

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



FROM: TLMA - Planning Department

SUBMITTAL DATE:

June 3, 2009

SUBJECT: CHANGE OF ZONE NO. 7384 / TENTATIVE PARCEL MAP NO. 34784 – Intent to Adopt a Mitigated Negative Declaration – Applicant: Washington 111, Ltd. – Engineer/Representative: Nolte Associates, Inc. – Fourth Supervisorial District – Bermuda Dunes Zoning District – Western Coachella Valley Area Plan: Community Development: Medium Density Residential (CD-MDR) (2-5 DU/AC) – Location: Northerly of Darby Road, westerly of More Circle, and southerly of Starlight Lane – 1.5 Gross Acres – Zoning: One-Family Dwelling (R-1-12,000) – REQUEST: The change of zone proposes a modification of the zoning classification of the subject property from One-Family Dwelling (R-1-12,000) to One-Family Dwelling (R-1). The tentative parcel map is a Schedule F land division of 1.5 acres into four parcels, two for residential development, one for a CVWD well site, and the other for open space and water retention.

RECOMMENDED MOTION: The Planning Department recommended approval; and,
THE PLANNING COMMISSION RECOMMENDED:

ADOPTION of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 40967**, 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,

TENTATIVE APPROVAL of **CHANGE OF ZONE NO. 7384**, from One-Family Dwelling (R-1-12,000) to One-Family Dwelling (R-1), in accordance with Exhibit 3, pending final adoption of the Zoning Ordinance by the Board of Supervisors; and,

APPROVAL of **TENTATIVE PARCEL MAP NO. 34784**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

Ron Goldman
Planning Director

RG:mb

mb

REVIEWED BY EXECUTIVE OFFICE

DATE

Tina Grande
Departmental Concurrence

☐ Policy

☐ Policy

☐ Consent

☐ Consent

Dep't Recomm.:

Per Exec. Ofc.:

Prev. Agn. Ref.

District: Fourth

Agenda Number:

**PLANNING COMMISSION
MINUTE ORDER APRIL 29, 2009
LA QUINTA COUNCIL CHAMBERS**

- I. AGENDA ITEM 7.1: CHANGE OF ZONE NO. 7384 / TENTATIVE PARCEL MAP NO. 34784 –**
Intent to Adopt a Mitigated Negative Declaration – Applicant: Washington 111, Ltd. –
Engineer/Representative: Nolte Associates – Fourth Supervisorial District – Bermuda Dunes Zoning
District – Western Coachella Valley Area Plan: Community Development: Medium Density
Residential (CD-MDR) 2-5 DU/AC) – Location: Northerly of Darby Road, westerly of More Circle,
and southerly of Starlight Lane – 1.5 Gross Acres – Zoning: One-Family Dwelling (R-1-12,000) –
APN(s): 609-061-014. (Legislative)

II. PROJECT DESCRIPTION

The Change of Zone proposes a modification of the zoning classification of the subject property from One-Family Dwelling (R-1-12,000) to One-Family Dwelling (R-1). The tentative parcel map is a Schedule F land division of 1.5 acres into four parcels, two for residential development, one for a CVWD lift station, the other for open space and water retention.

III. MEETING SUMMARY

The following staff presented the subject proposal:

Project Planner, Maurice Borrows, at 760-863-7063 or e-mail mborrows@rctlma.org.

The following spoke in favor of the subject proposal:

Bill Sanchez, Applicant's Representative, Indio, California 92201

Wally Nesbit, Other Interested Person, La Quinta, California

No one spoke in a neutral position or in opposition of the subject proposal.

IV. CONTROVERSIAL ISSUES

NONE

V. PLANNING COMMISSION ACTION

The Planning Commission, by a vote of 4-0 (Commissioner Zuppardo Absent), recommended to the Board of Supervisors;

ADOPTION of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 40967** 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,

TENTATIVE APPROVAL of **CHANGE OF ZONE NO. 7384**, from One-Family Dwelling (R-1-12,000) to One-Family Dwelling (R-1), in accordance with Exhibit 3, pending final adoption of the Zoning Ordinance by the Board of Supervisors; and,

APPROVAL of **TENTATIVE PARCEL MAP NO. 34784**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

VI. CD

The entire discussion of this agenda item can be found on CD. For a copy of the CD, please contact Chantell Griffin, Planning Commission Secretary, at (951) 955-3251 or E-mail at cgriffin@rctlma.org.

mb
b.m.
Agenda Item No.: 7.1
Area Plan: Western Coachella Valley
Zoning District: Bermuda Dunes
Supervisory District: Fourth
Project Planner: Maurice Borrows
Planning Commission: April 29, 2009

CHANGE OF ZONE NO. 7384
TENTATIVE PARCEL MAP NO. 34784
E.A. Number: 40967
Applicant: Washington 111, Ltd.
Engineer/Rep.: Nolte Associates, Inc.

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

The change of zone proposes to change the site zoning from One-Family Dwelling (R-1-12,000) to One-Family Dwelling (R-1) on an approximately 1.5-acre property. The tentative parcel map is a Schedule F land division of 1.5 acres into four parcels, two for residential development, one for a CVWD lift station, the other for open space and water retention. The project site is located northerly of Darby Road, southerly of Starlight Lane, and westerly of More Circle in the Bermuda Dunes Zoning District.

ISSUES OF POTENTIAL CONCERN:

Parcel A will be dedicated to the public for a private street to be maintained by the homeowner's association. As proposed, the street will be 24.5-foot wide for the current proposal. However, the applicant has secured an agreement with the property owner to the west to allow additional land for an easement to allow the widening of the street to 56 feet, if and when development occurs on the adjacent property to the west.

The project is located approximately 1.1 mile southwesterly of the runway at the Bermuda Dunes Airport. The Airport Land Use Commission (ALUC) has prohibited any use that would direct a steady light or flashing light of red, white, green or amber colors; also, uses 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 are prohibited.

SUMMARY OF FINDINGS:

- | | |
|--|---|
| 1. Existing General Plan Land Use (Ex. #5): | Medium Density Residential (MDR) |
| 2. Surrounding General Plan Land Use (Ex. #5): | MDR |
| 3. Existing Zoning (Ex. #3): | One-Family Dwelling (12,000 sq. ft. minimum) |
| 4. Surrounding Zoning (Ex. #3): | R-1-12,000 to the north, south, and west; R-1-10,000 to the east |
| 5. Existing Land Use (Ex. #1): | Vacant |
| 6. Surrounding Land Use: | Residential properties exists to the north, south, east and west |
| 7. Project Data: | 1.5 acres; 4 parcels; 11,554 sq. ft. min parcels size; Schedule F |
| 8. Environmental Concerns: | See attached environmental assessment |

RECOMMENDATIONS:

ADOPTION of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 40967** 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,

TENTATIVE APPROVAL of **CHANGE OF ZONE NO. 7384**, from One-Family Dwelling (R-1-12,000) to One-Family Dwelling (R-1), in accordance with Exhibit 3, pending final adoption of the Zoning Ordinance by the Board of Supervisors; and,

APPROVAL of **TENTATIVE PARCEL MAP NO. 34784**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

CONCLUSIONS:

1. The proposed project is in conformance with the Community Development: Medium Density (CD-MDR) Residential Land Use Designation, and with all elements of the Riverside County General Plan.
2. The proposed project is consistent with the One-Family Dwelling (R-1) 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 F 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 conditionally 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 will not preclude reserve design for the Multi-Species Habitat Conservation Plan (MSHCP).

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 and surrounding lands are designated Medium Density Residential (MDR) on the Western Coachella Valley Area Plan.
2. The proposed use for residential parcels with a minimum size of 11,554 square feet is a permitted use in the Medium Density Residential land use designation.
3. In accordance with Section 3.2.J. of Ordinance No. 460, the applicant has provided written assurance(s) (copies of which are attached) from the owner(s) of the property(ies) underlying the off-site improvement/alignment (as shown on the Tentative Map) that sufficient right-of-way can and will be provided. In the event the above referenced property owner(s) or their successor(s)-in-interest does/do not provide to the Transportation Department and/or Flood Control District the necessary dedication(s), eminent domain proceedings may need to be instituted by the Riverside County Board of Supervisors.
4. The project site is surrounded by properties, which are designated Medium Density Residential to the north, south, east and west.

5. The zoning for the subject site is One-Family Dwelling (R-1-12,000) with a proposal to change to One-Family Dwelling (R-1).
6. The proposed use for single-family residence is a permitted use, subject to approval of a tentative parcel map, in the One-Family Dwelling (R-1) zone.
7. The proposed use for single-family residence is consistent with the development standards set forth in the One-Family Dwelling (R-1) zone.
8. Single-family residential uses have been constructed and are operating in the project's vicinity.
9. Domestic water and sewer will be provided by the Coachella Valley Water District (CVWD) as stated in their letter dated March 17, 2009. Domestic water and sanitation shall be provided in conformance with the water and sewer policies of the General Plan.
10. The project is approximately 1 ½ miles from a fire station and will provide additional on-site fire protection improvements, such as water system and fire hydrant, in conformance with the fire services policies of the General Plan.
11. The project is located adjacent and northerly of Darby (60' ROW) and will provide appropriate street and off-site traffic mitigation such as Transportation Uniform Mitigation Fees (TUMF) and street improvements along the site frontage.
12. The project is within the airport influence area of the Bermuda Dunes Airport (designated as Compatibility Zone E) and has been reviewed by the Airport Land Use Commission and found consistent with the 2004 Bermuda Dunes Airport Land Use Compatibility Plan.
13. This project is within the sphere of influence of the City of La Quinta which is located less than 1,000 feet to the south of the project site. As such, it is required to conform to the County's Memorandum of Understanding (MOU) with that city. This project conforms to the MOU.
14. The findings of the initial study performed pursuant to Environmental Assessment No. 40967 are incorporated herein by reference and are attached to the staff report. The initial study concluded 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. Also, there is no evidence that the project will have a potential for adverse effects on wildlife resources, and incorporated a mitigation monitoring/reporting program.
15. The project was reviewed by the Bermuda Dunes Community Council by a vote of 3-1 which recommended the project for approval on July 12, 2007.
16. Environmental Assessment No. 40967 identified the following potentially significant impacts:
 - a. Aesthetics
 - b. Biological Resources
 - c. Cultural Resources
 - d. Geology /Soils
 - e. Hazards and Hazardous Materials
 - f. Hydrology/Water Quality
 - g. Land Use/Planning
 - h. Noise

- i. Recreation
- j. Transportation/Traffic

- k. Utilities/Service Systems

These listed impacts will be fully mitigated by the measures indicated in the environmental assessment, conditions of approval, and attached letters. No other significant impacts were identified.

INFORMATIONAL ITEMS:

1. As of this writing (4/9/09), no letters in support or in opposition have been received.
 2. The project site is not located within:
 - a. Fringe Toed Lizard sand source area
 - b. ~~General Plan Policy Overlay Area~~
 - c. California Gnatcatcher, Quino Checkerspot Butterfly habitat.
 3. The project site is locate within:
 - a. ~~The boundaries of the Desert Sands Unified School District.~~
 - b. Flood Zone X of the FEMA Flood Plain.
 - c. The CVMHSCP fee area.
 - d. Compatibility Zone E of the Bermuda Dunes Airport.
 4. The subject site is currently designated as Assessor's Parcel Number 609-061-014.
 5. The project was filed with the Planning Department on July 24, 2006.
 6. The project was reviewed by the Land Development Committee three times on the following dates, August 17, 2006, July 12, 2007, and November 15, 2007.
 7. Deposit based fee charged for this project, as of the time of staff report preparation, total \$24,561.01.
-
-

Mouriquand, Leslie

From: Mike Contreras [MContreras@morongo-nsn.gov]
Sent: Thursday, April 09, 2009 1:35 PM
To: Mouriquand, Leslie
Subject: RE: Consultation meeting for Desert Dunes Project Tues, April 14, 1:30 p.m. at Desert Ofc

12700 Pumarra Rd.
Banning, 92220

From: Mouriquand, Leslie <LMOURIQU@rctlma.org>
Sent: Thursday, April 09, 2009 11:25 AM
To: Mike Contreras <MContreras@morongo-nsn.gov>
Cc: Tuck, Pattie (TRBL) <ptuck@aguacaliente.net>; Tara Frank <TFrank@morongo-nsn.gov>
Subject: RE: Consultation meeting for Desert Dunes Project Tues, April 14, 1:30 p.m. at Desert Ofc

Mike,

I want to mail a copy of a report to you. What is your mailing address?

Leslie

From: Mike Contreras [mailto:MContreras@morongo-nsn.gov]
Sent: Wednesday, April 08, 2009 11:51 AM
To: Mouriquand, Leslie
Cc: Tuck, Pattie (TRBL); Tara Frank
Subject: RE: Consultation meeting for Desert Dunes Project Tues, April 14, 1:30 p.m. at Desert Ofc

Leslie,

I will be out on vacation that week, but our Cultural Heritage Program Assistant, Tara Frank will attend. Although she will be representing Morongo she will only be taking notes and gathering an update.

Thanks for coordinating this.

MICHAEL CONTRERAS JR.
MORONGO BAND OF MISSION INDIANS
CULTURAL HERITAGE PROGRAM COORDINATOR
951-755-5025 OFFICE

From: Mouriquand, Leslie [mailto:LMOURIQU@rctlma.org]
Sent: Wednesday, April 08, 2009 11:13 AM
To: Mike Contreras
Subject: Consultation meeting for Desert Dunes Project Tues, April 14, 1:30 p.m. at Desert Ofc

Mike,

A continuing consultation meeting has been scheduled for next Tuesday, April 14, at 1:30 p.m., here at my office for the Desert Dunes Project located near Desert Hot Springs. Please attend if you are still interested in this project.

Thanks,

Leslie

Leslie Mouriquand M.A., RPA
County Archaeologist & Cultural Liaison
County of Riverside
Planning Department (TLMA)
38686 El Cerrito Road
Palm Desert, CA 92211

(760) 863-8277 Main Line
(760) 393-3411 Direct Line
(760) 863-7555 FAX

I am out of the office:

April 17th, May 1, 15, 25 & 29

website: www.tlma.co.riverside.ca.us/planning/content/devproc/culture/cult_resource.html

If you fail to plan, you plan to fail.

