT: 632081055, APN: 632081055  
PEGAH PROP  
5333 UNIVERSITY DR  
IRVINE CA 92612

ASMT: 632081065, APN: 632081065  
ARIS STAMBOLIAN  
2999 E OCEAN BLV NO 610  
LONG BEACH CA 90803

ASMT: 632081056, APN: 632081056  
MARIAN GALLEGOS  
40850 BREEZY PASS RD UNIT D  
PALM DESERT, CA. 92211

ASMT: 632081066, APN: 632081066  
DEBORAH LEICHT, ETAL  
47 CHAPMAN RD SE  
CALGARY AB CANADA T2R3X1

ASMT: 632081058, APN: 632081058  
BARBARA BRADLEY, ETAL  
41570 SPARKEY WAY  
BERMUDA DUNES CA 92203

ASMT: 632081067, APN: 632081067  
KIAN FATTAHI  
1217 E 6TH ST  
LOS ANGELES CA 90021

ASMT: 632081059, APN: 632081059  
JILL BROOKS, ETAL  
78275 CLOUD VIEW WAY  
LA QUINTA CA 92253

ASMT: 632081068, APN: 632081068  
MARIA BAUTISTA, ETAL  
40970 BREEZY PASS RD UNIT D  
PALM DESERT, CA. 92211

ASMT: 632081061, APN: 632081061  
PATRICIA GOODMAN  
78815 LIMA  
LA QUINTA CA 92253

ASMT: 632081070, APN: 632081070  
HEBA FANGARY  
44089 ORAN CT  
PALM DESERT CA 92260

ASMT: 632081063, APN: 632081063  
JENELL FONTES  
40900 BREEZY PASS RD UNIT A  
PALM DESERT, CA. 92211

ASMT: 632081071, APN: 632081071  
ANZHELA STAMBOLIAN, ETAL  
2999 E OCEAN BLV NO 6  
LONG BEACH CA 90803



ASMT: 632081074, APN: 632081074  
ARIS STAMBOLIAN  
2999 E OCEAN NO 610  
LONG BEACH CA 90803

ASMT: 632101017, APN: 632101017  
LINDA WALKER, ETAL  
4532 RANCHGROVE DR  
IRVINE CA 92604

ASMT: 632081076, APN: 632081076  
PAMELA EVANS, ETAL  
78611 KENTIA PALMS DR  
PALM DESERT CA 92211

ASMT: 632101018, APN: 632101018  
MARIE RUGG, ETAL  
725 PALM DR  
GLENDALE CA 92211

ASMT: 632081104, APN: 632081104  
ROYAL PALMS CONDOMINIUM ASSN  
C/O PINO VITTI  
5505 CANCHA DE GOLF  
RANCHO SANTA FE CA 92091