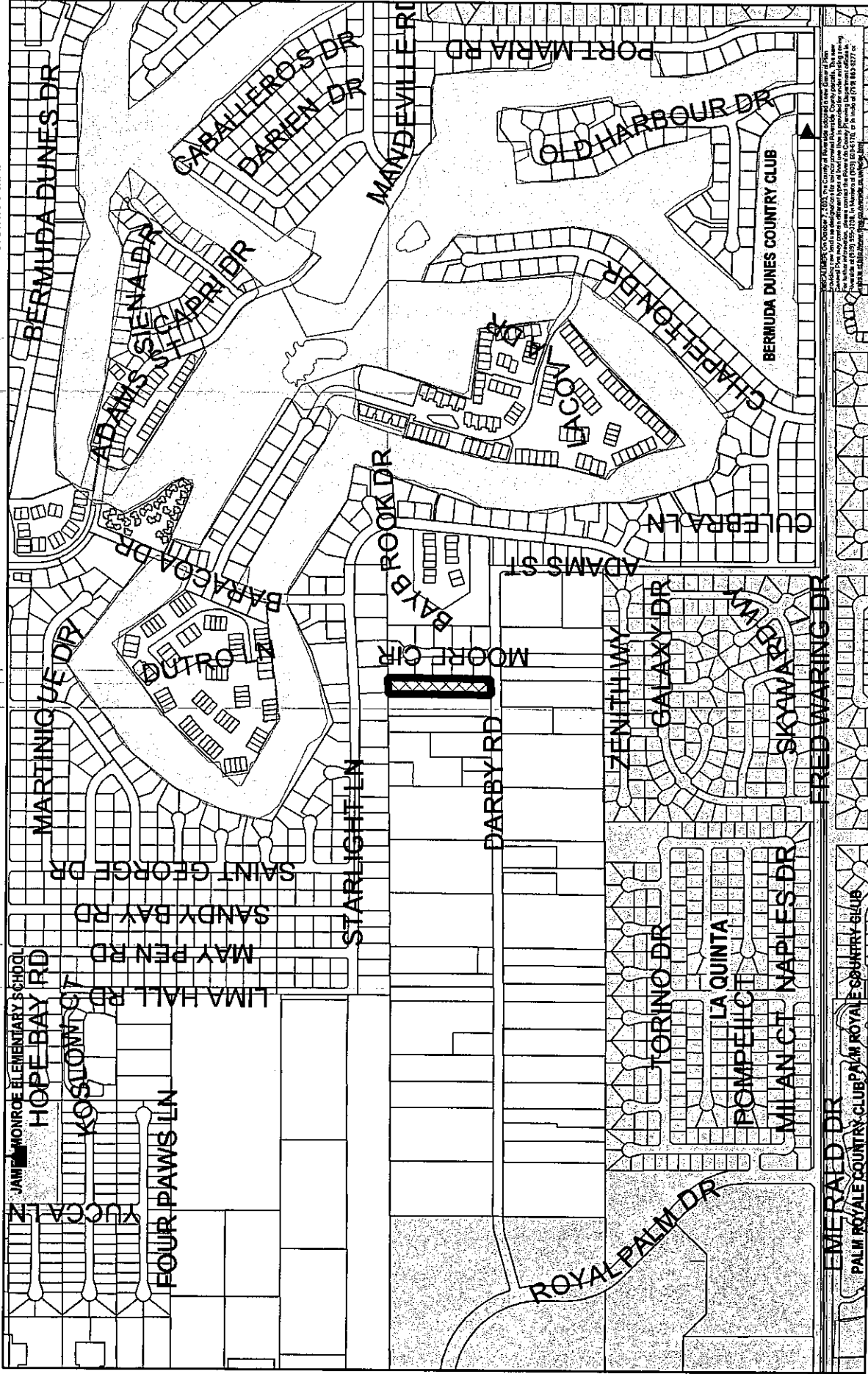
Absence of evidence is not evidence of absence.

Supervisor Wilson
District 4

DATE DRAWN: 10/10/06

CZ07384 PM34784 VICINITY MAP

Planner: Maurice Borrows
Date: 11/1/06
VICINITY MAP



RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
District: Bermuda Dunes
Township/Range: T5SR7E
Section : 18

ASSESSORS
BK. PG.
THOMAS
BROS. PG

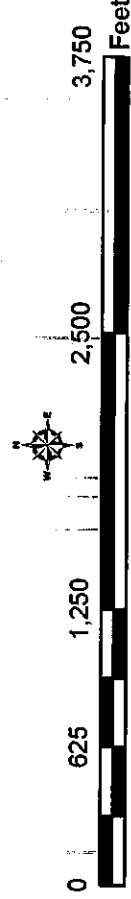
609-06

819 G6

Planner: Maurice Borrows
Date: 11/1/06
Exhibit 8



ASSESSORS BK. PG.	609-06
THOMAS BROS.PG	819 G6



Supervisor Wilson
District 4

DATE DRAWN 10/10/06

CZ07384 PM34784
DEVELOPMENT OPPORTUNITY

Planner: Maurice Borrows

Date: 11/1/06

Exhibits Overview



RIVERSIDE COUNTY PLANNING DEPARTMENT

District
Plan: **Bermuda Dunes**

Township/Range: **T5SR7E**

SECTION: **18**



ASSESSORS
BK. PG. **609-06**
THOMAS
BROS.PG **819 G6**

Supervisor Wilson
District 4

CZ07384 PM34784

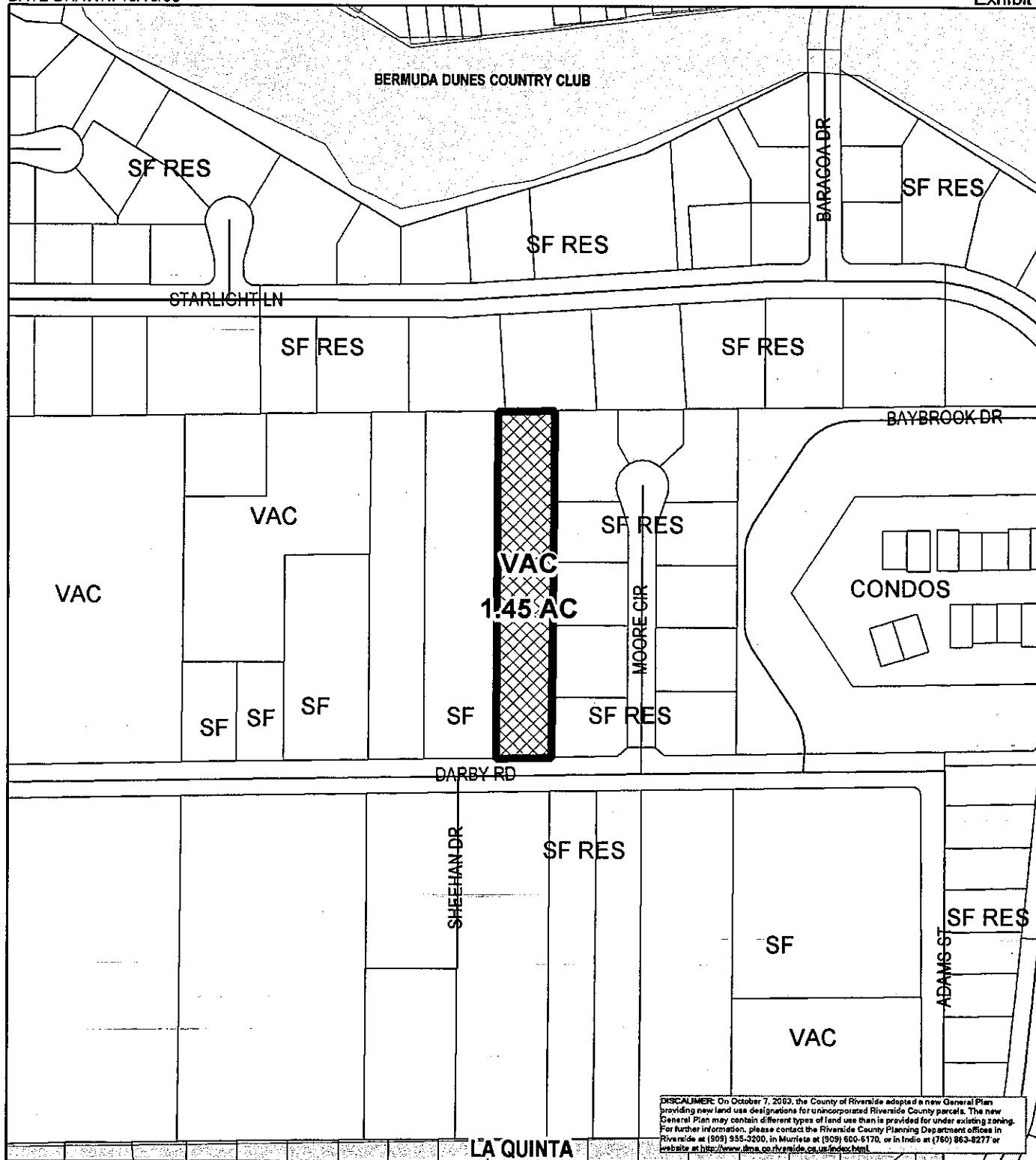
Planner: Maurice Borrows

Date: 11/1/06

DATE DRAWN: 10/10/06

Land Use

Exhibit 1

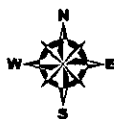


RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
District: **Bermuda Dunes**

Township/Range: **T5SR7E**

Section : 18



ASSESSORS 609-06

BK. PG.

THOMAS 819 G6
BROS.PG

Supervisor Wilson
District 4

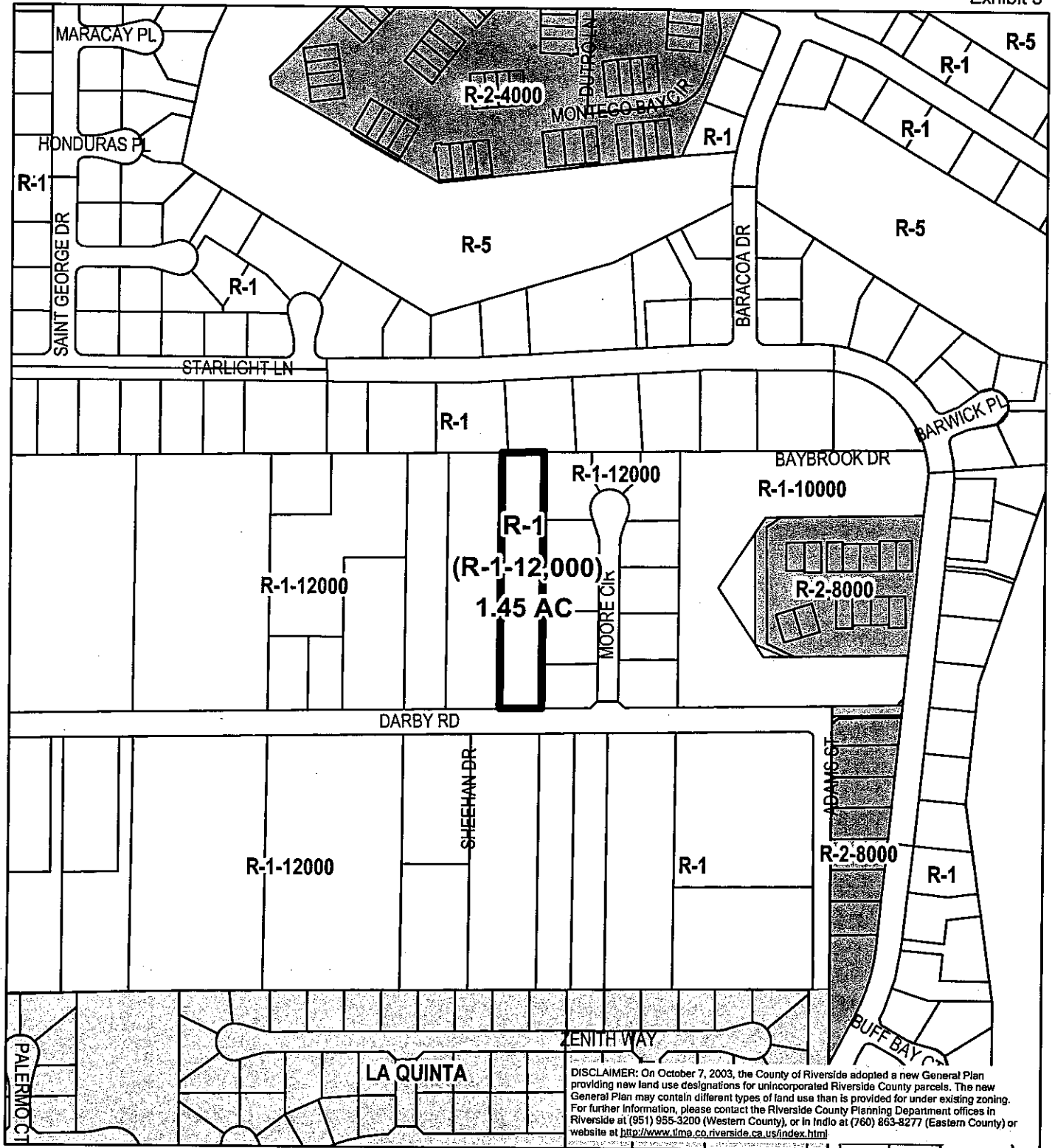
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CZ07384 PM34784
PROPOSED ZONING

Planner: Maurice Borrows

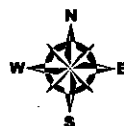
Date: 11/1/06

Exhibit 3



RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
District: **Bermuda Dunes**
Township/Range: T5SR7E
Section : 18



ASSESSORS
BK. PG. 609-06
THOMAS
BROS.PG 819 G6

Supervisor Wilson
District 4

DATE DRAWN: 10/10/06

CZ07384 PM34784

Existing General Plan

Planner: Maurice Borrows

Date: 11/1/06

Exhibit 5

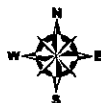


RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
District: **Bermuda Dunes**

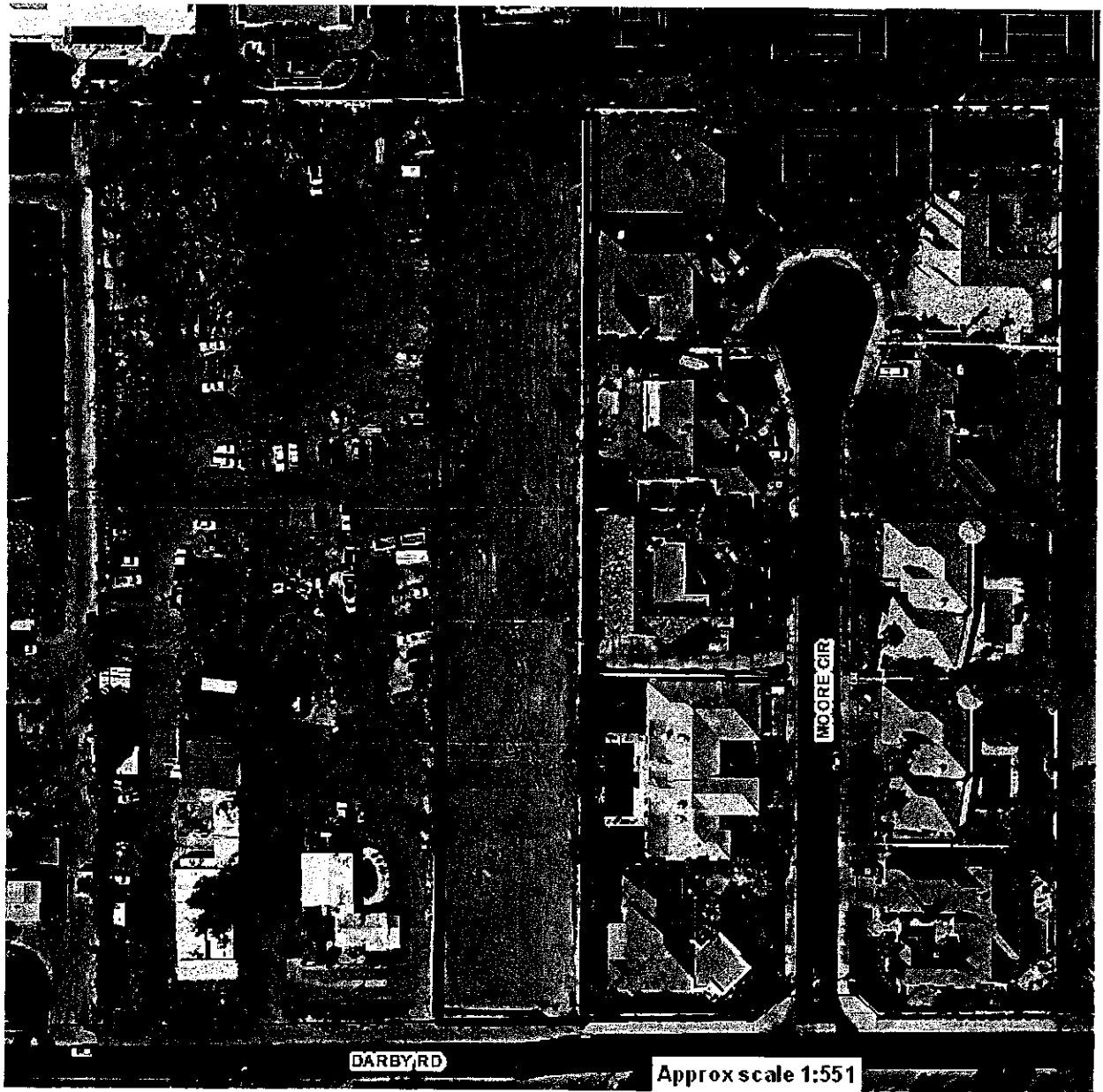
Township/Range: **T5SR7E**

Section : **4**



ASSESSORS
BK. PG. **609-06**

THOMAS
BROS.PG **819 G6**



DARBY RD

Approx scale 1:551

OFFICIAL RECORDS
SOUTHERLY 30 FEET

OFFICIAL RECORDS
SOUTHERLY 30 FEET

OFFICIAL RECORDS
SOUTHERLY 30 FEET

TYPICAL SECTION
PARCEL A PARCEl 1 SECTION B-B

BEYOND ENGINEERING
3-100 HUNTER RD SUITE A
FARMINGTON CT 06030
TEL: 203.634.6440 FAX: 203.634.6441
WWW.BEYOND.ENG

PAPERBACK



GABRIEL LUJAN
& ASSOCIATES
ARCHITECTS
1515 THE VILLAGE, SUITE 100
SAN ANTONIO, TEXAS 78201
(214) 341-1111
FAX (214) 341-1112
WWW.GABRIELLUJAN.COM

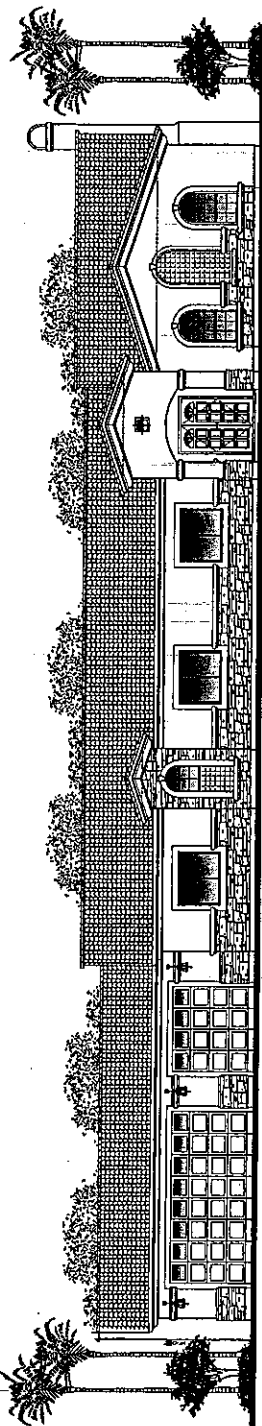
PRELIMINARY HOUSE DESIGN FOR:
WASHINGTON - 111, LTD.
BERMUDA DUNES, CA.

REVISIONS
NO. DESCRIPTION
DATE

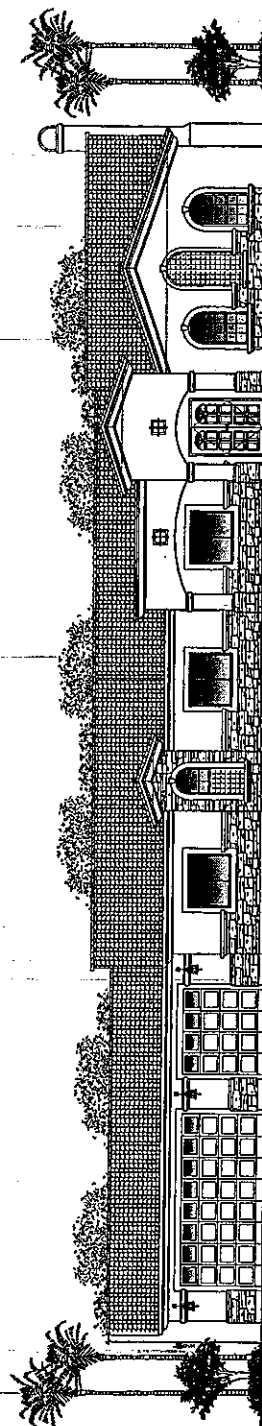
SHEET TITLE
PRELIMINARY
ELEVATIONS
PAGE #

OWNER
ARCHITECT
ENGINEER
LANDSCAPE ARCHITECT
INTERIOR DESIGNER
PAINTER
CABINET MAKER
IRONWORKER
SMITH
CARPENTER

P2



FRONT ELEVATION (Option A)



FRONT ELEVATION (Option B)



GABRIEL LUJAN
& ASSOCIATES
ARCHITECTS
44-175 WASHINGTON BLVD., SUITE 111
BERMUDA DUNES, CA 94921
(415) 321-1111
FAX: (415) 321-1112

PRELIMINARY HOUSE DESIGN FOR
WASHINGTON - 111, LTD.
BERMUDA DUNES, CA.

REVISIONS
BY
DATE

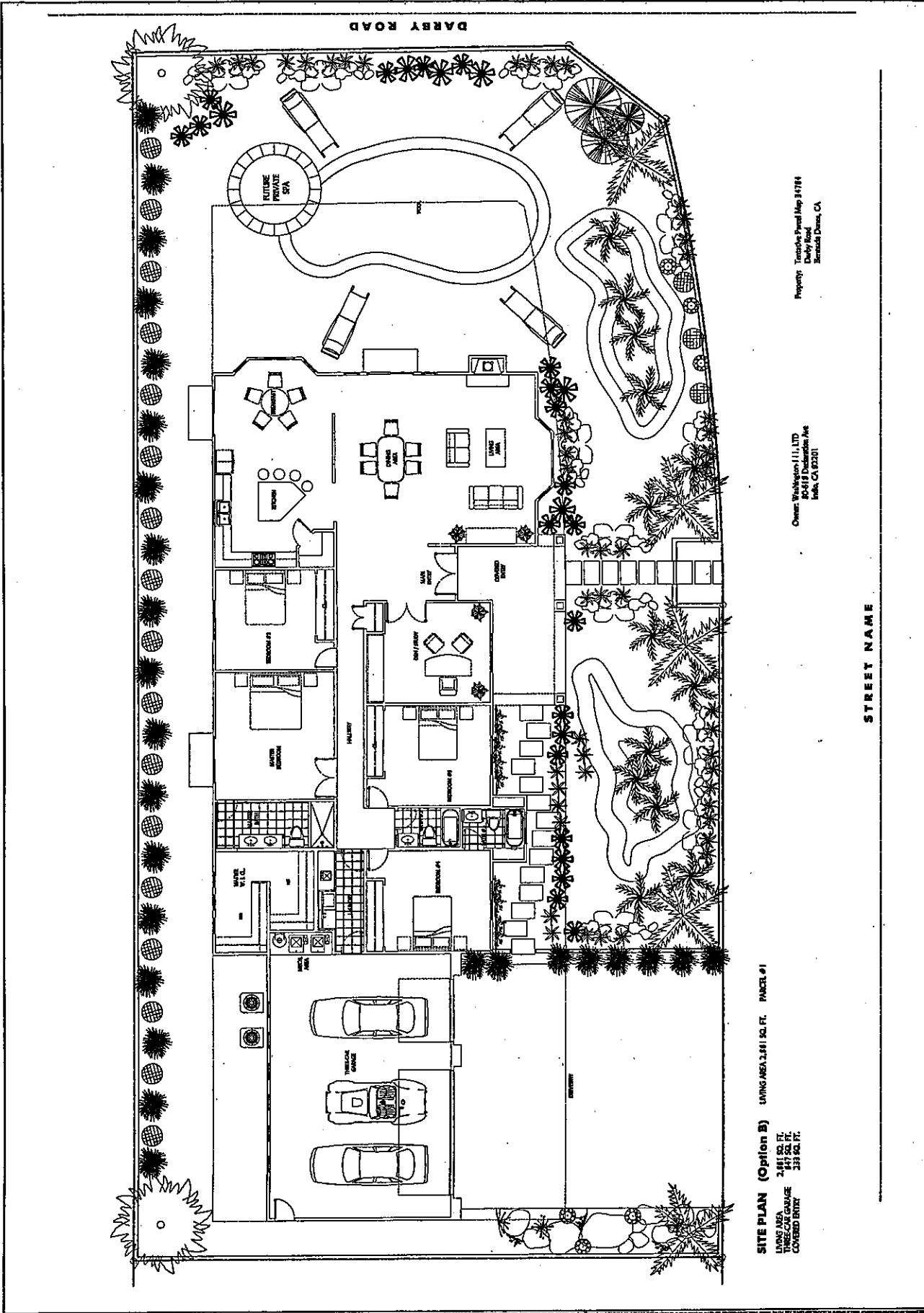
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SITE PLAN (Option B)
LIVING AREA 2,481 SQ. FT.
THREE CAR GARAGE 417 SQ. FT.
COVERED ENTRY 238 SQ. FT.

LANDING AREA 2,881 SQ. FT. PARCEL #1

Owner: Washington 111, LTD
25418 Washington Ave
Bldg. CA 94921
Property: Tentative Parcel Map 34784
Darry Road
Bermuda Dunes, CA

STREET NAME

P3

COUNTY OF RIVERSIDE

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: 40967
Project Case Type (s) and Number(s): Change of Zone No. 7384/Tentative Parcel Map No. 34784
Lead Agency Name: County of Riverside Planning Department
Address: 38686 El Cerrito Road, Palm desert, CA 92211
Contact Person: Maurice Borrows
Telephone Number: 760-863-8277
Applicant's Name: Washington 111, LTD
Applicant's Address: 80618 Declaration Avenue, Indio, CA

I. PROJECT INFORMATION

A. **Project Description:** The project proposes to change the zoning classification from R-1-12,000 to R-1; the tentative Parcel Map proposes a Schedule F land division to divide approximately 1.5 acres into three parcels with a portion of Parcel 2 serving as a retention basin. Project grading consists of approximately 26,000 cubic yards of cut and 1,500 cubic yards of fill. Excess dirt will be transferred to an off-site location

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

C. **Total Project Area:** 1.5 acres

Residential Acres: 1.5	Lots: 4	Units: 2	Projected No. of Residents: 6
Commercial Acres: n/a	Lots: n/a	Sq. Ft. of Bldg. Area: n/a	Est. No. of Employees: n/a
Industrial Acres: n/a	Lots: n/a	Sq. Ft. of Bldg. Area: n/a	Est. No. of Employees: n/a
Other: n/a			

D. **Assessor's Parcel No(s):** 609-061-014

E. **Street References:** The project site is located northerly of Darby Road, westerly of Moor Circle, and southerly of Starlight Lane in Bermuda Dunes.

F. **Section, Township & Range Description or reference/attach a Legal Description:** Section 18, Township 5 South, Range 7 East, SBBM.

G. **Brief description of the existing environmental setting of the project site and its surroundings:** The project site is currently vacant except for a small, single story, wood-frame residence. Single-family residential homes are located to the north, south, west, and east of the site. The City of La Quinta is located to the south of the project site.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

1. **Land Use:** The land use designation for the proposed project is Medium Density Residential (MDR). The proposed project meets the requirements for the Medium Density Residential (MDR) land use designation and all other applicable land use policies. The project will not conflict with the overall residential intent of the MDR designation; it is immediately abutting existing Medium Density Residential (2-5 du/ac) designated lots which are located to the north, south, east and west of the project site.

The City of La Quinta is located to the south. The land use designation for the City is Low Density Residential, allowing up to 4 units per acre, with a minimum lot size of 7, 200 square feet.

2. **Circulation:** The project will add overall trips to the area. Adequate circulation facilities exist and are proposed to serve the proposed project. The proposed project meets with 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 all other applicable Multipurpose Open Space element policies.
4. **Safety:** The proposed project is located within Zone C of FEMA zone designation. Zone C is an area that either is not susceptible to flooding or has minimal flooding. The proposed project is located within the limits of the Bermuda Dunes Drainage Study which established a requirement for new developments to retain 100 percent of the runoff for a 100-year storm event. The proposed project lies within the Bermuda Dunes Airport Land Use Compatibility Zone and was found consistent with the Bermuda Dunes Airport Land Use Compatibility Plan on September 11, 2008. The proposed project is not located within any other special hazard zone (including high fire hazard area, dam inundation zone, etc.). The proposed project has allowed for sufficient provision of emergency response services to the future residents of this project. The proposed project meets with all other applicable Safety element policies.
5. **Noise:** Sufficient mitigation against any foreseeable noise sources in the area has been provided for in the design of the project. The proposed project meets with all other applicable Noise element policies.
6. **Housing:** The proposed project meets all applicable Housing element policies.
7. **Air Quality:** The proposed project has been conditioned to control any fugitive dust during grading and construction activities. The proposed project meets with all other 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): Medium Density Residential (MDR)

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

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

G. Adjacent and Surrounding Area Plan(s), Foundation Component(s), Land Use Designation(s), and Overlay(s) and Policy Area(s), if any: Western Coachella Valley; Community Development; Medium Density Residential

H. Adopted Specific Plan Information

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

I. Existing Zoning: R-1-10,000

J. Proposed Zoning, if any: R-1

K. Adjacent and Surrounding Zoning: R-1-10,000

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.

- | | | |
|--|---|---|
| ☒ Aesthetics | ☒ Hazards & Hazardous Materials | ☐ Public Services |
| ☐ Agriculture Resources | ☒ Hydrology/Water Quality | ☒ Recreation |
| ☐ Air Quality | ☒ Land Use/Planning | ☒ Transportation/Traffic |
| ☒ Biological Resources | ☐ Mineral Resources | ☒ Utilities/Service Systems |
| ☒ Cultural Resources | ☒ Noise | ☐ Other |
| ☒ Geology/Soils | ☐ Population/Housing | ☐ Mandatory Findings of Significance |

IV. DETERMINATION

On the basis of this initial evaluation:

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED

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

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

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

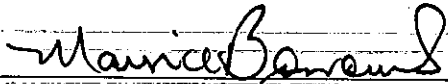
A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED

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

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

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

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



Signature

April 8, 2009

Date

Maurice Borrows

Printed Name

For Ron Goldman, Planning Director

V. ENVIRONMENTAL ISSUES ASSESSMENT

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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AESTHETICS Would the project

1. Scenic Resources

a) Have a substantial effect upon a scenic highway corridor within which it is located?

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☐
☒
☐

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?

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☐
☒
☐

Source: Riverside County General Plan Figure C-7 "Scenic Highways"

Findings of Fact: The RCIP indicates that the project is not located within a designated scenic corridor. Development of the project site will affect any scenic resources, as such; will require landscape treatment along its perimeter adjacent to Darby Road and Adams Street.