ASMT: 632101019, APN: 632101019  
CAROL CARR, ETAL  
41233 E WOODHAVEN DR  
PALM DESERT, CA. 92211

ASMT: 632100010, APN: 632100010  
WOODHAVEN COUNTRY CLUB HOMEOWNERS ASS  
41555 WOODHAVEN DR EST  
PALM DESERT CA 92211

ASMT: 632101020, APN: 632101020  
ANN PAPPAS, ETAL  
5554 LITTLEBOW RD  
RANCHO PALOS VERDES CA 90275

ASMT: 632101014, APN: 632101014  
CAROL LONG, ETAL  
3142 WALKER LEE DR  
LOS ALAMITOS CA 90720

ASMT: 632101021, APN: 632101021  
SEDA GASPARI, ETAL  
342 N ALFRED ST  
LOS ANGELES CA 90048

ASMT: 632101015, APN: 632101015  
JOHN NORTON  
NO 201  
6000 N OAK TRAFFIC WAY  
KANSAS CITY MO 64118

ASMT: 632101022, APN: 632101022  
VALERIE SCARDINA, ETAL  
31081 VIA CONSUELO  
COTO DE CAZA CA 92679

ASMT: 632101016, APN: 632101016  
MARILYN NELSON, ETAL  
41275 E WOODHAVEN DR  
PALM DESERT, CA. 92211

ASMT: 632101023, APN: 632101023  
LILIANE SAAB, ETAL  
41177 E WOODHAVEN DR  
PALM DESERT, CA. 92211

ASMT: 632101024, APN: 632101024  
CHRISTINE BLAIR, ETAL  
3558 WINDGARDEN CV  
MEMPHIS TN 38125

ASMT: 632101031, APN: 632101031  
BARBARA OCONNOR, ETAL  
3202 COBBLESTONE DR  
SANTA ROSA CA 95404

ASMT: 632101025, APN: 632101025  
JUDY BRENNAN, ETAL  
41147 E WOODHAVEN DR  
PALM DESERT, CA. 92211

ASMT: 632101032, APN: 632101032  
DOUGLAS WIDDUP  
77757 N WOODHAVEN DR  
PALM DESERT CA 92260

ASMT: 632101026, APN: 632101026  
DEBORAH GIBSON, ETAL  
23046 MARIANO ST  
WOODLAND HILLS CA 91367

ASMT: 632101033, APN: 632101033  
MARGARET COMFORT, ETAL  
41056 E WOODHAVEN DR  
PALM DESERT, CA. 92211

ASMT: 632101027, APN: 632101027  
PATRICIA FARRINGTON, ETAL  
2239 COLONIAL CT  
DISCOVERY BAY CA 94505

ASMT: 632101034, APN: 632101034  
GEORGE RUMBERGER, ETAL  
12619 SW BARBERRY DR  
BEAVERTON OR 97008

ASMT: 632101028, APN: 632101028  
CAROL COOVER  
41103 E WOODHAVEN DR  
PALM DESERT, CA. 92211

ASMT: 632101035, APN: 632101035  
ADA NUCKELS  
41080 E WOODHAVEN DR  
PALM DESERT, CA. 92211

ASMT: 632101029, APN: 632101029  
MARIA KUNAC, ETAL  
P O BOX 1294  
LA JOLLA CA 92038

ASMT: 632101036, APN: 632101036  
SHARON SLOAN, ETAL  
11683 LA COLINA RD  
SAN DIEGO CA 92131

ASMT: 632101030, APN: 632101030  
CARROLL STONER, ETAL  
41022 E WOODHAVEN DR  
PALM DESERT CA 92211

ASMT: 632101037, APN: 632101037  
LINDA ALBERTS, ETAL  
69 SPEARGRASS BLV P O BOX 506  
CARSELAND AB  
CANADA T0J0M0

ASMT: 632101038, APN: 632101038  
LAURA SANCHEZ, ETAL  
1207 CASA DEL REY DR  
LA HABRA HEIGHTS CA 90631

ASMT: 632101045, APN: 632101045  
ANN ECKERSALL  
41220 E WOODHAVEN DR  
PALM DESERT, CA. 92211

ASMT: 632101039, APN: 632101039  
JOANNE ARNOLD, ETAL  
19 SILVERSIDE DR  
E ST PAUL MB CANADA R2E0M9

ASMT: 632101046, APN: 632101046  
WILLIAM LEE  
197 BOARSTALL LN  
DANIELS WV 25832

ASMT: 632101040, APN: 632101040  
MARY DUFFY  
950 OASIS DR  
TORRANCE CA 90502

ASMT: 632101047, APN: 632101047  
ILENE VOGT  
210 N DIANTHUS ST  
MANHATTAN BEACH CA 90266

ASMT: 632101041, APN: 632101041  
ROSE MARY V TRUST, ETAL  
6311 HILLSIDE DR  
YORBA LINDA CA 92686

ASMT: 632101048, APN: 632101048  
DOLORES CARR, ETAL  
41262 E WOODHAVEN DR  
PALM DESERT, CA. 92211

ASMT: 632101042, APN: 632101042  
JOANNE CLARK, ETAL  
830 CHENEY CT  
LODI CA 95242

ASMT: 632101049, APN: 632101049  
APRIL BLANKFORT  
3635 7TH AVE NO 14F  
SAN DIEGO CA 92103

ASMT: 632101043, APN: 632101043  
GLORIA WILTRAKIS, ETAL  
41192 E WOODHAVEN DR  
PALM DESERT, CA. 92211

ASMT: 632101050, APN: 632101050  
MARY FASULO, ETAL  
59 TAXCO CT  
SIMI VALLEY CA 93065

ASMT: 632101044, APN: 632101044  
ROSS HAWKINS, ETAL  
41206 E WOODHAVEN DR  
PALM DESERT, CA. 92211