The proposed project will not substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features, or obstruct a prominent scenic vista or view open to the public, as these features do not exist on the project site. Due to the nature of the project as a land division of 1.5 acres into 4 lots, the project will not create visual impacts to the surrounding area. The property shall be required to conform to appropriate property maintenance standards.

Mitigation: None required.

Monitoring: None required.

2. Mt. Palomar Observatory

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

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

Findings of Fact: According to the RCIP, the project site is located within the designated 45-mile (Zone B) Special Lighting Area that surrounds the Mt. Palomar Observatory. Ordinance No. 655 contains approved materials and methods of installation, definition, general requirements, requirements for lamp source and shielding, prohibition and exceptions. With the incorporation of project lighting requirements of the Riverside County Ordinance No. 655 into the proposed project, this impact will be reduced to a less than significant impact.

Mitigation: Compliance with Ordinance No. 655 as contained in conditions of approval in the LMS, specifically, 50 .PLANNING. 6 – ECS Note Mt. Palomar Lighting.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Monitoring: Monitoring to be provided by the Building and Safety Department and by the California Institute of Technology, or other responsible organization, associated with the maintenance of the Mt. Palomar Observatory and through Ordinance No. 655.

3. Other Lighting Issues

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

☐	☐	☒	☐
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b) Expose residential property to unacceptable light levels?

☐	☐	☒	☐
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Source: On-site Inspection, Project Application Description.

Findings of Fact: The project will not create substantial light or glare which would adversely affect day or nighttime views in the area, or expose residential property to unacceptable levels of light or glare due to the lot size and low density of the project.

Mitigation: None required

Monitoring: None required

AGRICULTURE RESOURCES Would the project

4. Agriculture

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

☐	☐	☐	☒
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b) Conflict with existing agricultural use, or a Williamson Act (agricultural preserve) contract (Riv. Co. Agricultural Land Conservation Contract Maps)?

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

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

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

Findings of Fact: The project is not directly affected by agriculture programs and land use standards of the RCIP. The project site is not designated as prime, statewide important, unique, or locally important farm land. The project is not located within or adjacent to an agricultural preserve established pursuant to the Williamson Act.

Mitigation: None required

Monitoring: None required

AIR QUALITY Would the project

5. Air Quality Impacts

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

☐	☐	☐	☒
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b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?

☐	☐	☒	☐
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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)?	☐	☐	☒	☐
d) Expose sensitive receptors which are located within 1 mile of the project site to project substantial point source emissions?	☐	☐	☒	☐
e) Involve the construction of a sensitive receptor located within one mile of an existing substantial point source emitter?	☐	☐	☐	☒
f) Create objectionable odors affecting a substantial number of people?	☐	☐	☐	☒

Source: SCAQMD CEQA Air Quality Handbook Table 6-2

Findings of Fact: The project will not conflict with or obstruct implementation of the applicable air quality plans. The project will not have a significant impact to air quality standards, or contribute substantially to an existing or projected air quality violation. According to the SCAQMD Handbook, the project falls below the potentially significant air quality impact threshold.

Mitigation: None required

Monitoring: None required

BIOLOGICAL RESOURCES Would the project

6. Wildlife & Vegetation

a) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?	☐	☐	☒	☐
b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?	☐	☐	☒	☐
c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Wildlife Service?	☐	☐	☒	☐
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites?	☐	☐	☒	☐
e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?	☐	☐	☐	☒
f) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean	☐	☐	☐	☒

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

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☒
☐
☐

Source: GIS database, WRCMSHCP, On-site Inspection

Findings of Fact: The project is not influenced by wildlife and vegetation issues as identified in the RCIP, including wetlands and protected biological resources, and the project does not involve the potential for adverse effect, either individually or cumulatively, on wildlife.

The project is located in the fee area of the Coachella Valley Multi-Species Habitat Conservation Plan (CVMSHCP). The CVMSHCP becomes effective on October 1, 2008; payment of mitigation fees will be pursuant to Ordinance No. 875. 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. Impacts associated with the project are less than significant.

The project will have less than a significant impact on any 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. However, the project will have some cumulative impacts to open space and wildlife habitat, and payment of development mitigation fees pursuant to Ordinance No. 659 will off-set any possible cumulative impacts.

The project site does not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan.

Mitigation: Compliance with the measures set forth by the above referenced Habitat Conservation Plan, as required, and so contained in the conditions of approval on file in the LMS, including 10 .PLANNING. 18 – Ordinance 875 CVMSHCP Fee.

Monitoring: Monitoring to be provided by the Planning Department and Building Department through Ordinance Nos. 460, 457 and 875.

CULTURAL RESOURCES Would the project

7. Historic Resources

a) Alter or destroy an historic site?

☐
☒
☐
☐

b) Cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5?

☐
☐
☒
☐

Source: On-site Inspection, Project Application Materials

Findings of Fact: On-site surveys did not result in any historic resources located on site. The site is currently vacant and does not contain any structures or other features that could be deemed as significant historic resources. The report concluded that no known potentially significant resources will be adversely impacted by the proposed project. The proposed project would not cause substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5.

The project area has the potential to contained buried cultural resources. In the event of an accidental discovery or recognition of any human remains in any location other than a dedicated cemetery, State Health and Safety Code Section 7050.5 state that no further disturbance shall occur until the County

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Coroner has made the necessary findings as to the origin and disposition pursuant to Public Resources Code Section 5097.98.

Mitigation: Compliance with conditions of approval on file in the LMS, including 10 .PLANNING. 16 – If Human Remains Found and 10 .PLANNING. 17 – Inadvertent Archaeological Find.

Monitoring: Monitoring to be provided by the Building and Safety Department.

8. Archaeological Resources

- | | | | | |
|--|--------------------------|-------------------------------------|-------------------------------------|-------------------------------------|
| a) Alter or destroy an archaeological site. | ☐ | ☒ | ☐ | ☐ |
| b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5? | ☐ | ☐ | ☒ | ☐ |
| c) Disturb any human remains, including those interred outside of formal cemeteries? | ☐ | ☐ | ☒ | ☐ |
| d) Restrict existing religious or sacred uses within the potential impact area? | ☐ | ☐ | ☐ | ☒ |

Source: Project Application Materials

Findings of Fact: No historic, prehistoric sites or isolated artifacts were detected during the pedestrian survey of the project site. However, the project area has the potential to contain buried cultural resources. Should unanticipated archaeological resources be encountered, work must halt in the immediate vicinity until they can be evaluated by a qualified archaeologist.

Mitigation: Compliance with conditions of approval on file in the LMS, including 10 .PLANNING. 16 – If Human Remains Found, 10 .PLANNING. 17 – Inadvertent Archaeological Find, and 60 .PLANNING. 7 – Native American Monitoring.

Monitoring: Monitoring to be provided by the Building and Safety Department.

9. Paleontological Resources

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Directly or indirectly destroy a unique paleontological resource, or site, or unique geologic feature? | ☐ | ☐ | ☒ | ☐ |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

Source: Riverside County General Plan Figure OS-8 "Paleontological Sensitivity"

Findings of Fact: The site exhibits relatively flat topography and has a low probability of containing paleontological resources, according to the Riverside County General Plan Figure OS-8 "Paleontological Sensitivity" map. The site is located within the footprints of the ancient Lake Cahuilla and paleontological resources may be found at unknown depth. However, no unique geological feature exists within the surface of the project boundaries.

Mitigation: None required.

Monitoring: None required.

GEOLOGY AND SOILS Would the project

10. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death? | ☐ | ☐ | ☒ | ☐ |
| b) Be subject to rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? | ☐ | ☐ | ☒ | ☐ |

Source: Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones," GIS database, Geologist Comments, Geotechnical Investigation by Landmark, dated May 8, 2006

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Findings of Fact: The project site is not within an Alquist-Priolo Earthquake Fault Zone, but is within a seismically active area of Southern California and strong ground shaking from nearby seismic events is likely to impact the site during the anticipated lifetime of the structures. According to the geotechnical report, the most significant geological hazard to the project site will be moderate to strong seismic shaking that is likely to occur during the design life of the project. The proposed site structures should be designed in accordance with the California Building Code.

Mitigation: None required

Monitoring: None required

11. Liquefaction Potential Zone

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

☐	☐	☒	☐
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Source: Riverside County General Plan Figure S-3 "Generalized Liquefaction," Geotechnical Investigation by Landmark, dated May 8, 2006

Findings of Fact: The project is located within a moderate Liquefaction Potential Zone. The study concluded that the liquefaction potential at the site is considered to be unlikely based on the fact that the groundwater is approximately deeper than 50 feet, and the dense nature of the subsurface soils.

Mitigation: None required

Monitoring: None required

12. Ground-shaking Zone

Be subject to strong seismic ground shaking?

☐	☐	☒	☐
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Source: Riverside County General Plan Figure S-4 "Earthquake-Induced Slope Instability Map," and Figures S-13 through S-21 (showing General Ground Shaking Risk), Geotechnical Investigation by Landmark, dated May 8, 2006

Findings of Fact: There are no known active or potentially active faults that traverse the site and the site is not located within an Alquist-Priolo Earthquake Fault Zone. The principle seismic hazard that has the potential to affect the site is ground shaking resulting from an earthquake occurring along several major active or potentially active faults in southern California, especially the San Andreas Fault.

Uniform Building Code (UBC) and California Building Code (CBC) requirements pertaining to residential development will mitigate the potential impact to less than significant. As UBC and CBC requirements are applicable to all residential development they are not considered mitigation for CEQA implementation purposes. As a minimum, structure design should conform to CBC requirements.

Mitigation: None required

Monitoring: None required

13. Landslide Risk

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

☐	☐	☐	☒
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Source: On-site Inspection, Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slope," Geotechnical Investigation by Landmark, dated May 8, 2006

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Findings of Fact: Due to the relatively level terrain in the area, the project site is not subject to landslide, collapse, or rockfall hazards. In addition, the project site is not located within an area subject to unstable geologic units or soil.

Mitigation: None required

Monitoring: None required

14. Ground Subsidence

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

☐	☐	☐	☒
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Source: Resolution No. 94-125, Geotechnical Investigation by Landmark, dated May 8, 2006

Findings of Fact: The project site is not located within an area subject to unstable geologic units or soil, including ground subsidence.

Mitigation: None required

Monitoring: None required

15. Other Geologic Hazards

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

☐	☐	☐	☒
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Source: On-site Inspection, Project Application Materials, Geotechnical Investigation by Landmark, dated May 8, 2006

Findings of Fact: The project is not affected by geological hazards such as seiche, tsunami or volcanic hazard.

Mitigation: None required

Monitoring: None required

16. Slopes

a) Change topography or ground surface relief features?

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

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

☐	☐	☐	☒
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Source: Riv. Co. 800 Scale Slope Maps, Project Application Materials, Geotechnical Investigation by Landmark, dated May 8, 2006

Findings of Fact: The project is not affected by significant topography, surface features, or slopes. The project site is relatively flat and would have not impact on slopes.

Mitigation: None required

Monitoring: None required

17. Soils

a) Result in substantial soil erosion or the loss of topsoil?

☐	☒	☐	☐
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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?

☐	☐	☒	☐
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Source: U.S.D.A. Soil Conservation Service Soil Surveys, Project Application Materials, On-site Inspection, Geotechnical Investigation by Landmark, dated May 8, 2006

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Findings of Fact: The soil at the site comprises of slightly silty (less than 10% fines) fine-grained sand. The sand is fairly uniformed in composition and contains widely scattered silt layers. The soil type is generally loose near the surface and increases with depth.

The Riverside County Geologist and the Building and Safety Department – Grading Division will be required to protect the health, safety, and welfare of the public. A Geotechnical soils report is required in order to obtain a grading permit. This report shall be submitted to the Building and Safety 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 Report as approved by Riverside County.

Mitigation: Compliance with conditions of approval in the LMS, including 10 .BS GRADE. 8 – G2.4Geotech/Soils Report.

Monitoring: Monitoring shall be provided by the Building and Safety Department and the Planning Department.

18. Erosion

a) Change deposition, siltation, or erosion that may modify the channel of a river or stream or the bed of a lake?

☐ ☐ ☐ ☒

b) Result in any increase in water erosion either on or off site?

☐ ☐ ☐ ☒

Source: U.S.D.A. Soil Conservation Service Soil Surveys, Geotechnical Investigation by Landmark, dated May 8, 2006

Findings of Fact: No rivers, streams or lakes are located on or adjacent to the project site and no significant impacts are anticipated to affect erosion on or off-site based on the proposed residential subdivision project.

Mitigation: None required

Monitoring: None required

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

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

☐ ☒ ☐ ☐

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

Findings of Fact: The project site lies within a moderate area of wind erosion. The project will decrease the amount of exposed dirt, which is subject to wind erosion, with the incorporation of concrete, asphalt, and landscaping. The project would be influenced by wind erosion and blowsand issues during project grading. Blowsand is a maintenance concern as it creates drifting sand dunes and also acts as an abrasive on metal, glass and wood surfaces such as cars, windows, and siding of existing homes. Air quality and PM10 concerns are addressed in Section No. 5, above.

Mitigation: Compliance with Planning Department's general conditions regarding dust control on file in the LMS, including 10 .BS GRADE. 13 – PM10 Plan Required and 60 .PLANNING. 2 – PM10 Mitigation Plan.

Monitoring: Monitoring to be provided by the Building and Safety Department, and through County Ordinance Nos. 484, 457, and 460 (Sec. 14.2).

HAZARDS AND HAZARDOUS MATERIALS Would the project

20. Hazards and Hazardous Materials

a) Create a significant hazard to the public or the

☐ ☐ ☐ ☒

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
environment through the routine transport, use, or disposal of hazardous materials?				
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	☐	☐	☐	☒
c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?	☐	☐	☐	☒
d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☐	☒
e) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	☐	☐	☐	☒

Source: Project Application Materials

Findings of Fact: The proposed land division will not create or require transportation of hazardous materials. It may result in the use and disposal of substances such as household and commercial cleaning products, fertilizers, pesticides, automotive fluids, etc, but the current project, as proposed, will not. No known hazardous waste site exists on or near the project site.

Mitigation: None required

Monitoring: None required

21. Airports

a) Result in an inconsistency with an Airport Master Plan?	☐	☐	☒	☐
b) Require review by the Airport Land Use Commission?	☐	☒	☐	☐
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?	☐	☐	☒	☐
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?	☐	☐	☒	☐

Source: Riverside County General Plan Figure S-19 "Airport Locations," GIS database, ALUC letter dated September 16, 2008

Findings of Fact: The proposed project is within Airport Area Zone E of the Bermuda Dunes Airport. The site is approximately 6,270 feet southwesterly of Runway 10-28. The project is not inconsistent with an Airport Master Plan and was reviewed by the Airport Land Use Commission which found the project consistent with the Bermuda Dunes Airport Land Use Compatibility Plan subject to conditions contained in their letter dated September 16, 2008.

Mitigation: Compliance with Airport Land Use Commission's (ALUC) letter dated September 16, 2008 and conditions of approval located in the LMS, including 10 .PLANNING. 19 – ALUC Letter.

Monitoring: Monitoring to be provided by the Building and Safety Department and ALUC.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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22. Hazardous Fire Area

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

☐ ☐ ☐ ☒

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

Findings of Fact: The project is not located within a High Fire Area identified by Ordinance No. 546.

Mitigation: None required

Monitoring: None required

HYDROLOGY AND WATER QUALITY Would the project

23. Water Quality Impacts

a) Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site?