ASMT: 632101051, APN: 632101051  
JUDY EVANS, ETAL  
1707 LARK ELLEN  
FULLERTON CA 92635

ASMT: 632101052, APN: 632101052  
YON MCCULLOUGH  
42 CALLE LISTA  
RANCHO MIRAGE CA 92270

ASMT: 632101059, APN: 632101059  
NANCY OCONNOR  
1808 MORNING DOVE LN  
REDLANDS CA 92373

ASMT: 632101053, APN: 632101053  
PATTY NELSON, ETAL  
41340 E WOODHAVEN DR  
PALM DESERT, CA. 92211

ASMT: 632101060, APN: 632101060  
ANN GILLOTTI, ETAL  
P O BOX 8015  
RANCHO SANTA FE CA 92067

ASMT: 632101054, APN: 632101054  
MICHAEL BERMAN  
1812 OVERVIEW CIR  
SANTA ANA CA 92705

ASMT: 632103001, APN: 632103001  
GAYLE REIF, ETAL  
77891 N WOODHAVEN DR  
PALM DESERT, CA. 92211

ASMT: 632101055, APN: 632101055  
MARIAN KEPHART, ETAL  
9887 E HILL DR  
LORTON VA 22079

ASMT: 632103079, APN: 632103079  
MARGARET MEYERS, ETAL  
16016 TECKLENBURG RD  
LODI CA 95240

ASMT: 632101056, APN: 632101056  
JEANNETTE WYSS, ETAL  
585 SNEAD DR N  
KEIZER OR 97303

ASMT: 632103080, APN: 632103080  
KATHLEEN FULLER, ETAL  
9451 NAUTUCKET DR  
HUNTINGTON BEACH CA 92646

ASMT: 632101057, APN: 632101057  
BARBARA FLANAGAN  
1702 SANCHEZ RD  
GARDNERVILLE NV 89410

ASMT: 632103081, APN: 632103081  
WOODHAVEN DEVELOPERS INC  
41555 WOODHAVEN DR E  
PALM DESERT CA 92211

ASMT: 632101058, APN: 632101058  
SHARON ROYBAL, ETAL  
33851 SHANNON LN  
SAN JUAN CAPISTRANO CA 92675



# RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.  
Assistant TLMA Director

TO:  Office of Planning and Research (OPR)  
P.O. Box 3044  
Sacramento, CA 95812-3044  
 County of Riverside County Clerk

FROM: Riverside County Planning Department  
 4080 Lemon Street, 12th Floor  
P. O. Box 1409  
Riverside, CA 92502-1409

77588 El Duna Ct  
Palm Desert, California 92211

**SUBJECT: Filing of Notice of Determination in compliance with Section 21152 of the California Public Resources Code.**

**EA42732 TENTATIVE PARCEL MAP NO. 36837 PLOT PLAN NO. 25686**

*Project Title/Case Numbers*

Jay Olivas  
*County Contact Person*

760-863-7050  
*Phone Number*

N/A  
*State Clearinghouse Number (if submitted to the State Clearinghouse)*

Omni Washington Street Medical, LLC  
*Project Applicant*

23187 La Cadena Drive Ste. 102 Laguna Hills, CA 92653  
*Address*

North of I at 39321 Badger Street.  
*Project Location*

Tentative Parcel Map proposes to subdivide four (4) acres into two (2) parcels (Schedule H) of approximately two (2) acres each containing an existing two-story medical office building (14,171 square feet footprint, 28,489 s.f. rentable/leasable) on Parcel 1 up to approximately 38 feet in height, and, Plot Plan proposes a new two-story medical office building (14,171 square feet footprint, 28,711 max. rentable/leasable) up to approximately 38 feet in height on Parcel 2, with overall site containing approximately 287 parking spaces (257 spaces, 30 vanpool credits).  
*Project Description*

This is to advise that the Riverside County Planning Director, as the lead agency, has approved the above-referenced project on July 17, 2017, and has made the following determinations regarding that project:

1. The project WILL NOT have a significant effect on the environment.
2. A Negative Declaration was prepared for the project pursuant to the provisions of the California Environmental Quality Act (\$2,216.25+ \$50.00) and reflects the independent judgment of the Lead Agency.
3. Mitigation measures WERE NOT made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS NOT adopted.
5. A statement of Overriding Considerations WAS NOT adopted for the project.
6. Findings were made pursuant to the provisions of CEQA.