☐ ☐ ☒ ☐

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

☐ ☒ ☐ ☐

c) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?

☐ ☐ ☒ ☐

d) Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?

☐ ☒ ☐ ☐

e) Place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?

☐ ☐ ☐ ☒

f) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?

☐ ☐ ☐ ☒

g) Otherwise substantially degrade water quality?

☐ ☐ ☐ ☒

h) Include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors and odors)?

☐ ☐ ☒ ☐

Source: Riverside County Flood Control District Flood Hazard Report/Condition, CVWD letter, dated March 17, 2009

Findings of Fact: The project may have an effect on water quality issues identified in the RCIP, such as erosion-sedimentation, "nonpoint source" pollution and agricultural runoff. Projects one acre or greater in size, individually or cumulatively, are subject to NPDES regulations, including provisions for best management practices, both during and after construction activities. The project will require water service as provided by the Coachella Valley Water District, the water server draws groundwater by local wells in the area and the proposed development will use these supplies, however, the

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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demand of the project will be individually minimal on regional groundwater resources. The project shall provide for water conservation as provided by the building code and by the applicable water-efficient landscaping requirements of Article XIXf of Ordinance No. 348.

Mitigation: The project shall comply with conditions as stated in the CVWD letter dated March 17, 2009 and the conditions of approval in the LMS, especially, 10 .PLANNING. 14 – CVWD Letter.

Monitoring: Monitoring shall be done by Riverside County Building and Safety Department, CVWD and other responsible agencies.

24. Floodplains

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

NA - Not Applicable ☒ U - Generally Unsuitable ☐ R - Restricted ☐

a) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site? ☐ ☐ ☒ ☐

b) Changes in absorption rates or the rate and amount of surface runoff? ☐ ☒ ☐ ☐

c) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam (Dam Inundation Area)? ☐ ☐ ☒ ☐

d) Changes in the amount of surface water in any water body? ☐ ☐ ☒ ☐

Source: Riverside County General Plan Figure S-9 "100- and 500-Year Flood Hazard Zones," Figure S-10 "Dam Failure Inundation Zone," Riverside County Flood Control District Flood Hazard Report/Condition, GIS database, CVWD letter dated March 17, 2009, and Drainage Study by Nolte Associates, Inc., dated February 17, 2009

Findings of Fact: The project will not 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 as proposed. The project will not increase the amount of impermeable surfaces or 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. According to the drainage study, the existing site has a maximum discharge volume of 13,878 cubic feet during a 100-year, 1-hour storm event. The capacity of the proposed retention basin is 17,685 cubic feet of water.

The proposed project is located within Zone C of FEMA zone designation. Zone C is an area that either is not susceptible to flooding or has minimal flooding. The proposed project is located within the limits of the Bermuda Dunes Drainage Study which established a requirement for new developments to retain 100 percent of the runoff for a 100-year storm event.

Mitigation: Compliance with conditions as stated in the CVWD letter dated March 17, 2009 and conditions of approval in the LMS, especially, 10.PLANNING. 14 – CVWD Letter and 10 .TRANS. 9 – Flood Hazard Report.

Monitoring: Monitoring to be provided by the Building and Safety Department.

LAND USE/PLANNING Would the project

25. Land Use ☐ ☐ ☒ ☐

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) Result in a substantial alteration of the present or planned land use of an area?

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

☐ ☒ ☐ ☐

Source: RCIP, GIS database, Project Application Materials

Findings of Fact: The project site is designated "Medium Density Residential" (MDR) by the Land Use Allocation Map of Western Coachella Valley Plan which designation allows single-family detached residences. Majority of the site is currently undeveloped. A single family dwelling is currently located on the site and will be demolished prior to development of the site. The project occupies approximately 1.5 acres. Medium Density Residential (MDR) land use designation surrounds the site and the City of La Quinta is located approximately 700 feet to the south and has a land use designation of Low Density Residential.

The property is located at the southwestern corner of Darby Road and Adams Street. Existing land use at the site consists of a single family dwelling on a portion of the site but the majority portion is vacant. Single family residential development exists to the north, east, and south and scattered single family residences are located to the west.

The proposed project is located within the sphere of influence of the City of La Quinta. The City responded to the County's transmittal on August 24, 2006. All subsequent land uses proposed on existing and future parcels will be required to comply with the regulations of the Medium Density Residential (MDR) land use designation.

Mitigation: Compliance with requirements of ordinance and conditions to ensure land use compatibility, on file in the LMS, including 50 .PLANNING. 10 - CC&R RES POA COM AREA.

Monitoring: Monitoring to be provided by Planning Department and Building and Safety Department through Ordinance No. 348 and 457.

26. Planning

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

☐ ☒ ☐ ☐

b) Be compatible with existing surrounding zoning?

☐ ☐ ☒ ☐

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

☐ ☐ ☐ ☒

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

☐ ☐ ☐ ☒

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

☐ ☒ ☐ ☐

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

Findings of Fact: : Project site is designated "Medium Density Residential" by the Land Use Allocation Map of Western Coachella Valley Area Plan which designation allows single-family detached residences at a density of 2-5 du/ac.

The project proposes a Schedule F land division of an approximately 1.5-acre site into 3 residential-zoned lots. All subsequent land uses proposed on existing and future parcels will be required to comply with the regulations of the R-1 zoning designation and the RCIP policies associated with the Medium Density Residential (MDR) land use designation identified for the project site. Properties zoned One-Family Dwellings (R-1) are located to the north and R-1-10,000 zoned properties are

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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located to the east, properties zoned R-1-12,000 are located to the west and south. The proposed project is compatible with surrounding existing and approved land uses. See also discussion under Sections I and II, herein, as it relates to project land use, zoning and general plan consistency.

Mitigation: Compliance with requirements of ordinance and conditions to ensure land use compatibility, on file in the LMS, including 50 .PLANNING. 10 - CC&R RES POA COM AREA and Change of Zone No. 7384, changing the zoning designation from R-1-12,000 to R-1.

Monitoring: Monitoring to be provided by Planning Department and Building and Safety Department through Ordinance No. 348 and 457.

MINERAL RESOURCES Would the project

27. Mineral Resources

a) Result in the loss of availability of a known mineral resource in an area classified or designated by the State that would be of value to the region or the residents of the State?

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

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

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

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

Findings of Fact: The project site is not designated as a mineral resource zone or contains potential mineral resources; the project is not located adjacent to an existing or abandoned mine or quarry.

Mitigation: None required

Monitoring: None required

NOISE Would the project result in

Definitions for Noise Acceptability Ratings

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

NA - Not Applicable

A - Generally Acceptable

B - Conditionally Acceptable

C - Generally Unacceptable

D - Land Use Discouraged

28. Airport Noise

a) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport would the project expose people residing or working in the project area to excessive noise levels?

☐	☒	☐	☐
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NA ☒ A ☐ B ☐ C ☐ D ☐

b) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?

☐	☒	☐	☐
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NA ☒ A ☐ B ☐ C ☐ D ☐

Source: Riverside County General Plan Figure S-19 "Airport Locations," County of Riverside Airport Facilities Map

Findings of Fact: The proposed project lies within an airport influence area boundary and is otherwise affected by airport issues such as noise as identified in the RCIP. The Bermuda Dunes

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Airport exists within the vicinity that could cause a noise hazard. The Riverside County Airport Land Use Compatibility Plan for the Bermuda Dunes Airport Ultimate Noise Impacts places the site outside areas subject to noise in excess of 55 dBA CNEL. The project was found consistent with the Bermuda Dunes Airport Land Use Compatibility Plan on September 16, 2008.

Mitigation: Compliance with requirements of ordinance and conditions to ensure land use compatibility, on file in the LMS, including 10 .PLANNING. 19 – ALUC Letter.

Monitoring: Monitoring to be provided by Planning Department and Building and Safety Department through Ordinance No. 348 and 457.

29. Railroad Noise

NA ☐ A ☐ B ☐ C ☐ D ☐ ☐ ☐ ☐ ☒

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

Findings of Fact: The project would not be affected by railroad noise; the nearest railroad is more than one mile from the project site.

Mitigation: None required

Monitoring: None required

30. Highway Noise

NA ☐ A ☐ B ☐ C ☐ D ☐ ☐ ☐ ☐ ☒

Source: On-site Inspection, Project Application Materials

Findings of Fact: The project is not influenced by highway noise issues as identified in the RCIP as the project site is more than one mile from the nearest highway.

Mitigation: None required

Monitoring: None required

31. Other Noise

NA ☐ A ☐ B ☐ C ☐ D ☐ ☐ ☐ ☐ ☒

Source: Project Application Materials, GIS database

Findings of Fact: No other noise sources have been identified near the project site that would contribute a significant amount of noise to the project.

Mitigation: None required

Monitoring: None required

32. 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: Project Application Materials

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Findings of Fact: Although the project will increase the ambient noise level in the immediate vicinity during construction, and the general ambient noise level will increase slightly after project completion, the impacts are not considered significant. All noise generated during project construction and the operation of the site must comply with the County's noise standards, which restricts construction (Short-term) and operational (long-term) noise levels. The project will not expose any person to excessive ground-borne vibration or ground-borne noise levels.

Mitigation: None required

Monitoring: None required

POPULATION AND HOUSING Would the project

33. Housing

a) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?

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

☐	☐	☐	☒
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c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?

☐	☐	☒	☐
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d) Affect a County Redevelopment Project Area?

☐	☐	☐	☒
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e) Cumulatively exceed official regional or local population projections?

☐	☐	☐	☒
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f) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?

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

Findings of Fact: The site is not located in a County Redevelopment Area. The project will increase are population by approximately 85 residents and does not cumulatively exceed regional or local population projections.

Mitigation: None required

Monitoring: None 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:

34. Fire Services

☐	☐	☒	☐
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Source: Riverside County General Plan Safety Element

Findings of Fact: The project area is serviced by the Riverside County Fire Department. Any significant effects will be mitigated by the payment of standard fees to the County of Riverside. The project will not directly physically alter existing facilities or result in the construction of new physically altered facilities. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable standards. This project has been

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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conditioned to comply with County Ordinance No. 659 in order to mitigate the potential effects to fire services. This is a standard condition of approval and pursuant to CEQA is not considered mitigation.

Mitigation: None required

Monitoring: None required

35. Sheriff Services

☐	☐	☒	☐
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Source: RCIP

Findings of Fact: The proposed area is serviced by the Riverside County Sheriff's Department. The proposed project would not have an incremental effect on the level of sheriff services provided in the vicinity of the project area. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards. This project has been conditioned to comply with County Ordinance No. 659 in order to mitigate the potential effects to sheriff services.

Mitigation: None required.

Monitoring: None required.

36. Schools

☐	☐	☒	☐
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Source: Desert Sands Unified School District correspondence, GIS database

Findings of Fact: The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. The proposed project is located within the boundary of the Desert Sands Unified School District. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards. This project has been conditioned to comply with School Mitigation Impact fees per County Ordinance 659 in order to mitigate the potential effects to school services.

Mitigation: None required

Monitoring: None required

37. Libraries

☐	☐	☒	☐
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Source: RCIP

Findings of Fact: The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. Development fees required by the Riverside County Ordinance No. 659 may be used at the County's discretion to provide additional library facilities. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards. This project has been conditioned to comply with County Ordinance No. 659 in order to mitigate the potential effects to library services.

Mitigation: None required

Monitoring: None required

38. Health Services

☐	☐	☒	☐
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Source: RCIP

Findings of Fact: The use of the approximately 9-acre site would not cause an impact on health services. The site is located within the service parameters of County health centers. The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. The presence of medical communities generally corresponds with the increase in population associated with the new development. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards.

Mitigation: None required

Monitoring: None required

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

39. Parks and Recreation

a) Would the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

☐ ☐ ☐ ☒

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?

☐ ☒ ☐ ☐

c) Is the project located within a C.S.A. or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?

☐ ☒ ☐ ☐

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: The project is located within the boundaries of the Coachella Valley Recreation and Park District, which is responsible for the collection of Quimby fees.

Mitigation: Compliance with requirements of the conditions on file in the LMS, especially 50 .PLANNING. 9 – CV Rec. and Parks District and 90 .PLANNING. 1 – Quimby Fees.

Monitoring: Monitoring shall be done by the Building and Safety Department and the CVRPD.

40. Recreational Trails

☐ ☐ ☐ ☒

Source: Riv. Co. 800 Scale Equestrian Trail Maps, Open Space and Conservation Map for Western County trail alignments

Findings of Fact: No County designated trails are proposed on the site.

Mitigation: None required

Monitoring: None required

TRANSPORTATION/TRAFFIC Would the project

41. Circulation

a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume-to-capacity ratio on roads, or congestion at intersections)?

☐ ☐ ☒ ☐

b) Result in inadequate parking capacity?

☐ ☐ ☐ ☒

c) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated road or highways?

☐ ☐ ☐ ☒

d) 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?

☐ ☐ ☐ ☒

e) Alter waterborne, rail or air traffic?

☐ ☐ ☐ ☒

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

☐ ☐ ☐ ☒

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
g) Cause an effect upon, or a need for new or altered maintenance of roads?	☐	☒	☐	☐
h) Cause an effect upon circulation during the project's construction?	☐	☒	☐	☐
i) Result in inadequate emergency access or access to nearby uses?	☐	☐	☐	☒
j) Conflict with adopted policies supporting alternative transportation (e.g. bus turnouts, bicycle racks)?	☐	☐	☐	☒

Source: RCIP

Findings of Fact: The project will generate traffic to the area and regional transportation system. The project is not anticipated to have any significant traffic or circulation impacts. The project has been conditioned for dedication and improvements along Darby Road. These standard requirements are not considered mitigation for CEQA implementation purposes. The Riverside County Transportation Department did not require a traffic study for the project proposal and deemed the project as designed to protect public health, safety, and welfare.

The proposed project will not substantially increase required parking, change air traffic patterns, alter waterborne, rail or air traffic, cause or effect or create a need for new or altered maintenance of roads. In accordance with County Standard No. 106, Section B (28'/30') (modified) at a grade and alignment. The project shall comply with providing the adequate off-site access to a paved maintained access. The project shall have all the off-site access issues cleared by the Transportation Department and the proposed project will not create design hazards. This project represents new development which will have some impacts to county transportation facilities, and payment of development mitigation fees pursuant to Ordinance No. 659 will off-set any possible impacts.

Mitigation: Compliance with Transportation Department's requirements as contained within the conditions of approval on file in the LMS, especially 10. TRANS. 5 – Standard Intro 3 (Ord 460/ 461), 90 .TRANS. 1 – Part Width and 90 .TRANS. 2 – Improvements.

Monitoring: Monitoring shall be provided by the Riverside County Transportation Department.

42. Bike Trails

☐ ☐ ☐ ☒

Source: RCIP

Findings of Fact: The project is not located adjacent to or nearby any designated bike trail.

Mitigation: None required

Monitoring: None required

UTILITY AND SERVICE SYSTEMS Would the project

43. Water

☐ ☐ ☒ ☐

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

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

☐ ☒ ☐ ☐

Source: Department of Environmental Health Review

Findings of Fact: The project will not 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. The project will have an impact on the water supplies available to, but less than significant impact with incorporated mitigation.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Mitigation: Compliance with the Health Department's requirements as contained within the conditions of approval on file in the LMS, especially 50 .E HEALTH. 1 – Water Plan.

Monitoring: Monitoring to be provided by the Building & Safety Department and the transmittal agency.

44. Sewer

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

☐	☐	☒	☐
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b) Result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

☐	☒	☐	☐
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Source: Department of Environmental Health Review

Findings of Fact: The project will be affected by the sewer service programs and land use standards of the RCIP.

Mitigation: Compliance with the Health Department's requirements as contained within the conditions of approval on file in the LMS by 10 .E HEALTH. 3 – Sewer Plan.

Monitoring: Monitoring to be provided by the Building & Safety Department and the transmittal agency.

45. Solid Waste

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

☐	☐	☒	☐
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b) Comply with federal, state, and local statutes and regulations related to solid wastes (including the CIWMP (County Integrated Waste Management Plan)?

☐	☐	☒	☐
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Source: RCIP, Riverside County Waste Management District correspondence

Findings of Fact: The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards.

Mitigation: None required

Monitoring: None required

46. 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?

☐	☐	☒	☐
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b) Natural gas?

☐	☐	☒	☐
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c) Communications systems?

☐	☐	☒	☐
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d) Storm water drainage?

☐	☐	☒	☐
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e) Street lighting?

☐	☐	☒	☐
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f) Maintenance of public facilities, including roads?

☐	☐	☒	☐
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
g) Other governmental services?	☐	☐	☒	☐
h) Conflict with adopted energy conservation plans?	☐	☐	☒	☐

Source: RCIP

Findings of Fact: Implementation of the project will result in an incremental system capacity demand for energy systems, communication systems, storm water drainage systems, street lighting systems, maintenance of public facilities, including roads and potentially other governmental services. Each of the utility systems, including collection of solid waste, is available at the project site and lines will have to be extended onto the site, which will already be disturbed by grading and other construction activities. These impacts are considered less than significant based on the availability of existing public facilities (drainage facilities) that support local systems. The project will not conflict with adopted energy conservation plans.

Compliance with the requirements of Imperial Irrigation District, Southern California Gas, Verizon, Riverside County Flood Control, Coachella Valley Water District, and Riverside County Transportation Department will ensure that potential impacts to utility systems are reduced to a non-significant level. Note that offsite modifications to the storm water drainage system are forecast to be required for this project (see discussion under Section 23 – Water Quality Impacts). Street lighting must conform to the Palomar lighting standards (see discussion under Aesthetics). Based on data available at this time, no offsite utility improvements will be required to support this project, other than improvement of local roadways within their existing rights-of-way.

Mitigation: None required

Monitoring: None required

MANDATORY FINDINGS OF SIGNIFICANCE

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 47. 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 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.

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 48. 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 other current projects)? | ☐ | ☐ | ☒ | ☐ |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

Source: Staff review, Project Application Materials

Findings of Fact: The project does not have impacts which are individually limited, but cumulatively considerable.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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49. Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly? ☐ ☐ ☐ ☒

Source: Staff review, project application

Findings of Fact: 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: While no prior CEQA documents were used in preparing the EA, other non CEQA documents listed below were considered.

Geotechnical Investigation by Landmark, dated May 8, 2006

Drainage Study by Nolte Associates, Inc., dated February 17, 2009

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

County of Riverside Planning Department
38686 El Cerrito Road
Palm Desert, CA 92211

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 2 MAP - HOLD HARMLESS

RECOMMND

The land divider or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside

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 an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the TENTATIVE MAP, which action is brought within the time period provided for in California Government Code, Section 66499.37. The COUNTY will promptly notify the land divider of any such claim, action, or proceeding against the COUNTY and will cooperate fully in the defense. If the COUNTY fails to promptly notify the land divider of any such claim, action, or proceeding or fails to cooperate fully in the defense, the land divider shall not, thereafter, be responsible to defend, indemnify, or hold harmless the COUNTY.

10. EVERY. 3 MAP - PROJECT DESCRIPTION

RECOMMND

The land division hereby permitted is to divide approximately 1.5 acres into three parcels with a common area including a retention basin and private street, located within Assessors Parcel Number 609-061-014.

10. EVERY. 4 MAP - 90 DAYS TO PROTEST

RECOMMND

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

10. EVERY. 5 MAP - DEFINITIONS

RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Tentative Parcel Map No. 34784 shall be henceforth defined as follows:

TENTATIVE MAP = Tentative Parcel Map No. 34784, Amended No. 2, dated March 2009,

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10. GENERAL CONDITIONS

10. EVERY. 5 MAP - DEFINITIONS (cont.)

RECOMMND

Exhibit M = Design Manual

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

BS GRADE DEPARTMENT

10.BS GRADE. 1 MAP-GIN INTRODUCTION

RECOMMND

Improvement 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 Grading Division conditions of approval.

10.BS GRADE. 2 MAP-G1.2 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 & Safety Department.

10.BS GRADE. 3 MAP-G1.3 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. 4 MAP-G1.5 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 15 to April 15.

10.BS GRADE. 5 MAP-G1.6 DUST CONTROL

RECOMMND

All necessary measures to control dust shall be implemented by the developer during grading.

10.BS GRADE. 6 MAP-G2.1 GRADING BONDS

RECOMMND

Grading in excess of 199 cubic yards will require performance security to be posted with the Building &

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10. GENERAL CONDITIONS

10.BS GRADE. 6 MAP-G2.1 GRADING BONDS (cont.)

RECOMMND

Safety Department. Single family dwelling units graded one lot per permit and proposing to grade less than 5,000 cubic yards are exempt.

10.BS GRADE. 7 MAP-G2.2 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 & Safety~~ Department. Additionally, if either location was not previously approved by an Environmental Assessment, prior to issuing a grading permit a Grading Environmental Assessment shall be submitted to the Planing Director for review and comment and to the Building & Safety Director for approval.

10.BS GRADE. 8 MAP-G2.4GEOTECH/SOILS RPTS

RECOMMND

~~Geotechnical soils reports, required in order to obtain a~~ grading permit, shall be submitted to the Building and Safety'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.~~

10.BS GRADE. 9 MAP-G2.5 2:1 MAX SLOPE RATIO

RECOMMND

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

10.BS GRADE. 10 MAP-G2.8MINIMUM DRNAGE GRAD

RECOMMND

Minimum drainage grade shall be 1% except on portland cement concrete where 0.35% shall be the minimum.

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10. GENERAL CONDITIONS

10.BS GRADE. 11 MAP-G3.1NO B/PMT W/O G/PMT

RECOMMND

Prior to issuance of any building permit, the property owner shall obtain a grading permit and/or approval to construct from the Grading Division of the Building and Safety Department.

10.BS GRADE. 12 MAP-G4.2 1/2"/FT/3FT MIN

RECOMMND

Finish grade shall be sloped to provide proper drainage away from all exterior foundation walls. The slope shall be not less than one-half inch per foot for a distance of not less than three feet from any point of exterior foundation. Drainage swales shall not be less than 1-1/2 inches deeper than the adjacent finish grade at the foundation.

10.BS GRADE. 13 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.

10.BS GRADE. 14 MAP-G1.4 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 (916) 657-1146.

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10. GENERAL CONDITIONS

10.BS GRADE. 14 MAP-G1.4 NPDES/SWPPP (cont.)

RECOMMND

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.

10.BS GRADE. 15 MAP-G2.7DRNAGE DESIGN Q100

RECOMMND

All drainage facilities shall be designed in accordance with Riverside County Flood Control & Water Conservation District's letter regarding this application or, if not specifically addressed in their letter, to accommodate 100 year storm flows.

Additionally, the Building and Safety Department's conditional approval of this application includes an expectation that the conceptual grading plan reviewed and approved for it complies or can comply with any WQMP (Water Quality Management Plan) required by Riverside County Flood Control and Water Conservation District.

E HEALTH DEPARTMENT

10.E HEALTH. 1 CVWD WATER AND SEWER SERVICE

RECOMMND

All lots under Parcel Map#34784 are proposing Coachella Valley Water District (CVWD) water and sewer service. It is the responsibility of the developer to ensure that all requirements to obtain water and sewer service for each lot are met with CVWD, as well as, all other applicable agencies.

Any existing septic system(s) must be properly removed or abandoned under permit with the Department of Environmental Health (DEH).

FIRE DEPARTMENT

10.FIRE. 1 MAP-#50-BLUE DOT REFLECTORS

RECOMMND

Blue retroreflective pavement markers shall be mounted on private streets, public streets and driveways to indicate location of fire hydrants. Prior to installation, placement of markers must be approved by the Riverside County Fire Department.

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10. GENERAL CONDITIONS

10.FIRE. 2 MAP-#13-HYDRANT SPACING

RECOMMND

Schedule H fire protection. An approved standard fire hydrant (6"x4"x2 1/2") shall be located within 500 feet of the driveway entrance as measured along approved vehicular travelways. Minimum fire flow shall be 1000 GPM for 2 hour duration at 20 PSI.

PLANNING DEPARTMENT

10.PLANNING. 1 MAP - MAP ACT COMPLIANCE

RECOMMND

This land division shall comply with the State of California Subdivision Map Act and to all requirements of County Ordinance No. 460, Schedule F, 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 - LC LANDSCAPE MAINTENANCE

RECOMMND

The land divider, or any successor-in-interest to the land divider, shall be responsible for maintenance and upkeep of all slopes, landscaped areas, and irrigation systems within the land division until such time as those operations are the responsibility of the individual home owner(s), a homeowner association, or any other successor-in-interest. Such maintenance activity shall conform with Ordinance No. 859 and the County of Riverside Guide to California Friendly Landscaping.

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10. GENERAL CONDITIONS

10.PLANNING. 5 MAP - ZONING STANDARDS

RECOMMND

Lots created by this TENTATIVE MAP shall be in conformance with the development standards of the R-1 zone.

10.PLANNING. 6 MAP - PROCEDURE FOR PHASING

RECOMMND

Land division phasing, including any proposed common open space area improvement phasing, if applicable, shall be subject to Planning Department approval pursuant to Section 8.3 of Ordinance No. 460. All proposed phasing shall ~~provide for adequate vehicular access to all lots and shall~~ conform to the intent and purpose of the approval. No approval for any number of units or phases is given except as provided by Ordinance No. 460.

10.PLANNING. 7 MAP - MAINTAIN FLOOD FACILITY

RECOMMND

The land divider, and the land divider's successors in interest, shall at all times maintain any and all required stormwater, flood control and drainage facilities in a safe condition, in good repair and in a manner capable of being operated as designed.

10.PLANNING. 8 MAP - NO OFFSITE SIGNAGE

RECOMMND

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

10.PLANNING. 9 MAP - NPDES COMPLIANCE

RECOMMND

Since the project will disturb one (1) acre or more, the land divider/permit holder shall comply with all of the applicable requirements of the National Pollution Discharge Elimination System (NPDES) and shall conform to NPDES Best Management Practices for Stormwater Pollution Prevention Plans during the life of this permit.

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

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10. GENERAL CONDITIONS

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

RECOMMND

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 - RESIDENTIAL RV PARKING

RECOMMND

No recreational vehicle (RV) shall be stored in the front yard of, or on the driveway in the front of, any residential structure.

The storage of camper trailers, boats or other watercraft or non-commercial vehicles may be permitted in the side yard so long as it is located behind an opaque wall, fence or gate. A paved parking surface is required.

NOTE: Reference Countwide Design Standards & Guidelines (1-13-04), p. 18.

10.PLANNING. 12 MAP - RES. DESIGN STANDARDS

RECOMMND

The design standards for the land division are as follows:

- a. Lots created by this map shall conform to the design standards of the R-1 zone.
- b. The front yard setback is 20 feet.
- c. The side yard setback is 5 feet.
- d. The street side yard setback is 10 feet.
- e. The rear yard setback is 10 feet, except where a rear yard abuts a street, then the setback shall be the same as the front yard setback, in accordance with Section 21.77 of Ordinance No. 348.
- f. The minimum average width of each lot is 156 feet.
- g. The maximum height of any building is 20 feet.
- h. The minimum parcel size is 7,200 square feet.
- i. No more than 50% of the lot shall be covered by

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10. GENERAL CONDITIONS

10.PLANNING. 12 MAP - RES. DESIGN STANDARDS (cont.)

RECOMMND

structure.

- j. Residential driveway approaches shall be a minimum of 12 feet and a maximum of 30 feet in width, and 20 feet of full height curb is required between driveways within any one property frontage, in accordance with Ord. No. 461, Standard No. 207.

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

10.PLANNING. 13 MAP - RES. DESIGN STRD. DESERT

RECOMMND

This project is located within the Fourth Supervisorial District of Riverside County. Only single-story residential dwelling units are approved as part of this TENTATIVE MAP, at a maximum height of 20 feet.

10.PLANNING. 14 ~~MAP - CVWD LETTER~~

RECOMMND

The land divider, and the land divider's successor in interest, shall remain in compliance with the water district requirements of the Coachella Valley Water District's letter dated March 17, 2009, a copy of which is on file with the Riverside County Planning Department.

10.PLANNING. 15 MAP - GEO01664

RECOMMND

County Geologic Report (GEO) No. 1664, submitted for this project (PM34784), was prepared by Landmark Geo-Engineers and Geologists and is entitled: "Geotechnical Investigation, Proposed Single-Family Residential Development, APN 609-061-014, Bermuda Dunes, California", dated May 8, 2006.

~~GEO No. 1664 concluded:~~

1. The report determined that the liquefaction potential at this site is unlikely due to the groundwater depth in excess of 50 feet, and medium dense to dense nature of the subsurface soils beneath the site.

~~GEO No. 1664 satisfies the requirement for a Liquefaction study for Planning /CEQA purposes. GEO No. 1664 is hereby accepted for Planning purposes. Engineering and other Uniform Building Code parameters were not included, as a~~

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10. GENERAL CONDITIONS

10.PLANNING. 15 MAP - GEO01664 (cont.)

RECOMMND

part of this review or approval and this approval is not intended, and should not be misconstrued as approval for grading permit. Engineering and other building code parameters will be reviewed and additional comments and/or conditions may be imposed by the Building and Safety Department upon application for grading and/or building permits.

10.PLANNING. 16 MAP - IF HUMAN REMAINS FOUND

RECOMMND

If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the Riverside County Coroner has made the necessary findings as to origin. Further, pursuant to Public Resource Code Section 5097.98(b) remains shall be left in place and free from disturbance until a final decision as to the treatment and disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within a resonable timeframe. Subsequently, the Native American Heritage Commission shall identify the "most likely descendant." The most likely descendant shall then make recommendations and engage in consultation concerning the treatment of the remains as provided in Public Resources Code Section 5097.98.

10.PLANNING. 17 MAP - INADVERTENT ARCHAEO FIND

RECOMMND

If during ground disturbance activities, unique cultural resources are discovered that were not assessed by the archaeological report(s) and/or environmental assessment conducted prior to project approval, the following procedures shall be followed. Unique cultural resources are defined, for this condition, as being multiple 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.

1. All ground disturbance activities within 100 feet of the discovered cultural resources shall be halted until a meeting is convened between the developer, the archaeologist, the Native American tribal representative and the Planning Director to discuss the significance of the find.

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10. GENERAL CONDITIONS

10.PLANNING. 17

MAP - INADVERTENT ARCHAEO FIND (cont.)

RECOMMND

2. At the meeting, the significance of the discoveries shall be discussed and after consultation with the Native American tribal representative and the archaeologist, a decision shall be made, with the concurrence of the Planning Director, as to the appropriate mitigation (documentation, recovery, avoidance, etc.) for the cultural resources.