This is to certify that the Negative Declaration, with comments, responses, and record of project approval is available to the general public at: Riverside County Planning Department, 77588 El Duna Ct. Palm Desert, CA 92211.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Project Planner Title

\_\_\_\_\_  
Date

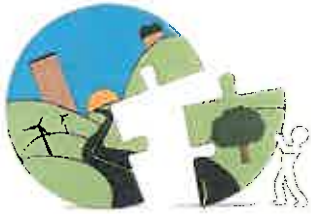
Date Received for Filing and Posting at OPR: \_\_\_\_\_

DM/dm Revised 6/21/2017  
Y:\Planning Case Files-Riverside office\PP25686\DH Docs\NOD Form.docx

Please charge deposit fee case#: ZEA42732

ZCFG06118

**FOR COUNTY CLERK'S USE ONLY**



# RIVERSIDE COUNTY PLANNING DEPARTMENT

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

## NEGATIVE DECLARATION

Project/Case Number: TENTATIVE PARCEL MAP NO. 36837; PLOT PLAN NO. 25686

Based on the Initial Study, it has been determined that the proposed project will not have a significant effect upon the environment.

PROJECT DESCRIPTION, LOCATION (see Environmental Assessment/Initial Study).

### COMPLETED/REVIEWED BY:

By: Jay Olivas Title: Project Planner Date: June 21, 2017

Applicant/Project Sponsor: Omni Washington Street Medical LLC Date Submitted: 10/10/2014

**ADOPTED BY:** Planning Director

Person Verifying Adoption: \_\_\_\_\_ Date: \_\_\_\_\_

The Negative Declaration may be examined, along with documents referenced in the initial study, if any, at:

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

For additional information, please contact Jay Olivas, Project Planner at 760-863-8271.

Revised: 06/21/17  
Y:\Planning Case Files-Riverside office\PP25686\DH Docs\Cover\_Sheet\_Negative\_Declaration.docx

Please charge deposit fee case#: ZEA42732 ZCFG06118

**FOR COUNTY CLERK'S USE ONLY**

COUNTY OF RIVERSIDE  
SPECIALIZED DEPARTMENT RECEIPT  
Permit Assistance Center

J\* REPRINTED \* R1411114

4080 Lemon Street  
Second Floor  
Riverside, CA 92502  
(951) 955-3200

39493 Los Alamos Road  
Suite A  
Murrieta, CA 92563  
(951) 694-5242

38686 El Cerrito Rd  
Indio, CA 92211  
(760) 863-8271

\*\*\*\*\*  
\*\*\*\*\*

Received from: DUBBS KIP \$50.00  
paid by: CK 09254  
PM36837 PP25686  
paid towards: CFG06118 CALIF FISH & GAME: DOC FEE  
at parcel: 41120 WASHINGTON ST INDO  
appl type: CFG3

By \_\_\_\_\_ Oct 10, 2014 11:19  
MGARDNER posting date Oct 10, 2014

\*\*\*\*\*  
\*\*\*\*\*

Account Code	Description	Amount
658353120100208100	CF&G TRUST: RECORD FEES	\$50.00

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

COUNTY OF RIVERSIDE  
SPECIALIZED DEPARTMENT RECEIPT  
Permit Assistance Center

\* REPRINTED \* R1709225

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: DUBBS KIP \$2,216.25  
paid by: CK 001429  
paid towards: CFG06118 CALIF FISH & GAME: DOC FEE  
PM36837 PP25686  
at parcel #: 41120 WASHINGTON ST INDO  
appl type: CFG3

By \_\_\_\_\_ Jul 06, 2017 09:19  
MGARDNER posting date Jul 06, 2017

\*\*\*\*\*  
\*\*\*\*\*

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$2,216.25

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

Additional info at [www.rctlma.org](http://www.rctlma.org)