3. Grading of 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 mitigation.

10.PLANNING. 18

~~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 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. 19

MAP - ALUC LETTER

RECOMMND

~~The land divider, and the land divider's successor in interest, shall remain in compliance with the air navigation and safety requirements of the Airport Land Use Commission's letter dated September 16, 2008, a copy of~~

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10. GENERAL CONDITIONS

10.PLANNING. 19 MAP - ALUC LETTER (cont.)

RECOMMND

which is on file with the Riverside County Planning Department.

10.PLANNING. 20 MAP - LC VIABLE LANDSCAPING

RECOMMND

All plant materials within landscaped common areas shall be maintained in a viable growth condition throughout the life of this permit. To ensure that this occurs, the Planning Department shall require inspections in accordance with the Department's Milestone 90 condition entitled "MAP - LC LNDSCP/IRRIG INSTALL INS."

10.PLANNING. 21 MAP - LC RECLAIMED WATER

RECOMMND

The permit holder shall connect to a reclaimed water supply for landscape watering purposes when secondary or reclaimed water is made available to the site. This condition does not apply to residential front yards.

TRANS DEPARTMENT

10.TRANS. 5 MAP - STD INTRO 3 (ORD 460/461)

RECOMMND

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

10.TRANS. 6 MAP - ENCROACHMENT PERMIT

RECOMMND

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

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10. GENERAL CONDITIONS

10.TRANS. 7 MAP - DRAINAGE 1

RECOMMND

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

10.TRANS. 8 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. 9 MAP - FLOOD HAZARD REPORT

RECOMMND

This is a proposal to divide 2 acres into 3 residential lots (TPM 34784) (APN 609-061-014). The site is located on the north side of Darby Road just west of Adams Street in the unincorporated territory of Bermuda Dunes, County of Riverside, State of California. The Bermuda Dunes Drainage Study established a requirement for new developments to retain 100 percent of the runoff for a 100-year event. The project proponent shall provide 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 100-year storm event.

10.TRANS. 10 MAP - RETENTION AND STORAGE

RECOMMND

For retention basin sizing and calculations please refer to letter dated March 31, 2009 from Alan French to Majeed Farshad in General Conditions 10. TRANS MAP-RETENTION AND STORAGE.

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10. GENERAL CONDITIONS

10.TRANS. 11

MAP - PERP DRAIN PATT/FACILITY

RECOMMND

Development of this property shall be coordinated with the development of adjacent properties to ensure that off-site watercourses remain unobstructed and storm waters are not diverted from one watershed to another. This may require the construction of temporary and or permanent drainage facilities or offsite construction and grading.

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.

40. PRIOR TO PHASING (UNITIZATION)

PLANNING DEPARTMENT

40.PLANNING. 1

MAP - LOT ACCESS/UNIT PLANS

RECOMMND

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

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40. PRIOR TO PHASING (UNITIZATION)

40.PLANNING. 1 MAP - LOT ACCESS/UNIT PLANS (cont.)

RECOMMND

Units) of Ordinance No. 460.

50. PRIOR TO MAP RECORDATION

E HEALTH DEPARTMENT

50.E HEALTH. 1 MAP - WATER PLAN

RECOMMND

A water system shall have plans and specifications approved by the water company and the Department of Environmental Health.

50.E HEALTH. 2 MAP - MONEY

RECOMMND

Financial arrangements (securities posted) must be made for the water improvement plans and be approved by County Counsel.

50.E HEALTH. 3 MAP - SEWER PLAN - COUNTY

RECOMMND

A sewer system shall have mylar plans and specifications as approved by the District, the County Survey Department and the Department of Environmental Health.

50.E HEALTH. 4 MAP - ANNEX FINALIZED

RECOMMND

Annexation proceedings must be finalized with the applicable purveyor for sanitation service.

FIRE DEPARTMENT

50.FIRE. 2 MAP - #46 - WATER PLANS

RECOMMND

The applicant or developer shall furnish one copy of the water system plans to the Fire Department for review. Plans shall be signed by a registered civil engineer, containing a Fire Department approval signature block, and shall conform to hydrant type, location, spacing and minimum fire flow. Once plans are signed by the local water company, the originals shall be presented to the Fire Department for signature.

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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 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 7,200 square feet net.

C. All lot sizes and dimensions on the FINAL MAP shall be in conformance with the development standards of the R-1 zone, and with the Riverside County Integrated Project (RCIP).

~~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 shall be shown as a numbered lot on the FINAL MAP.

50.PLANNING. 3 MAP - REQUIRED APPLICATIONS

RECOMMND

No FINAL MAP shall record until Change of Zone No. 7384 have been approved and adopted by the Board of Supervisors and has been made effective. This land division shall conform with the development standards of the designation and/or zone ultimately applied to the property.

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 4 MAP - ECS SHALL BE PREPARED

RECOMMND

The land divider shall prepare an Environmental Constraints Sheet (ECS) in accordance with Section 2.2. E. & F. of County Ordinance No. 460, which shall be submitted as part of the plan check review of the FINAL MAP.

50.PLANNING. 5 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 ___.

50.PLANNING. 6 MAP - ECS NOTE MT PALOMAR LIGH

RECOMMND

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

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

50.PLANNING. 7 MAP - ECS NOTE AIRPORT

RECOMMND

The following environmental constraints note shall be placed on the ECS:

"This land division is within 2 miles of the Bermuda Dunes Airport. At the time of the approval of the TENTATIVE MAP by the County of Riverside, the Bermuda Dunes Airport maintained operations to the northeast of this property. Property within this land division may be subject to overflight and noise as necessary to operate aircraft to or from the Bermuda Dunes Airport."

50.PLANNING. 9 MAP - CV REC AND PARK DISTRICT

RECOMMND

Prior to the recordation of the FINAL MAP, the land divider shall submit to the Planning Director a duly and completely executed agreement with the Coachella Valley Recreation and Park District which demonstrates to the satisfaction of the County that the land divider has provided for payment of parks and recreation fees and/or dedication of land for the proposed land division in accordance with Section 10.35 of Ordinance No. 460.

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50. PRIOR TO MAP RECORDATION

50. PLANNING. 10

MAP - CC&R RES POA COM. AREA

RECOMMND

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

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

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

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

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

The declaration of covenants, conditions and restrictions submitted for review shall a) provide for a minimum term of 60 years, b) provide for the establishment of a property owner's association comprised of the owners of each individual lot or unit as tenants in common, c) provide for the ownership of the common area by either the property owner's association or the owners of each individual lot or unit as tenants in common, and d) contain the following provisions verbatim:

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50. PRIOR TO MAP RECORDATION

50. PLANNING. 10

MAP - CC&R RES POA COM. AREA (cont.)

RECOMMND

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

The property owners' association established herein shall manage and continuously maintain the 'common area' (Parcel 4, Retention Basin), more particularly described on Exhibit 'A', attached hereto, and shall not sell or transfer the 'common area' or any part thereof, absent the ~~prior written consent of the Planning Department of the~~ County of Riverside or the County's successor-in-interest.

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

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

~~In the event of any conflict between this Declaration and the Articles of Incorporation, the Bylaws, or the property owners' association Rules and Regulations, if any, this Declaration shall control."~~

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

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50. PRIOR TO MAP RECORDATION

50. PLANNING. 11 MAP - FEE BALANCE RECOMMND

50.PLANNING. 12 MAP - LC LNDSCP COMMN AREA MTN RECOMMND

"PRIOR TO MAP RECORDATION, the following procedures for common area maintenance procedures shall be complied with:

- a. A permanent master maintenance organization shall be established for the specific plan area to assume ownership and maintenance responsibility for all common recreation, open space, circulation systems and landscaped areas. The organization may be public or private. Merger with an area-wide or regional organization shall satisfy this condition provided that such organization is legally and financially capable of assuming the responsibilities for ownership and maintenance. If the organization is a private association then neighborhood associations shall be established for each residential development, where required and such associations may assume ownership and maintenance responsibility for neighborhood common areas.
- b. Unless otherwise provided for in these conditions of approval, common open areas shall be conveyed to the maintenance organization as implementing development is approved or any subdivision as recorded.
- c. The maintenance organization shall be established prior to or concurrent with the recordation of the first land division. Any agreements with the maintenance organization shall stipulate that maintenance of landscaped areas will occur in accordance with Ordinance No. 859 (as adopted and any amendments thereto) and the Riverside Guide to California Friendly Landscaping.
- d. Covenants, Conditions, and Restrictions for the MAP shall prohibit the use of water-intensive landscaping and require

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 12 MAP - LC LNDSCP COMMN AREA MTN (cont.)

RECOMMND

the use of low water use landscaping pursuant to the provisions of Ordinance No. 859 (as adopted and any amendments thereto).

e.Covenants, Conditions, and Restrictions for the MAP shall incorporate provisions concerning landscape irrigation system management and maintenance for the purpose of facilitating the water-efficient landscaping requirements of Ordinance No. 859 (as adopted and any amendments thereto). The common areas to be maintained by the master maintenance organization shall include, but not be limited to, the following: Planning Area(s) _____"

TRANS DEPARTMENT

50.TRANS. 3 MAP - IMP PLANS

RECOMMND

Improvement plans for the required improvements must be prepared and shall be based upon a design profile extending a minimum of 300 feet beyond the project boundaries at a grade and alignment as approved by the Riverside County Transportation Department. Completion of road improvements does not imply acceptance for maintenance by County.

50.TRANS. 9 MAP - PART-WIDTH

RECOMMND

Parcel "A" shall be improved with 23-feet of asphalt concrete pavement within a 24.5-foot part-width dedicated right-of-way in accordance with County Standard No. 105, Section A. Modified (23'/24.5') The developer shall provide written assurance from the owner of the property underlying the off-site improvement that sufficient right-of-way to construct the off-site portion of the road will be provided as approved by the Transportation Department.

Parcel "A" shall terminate with a Standard off-set Cul-de-sac, located along the westerly side of the Parcel Map No. 34784 in accordance with County Standard No. 800A.

50.TRANS. 10 MAP - IMPROVEMENTS

RECOMMND

Darby Road shall be improved within the dedicated right-of-way in accordance with County Standard No. 105, Section "A" modified to have 8-inch concrete curb, gutter and 6-foot sidewalk located 20-feet from centerline and match up asphalt concrete paving within a 30-foot half-width dedicated right-of-way. (40'/60')

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50. PRIOR TO MAP RECORDATION

50.TRANS. 11 MAP - FINAL MAP DRAIN EASEMENT

RECOMMND

The land divider shall delineate the locations of the retention basins on the final map and record a drainage easement over said area for flood control purposes. A note shall be placed on the final map identifying the easements and stating, "Drainage Easement - no building, obstructions, or encroachments by landfills are allowed." Maintenance will be performed by the individual property owners or Home Owner Association or as agreed to by the Director of Transportation.

50.TRANS. 12 MAP - FLOODWAYS ECS

RECOMMND

A note shall be placed on the Environmental Constraint Sheet (ECS) stating: "Prior to the development of each lot within this land division Drainage Easements shall be defined and recorded by separate instrument to the benefit of Riverside County over said areas for flood control purposes. Maintenance of said Drainage Easements will be performed by Property Owners Association or as agreed to by the Director of Transportation".

50.TRANS. 13 MAP - OWNER MAINTENANCE NOTICE

RECOMMND

The subdivider shall record sufficient documentation to advise purchasers of any parcel that the owners of individual parcels are responsible for the maintenance of the drainage facility (including the retention basin). A viable maintenance mechanism acceptable to Riverside County should be provided for the retention basin and drainage systems. The subdivider shall prepare the CC&R and obtain approval from Riverside County Transportation Department regarding the maintenance of the retention systems. The CC&R shall include the language that each individual owner will inspect the systems a minimum two times a year and also remove debris from the basins two times a year. These maintenance wordings shall be shown on the title sheet of improvement plans.

50.TRANS. 14 MAP - RETENTION AND STORAGE

RECOMMND

For retention basin sizing and calculations please refer to letter dated March 31, 2009 from Alan French to Majeed Farshad in General Conditions 10. TRANS MAP-RETENTION AND STORAGE.

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60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 1 MAP-G2.1 GRADING BONDS

RECOMMND

Grading in excess of 199 cubic yards will require 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. 2 MAP-G2.4GEOTECH/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. 3 MAP-G2.7DRNAGE DESIGN Q100

RECOMMND

All grading and drainage shall be designed in accordance with Riverside County Flood Control & Water Conservation 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.

Additionally, the Building and Safety Department's conditional approval of this application includes an expectation that the conceptual grading plan reviewed and approved for it complies or can comply with any WQMP (Water Quality Management Plan) required by Riverside County Flood Control and Water Conservation District.

60.BS GRADE. 4 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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 4 MAP* PM10 PLAN REQUIRED (cont.)

RECOMMND

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. 5 MAP-G1.4 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 (916) 657-1146.

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. 6 MAP* PM 10 CLASS REQUIRED

RECOMMND

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

60.BS GRADE. 7 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. If an Environmental Assessment, prior to issuing a grading permit, did not previously approve either location, a

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 7 MAP IMPORT/EXPORT (cont.)

RECOMMND

Grading Environmental Assessment shall be submitted to the Planning Director and the Environmental Programs 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 will be required.

PLANNING DEPARTMENT

60.PLANNING. 2 MAP - PM10 MITIGATION PLAN

RECOMMND

Notwithstanding any provision of Riverside County Ordinance No. 742 (Control of Fugitive Dust & PM10) to the contrary, this roject shall comply with the requirements of Ordinance No. 742, including, but not necessarily limited to, the submission of a PM10 Mitigation Plan containing all resonably available fugitive dust control measures, and, thereafter, the permit holder shall comply with all provisions of the approved PM10 Mitigation Plan during grading, earth movement operations and construction of the project as determined by the Director of the Department of Building and Safety.

The permit holder shall submit a copy of the approved PM10 Mitigation Plan to the Planning Department and the submitted copy shall include a cover letter containing a written certification from a state licensed professional that the control measures of the plan are included in the grading and building plans submitted to the Department of Building and Safety pursuant to obtaining a grading permit.

60.PLANNING. 5 MAP - IF HUMAN REMAINS FOUND

RECOMMND

If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made a determination of origin and disposition pursuant to Public Resources Code Section 5097.98. The County Coroner shall be notified of the find immediately. If the remains are determined to be prehistoric, the coroner shall notify the Native American Heritage Commission, which will determine and notify the appropriate NATIVE AMERICAN TRIBE who is the most likely descendent. The descendent shall inspect the site of the discovery and make a recommendation as to the appropriate mitigation. After the recommendation has bee

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 5 MAP - IF HUMAN REMAINS FOUND (cont.) RECOMMND

made, the property owner, a Native American Tribe representative, and a County representative shall meet to determine the appropriate mitigation measures and corrective actions to be implemented.

60.PLANNING. 6 MAP - REQUIRED APPLICATIONS RECOMMND

No grading permits shall be issued until Change of Zone No. 7384 has been approved and adopted by the Board of Supervisor's and has been made effective.

60.PLANNING. 7 MAP- NATIVE AM. MONITORING RECOMMND

~~Tribal monitor(s)~~ from the appropriate Native American Tribe(s) shall be required on-site during all ground disturbing activities, including grading, stockpiling of materials, engineered fill, rock crushing, etc. The land divider/permit holder shall retain a qualified tribal monitor from the Agua Caliente Band of Cahuilla. Prior to issuance of a grading permit, the developer shall submit a copy of a signed contract between the the above mentioned Tribe and the land divider/permit holder for the monitoring of the project, and which addresses the treatment of cultural resources, to the Planning Department and to the Department of Building and Safety. The Native American Monitor(s) shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow recovery of cultural resources.

60.PLANNING. 8 MAP - ARCHAEOLOGIST RETAINED RECOMMND

Prior to the issuance of rough grading permits, a qualified archaeologist (pursuant to the Secretary of the Interior's standards and guidelines) shall be retained by the land divider for consultation and comment on the proposed grading with respect to potential impacts to archaeological and/or cultural resources. Should the archaeologist, after consultation with the appropriate Native American tribe(s), find the potential is high for impact to archaeological resources, cultural resources and/or sacred sites, a pre-grading meeting between the archaeologist, the Native American tribal representative(s), and the excavation and grading contractor shall take place to discuss appropriate grading and ground disturbing methods within and around those archaeologically and culturally sensitive areas

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 8

MAP - ARCHAEOLOGIST RETAINED (cont.)

RECOMMND

within the project. During grading operations, when deemed necessary in the professional opinion of the retained archaeologist (and/or as determined by the Planning Director), ~~the archaeologist, the archaeologist's on-site representative(s) and the Native American tribal representative(s) shall actively monitor all project~~ related grading and shall have the authority to temporarily divert, redirect, or halt grading activity to allow recovery of archaeological and/or cultural resources.

Prior to the issuance of grading permits, the NAME, ADDRESS and TELEPHONE NUMBER of the retained archaeologist shall be submitted to the Planning Department and the B&S Grading Division. ~~If the retained archaeologist, after consultation with the appropriate Native American tribe, finds no potential for impacts to archaeological and/or cultural resources, a letter shall be submitted to the Planning Department certifying this finding by the retained qualified archaeologist.~~

60.PLANNING. 9

MAP- CULTURAL RES. DISP. AG.

RECOMMND

Prior to grading permit issuance, the applicant shall provide the Planning Director evidence of a fully executed agreement with the appropriate Native American Tribe that addresses the treatment and disposition of all cultural resources impacted as a result of the development. The Developer shall relinquish ownership of all cultural resources, including all archaeological artifacts that are of Native American origin, found in the project area to the Agua Caliente Band of Cahuilla for proper treatment and disposition, upon completion of the archaeological inventory, description and non-invasive evaluation of recovered artifacts by the project archaeologist.

TRANS DEPARTMENT

60.TRANS. 1

MAP - DRAINAGE SUBMIT PLANS

RECOMMND

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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.TRANS. 1 MAP - DRAINAGE SUBMIT PLANS (cont.) RECOMMND
as required by Riverside County Transportation Department.

60.TRANS. 2 MAP - TYPICAL SITE GRADING RECOMMND
All on-site grading shall be graded to drain to on site drainage facilities. Offsite drainage shall be conveyed through the project site in a manner that will not adversely impact either on-site improvements or worsen the existing drainage conditions to adjacent offsite properties.

60.TRANS. 3 MAP - RETENTION AND STORAGE RECOMMND
For retention basin sizing and calculations please refer to letter dated March 31, 2009 from Alan French to Majeed Farshad in General Conditions 10. TRANS MAP-RETENTION AND STORAGE.

70. PRIOR TO GRADING FINAL INSPECT

BS GRADE DEPARTMENT

70.BS GRADE. 1 MAP-G4.2 1/2"/FT/3FT MIN RECOMMND
Finish grade shall be sloped to provide proper drainage away from all exterior foundation walls. The slope shall be not less than one-half inch per foot for a distance of not less than three feet from any point of exterior foundation. Drainage swales shall not be less than 1-1/2 inches deeper than the adjacent finish grade at the foundation.

70.BS GRADE. 2 MAP*GP2.0.a COMPACTION REPORT RECOMMND
Prior to requesting paving inspections and subsequent final grading inspection, the applicant or developer shall submit to the Building and Safety Department, Grading Division, two (2) copies of the compaction report for subgrade in pavement areas and all other areas not addressed in the compaction report submitted for the building pad(s).

70.BS GRADE. 3 MAP* GP2.1a ENG. CERTIFICATION RECOMMND
Prior to paving inspection(s) and subsequent final grading inspection, the civil engineer of record shall submit to

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70. PRIOR TO GRADING FINAL INSPECT

70.BS GRADE. 3 MAP* GP2.1a ENG. CERTIFICATION (cont.) RECOMMND

the Department of Building and Safety, Grading Division, written certification of completion of final grading in accordance with the approved grading plan.

70.BS GRADE. 4 MAP*GP2.0.b CERT. & COMP. RPT RECOMMND

Prior to requesting final grading inspection, the applicant or developer shall submit to the Grading Division of the Building and Safety Department the following for review and approval:

1. From the registered civil engineer of record, written certification of completion of final grading is in accordance with the approved grading plans.

2. Final compaction report from the soils engineer of record, including parking area subgrades and other areas not covered in the report submitted for the building pad(s).

TRANS DEPARTMENT

70.TRANS. 1 MAP - EROSION CONTROL RECOMMND

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

80. PRIOR TO BLDG PRMT ISSUANCE

B&S DEPARTMENT

80.B&S. 1 BP - GRADING CLEARANCE REQMNT INEFFECT

Prior to the issuance of this permit, the applicant must obtain clearance from the Grading Division of the Department of Building & Safety. It may be necessary for the applicant to speak directly with a representative of the Grading Division to determine the specific requirements for their clearance.

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80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

80.BS GRADE. 1 MAP-G3.1NO B/PMT W/O G/PMT

RECOMMND

Prior to issuance of any building permit, the property owner shall obtain a grading permit and/or approval to construct from the Grading Divisin of the Building and Safety Department.

80.BS GRADE. 2 MAP* BP3.0.A CERT. & COMP. RPT

RECOMMND

Prior to issuance of a building permit, the developer or applicant shall submit to the Grading Division of the Building and Safety Department the following for review and approval:

1. Certification from the registered civil engineer of record that the building pad(s) were constructed in the locations and to the elevations shown on the approved grading plan.

2. Compaction report from the soils engineer of record certifying that all grading was performed in accordance with the preliminary soils report and that all fill was compacted to a minimum of 90% of maximum density. The report shall include an exhibit and chart showing test locations, depths, and results of compaction tests.

FIRE DEPARTMENT

80.FIRE. 1 MAP-#50C-TRACT WATER VERIFICA

RECOMMND

The required water system, including all fire hydrant(s), shall be installed and accepted by the appropriate water agency and the Riverside County Fire Department prior to any building permits. Contact the Riverside County Fire Department to inspect the required fire flow, street signs, all weather surface, and all access and/or secondary. Approved water plans must be a the job site.

PLANNING DEPARTMENT

80.PLANNING. 1 MAP - SCHOOL MITIGATION

RECOMMND

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

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 3 MAP - FEE BALANCE

RECOMMND

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

80.PLANNING. 6 MAP - DUAL AIR COOL SYSTEMS

RECOMMND

Prior to issuance of building permits for EACH residential dwelling, plans submitted to the Department of Building and Safety shall include evaporative ("swamp" or equivalent) coolers in addition to refrigerated air conditioners as interior air cooling equipment.

The TLMA Land Use Division and/or Planning Department shall require the building permit applicant to submit written certification from a state licensed professional that the plans submitted to plan check in the Department of Building and Safety comply with the above requirement for dual air cooling systems. The Planning Department may also require review by county staff of building plans to verify compliance with this condition of approval.

NOTE: Reference Countywide Design Standards & Guidelines (1-13-04), p. 15.

80.PLANNING. 7 MAP - LC LANDSCAPE PLOT PLAN

RECOMMND

The land divider/permit holder shall file six (6) sets of a Landscaping and Irrigation Plan to the County Planning Department for review and approval. Said plan shall be submitted to the Department in the form of a plot plan application pursuant to County Ordinance No. 348, Section 18.30.a.(1) (Plot Plans not subject to the California Environmental Quality Act and not subject to review by any governmental agency other than the Planning Department), along with the current fee. The plan shall be in compliance with Section 18.12, Sections 19.300 through 19.304., and the TENTATIVE MAP conditions of approval. The plan shall show all common open space areas and label those open space areas regulated/or conserved by the prevailing MSHCP. The plan shall address all areas and conditions of the tract requiring landscaping and irrigation to be installed including, but not limited to, (slope planting, common area and/or park landscaping, and individual front yard landscaping). Emphasis shall be placed on using plant species that are drought tolerant and low water using.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 7

MAP - LC LANDSCAPE PLOT PLAN (cont.)

RECOMMND

Landscaping and Irrigation Plot Plans shall be prepared consistent with Ordinance No. 859 (as adopted and any amendments thereto), the Riverside County Guide to California Landscaping, and Ordinance No. 348, Section 18.12 and submitted by a landscape architect licensed by the State of California.

Landscaping plans shall incorporate the use of specimen (24" box or greater) canopy trees long streets. All trees and shrubs shall be drawn to reflect the average specimen size at 15 years of age. All trees shall be double-staked and secured with non-wire ties.

Landscaping plans for areas that are totally within the road right-of-way shall be submitted for review and approval by the Transportation Department. Slope Landscaping plans for slopes exceeding 3 feet in height shall be submitted to the Planning Department for review.

NOTES: The Landscape plot plan may include the requirements of any other minor plot plan required by the subdivision conditions of approval. However, minor plot plan conditions of approval shall be cleared individually.

80.PLANNING. 8

MAP - LC LNDSCP INSPECT DEPOSIT

RECOMMND

Prior to issuance of building permits, the permit holder shall deposit the prevailing DBF amount to cover the required landscape inspection(s). In the event that no Landscape DBF case type is available through the County, then the applicant shall open and deposit sufficient funds into an FEE ONLY case type at the current prevailing, Board adopted, hourly rate. The amount of hours required for the inspection will be determined by the County Planning Department's Landscape personnel prior to approval of the requisite Minor Plot Plan for Planting and Irrigation.

80.PLANNING. 9

MAP - LC LANDSCAPE SECURITIES

RECOMMND

For all common areas, performance securities, in amounts to be determined by the Director of Building and Safety to guarantee the installation of plantings, irrigation system, walls and/or fences, in accordance with the approved plan, shall be filed with the Department of Building and Safety. Securities may require review by

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Riverside County LMS
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PARCEL MAP Parcel Map #: PM34784

Parcel: 609-061-014

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 9 MAP - LC LANDSCAPE SECURITIES (cont.)

RECOMMND

County Counsel and other staff. Permit holder is encouraged to allow adequate time to ensure that securities are in place. The performance security may be released one year after structural final, inspection report, and the One-Year Post Establishment report confirms that the plantings and irrigation components have been adequately installed and maintained. A cash security shall be required when the estimated cost is \$2,500.00 or less.

80.PLANNING. 10 MAP - LC LNDSCP PLOT PLAN APPR

RECOMMND

When the Landscaping Plot Plan is located within the Valley-Wide Recreation and Park District, Jurupa Community Services District, a County Service Area (CSA) or other special maintenance district then, prior to landscape plan submittal to the Planning Department, the permit holder shall show evidence to the Planning Department that the subject District has approved said plans.

80.PLANNING. 11 MAP - RES. DESIGN STANDARDS

RECOMMND

The design standards for the land division are as follow:

- a. Lots created by this map shall conform to the design standards of the R-1 zone.
- b. The front yard setback is 20 feet.
- c. The side yard setback is 5 feet.
- d. The street side yard setback is 10 feet.
- e. The rear yard setback is 10 feet, except where a rear yard abuts a street, then the setback shall be the same as the front yard setback, in accordance with Section 21.77 of Ordinance No. 348.
- f. The average minimum width of each lot is 156 feet.
- g. Only single-story residential dwelling units are approved as part of this TENTATIVE MAP, at a maximum height of 20 feet.
- h. The minimum parcel size is 20 feet.
- i. No more than 50% of the lot shall be covered by structures.
- j. Residential driveway approaches shall be a minimum of 12 feet and a maximum of 30 feet in width, and 20 feet of full height curb is required between driveways within any one property frontage, in accordance with Ordinance No. 461, Standard No. 207.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 11 MAP - RES. DESIGN STANDARDS (cont.)

RECOMMND

NOTE: RECOMMENDED BY THE PLANNING COMMISSION ON APRIL 29, 2009.

TRANS DEPARTMENT

80.TRANS. 3 MAP - 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. 6 MAP - LANDSCAPE-DESERT

RECOMMND

Landscaping within public road rights-of-way shall comply with Transportation Department standards and require approval by the Transportation Department. The landscape design shall incorporate a desert theme, including the extensive use of native desert and drought tolerant plant species. Irrigation systems shall incorporate the use of drip irrigation to the maximum extent feasible. The use of non-organic landscape elements such as rocks, decorative paving sand and gravel is encouraged. The uses of grass, sod or other water intense ground cover plant materials will not be permitted.

Assurance of continuing maintenance is required by filing an application for annexation into a County Service Area, Landscaping and Lighting Maintenance District No. 89-1-Consolidated and/or Assessment District or enter into a continuous landscape maintenance agreement as approved by the Transportation Department.

Landscape plans shall be submitted on standard County Plan sheet format (24"x 36"). Landscape plans shall be submitted with the street improvement plans and shall depict only such landscaping, irrigation and related facilities as are to be placed within the public road rights-of-way

80.TRANS. 7 MAP - STREETLIGHTS - L&LMD

RECOMMND

The project proponent shall submit to the Transportation Department L&LMD No. 89-1-C Administrator the following:

1. Completed Transportation Department application

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Riverside County LMS
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PARCEL MAP Parcel Map #: PM34784

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80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 7 MAP - STREETLIGHTS - L&LMD (cont.)

RECOMMND

2. (2)Sets of street lighting plans approved by Transportation Department.
3. Appropriate fees for annexation.
4. "Streetlight Authorization" form from SCE, IID or other electric provider.

80.TRANS. 13 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.

80.TRANS. 21 MAP - STREETLIGHT PLAN 1

RECOMMND

A separate streetlight plan is required for this project. Street lighting shall be located at the intersection(s) and end of cul-de-sac(s) only as approved by the Transportation Department. For projects within SCE boundaries use County of Riverside Ordinance 461, Standard No.'s 1000 or 1001. For projects within Imperial Irrigation District (IID) use IID's pole standard.

80.TRANS. 22 MAP - PRIVATE STREET MAINTENAN

RECOMMND

The development shall provide for continuous maintenance of all proposed private streets within the development as approved by the Director of Transportation, the Planning Department and County Counsel.

80.TRANS. 23 MAP - DRAINAGE EASEMENT

RECOMMND

All drainage easements must be 20 feet wide, minimum, located all on one side of a property line.

90. PRIOR TO BLDG FINAL INSPECTION

B&S DEPARTMENT

90.B&S. 1 BP - GRADING CLEARANCE REQMNT

INEFFECT

Prior to the final inspection, the applicant must obtain clearance from the Grading Division of the Department of Building & Safety. It may be necessary to speak directly

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Riverside County LMS
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PARCEL MAP Parcel Map #: PM34784

Parcel: 609-061-014

90. PRIOR TO BLDG FINAL INSPECTION

90.B&S. 1 BP - GRADING CLEARANCE REQMNT (cont.) INEFFECT

to a representative of the Grading Division to determine specific requirements for their clearance.

BS GRADE DEPARTMENT

90.BS GRADE. 1 MAP-G4.2 1/2"/FT/3FT MIN RECOMMND

Finish grade shall be sloped to provide proper drainage away from all exterior foundation walls. The slope shall be not less than one-half inch per foot for a distance of not less than 3 feet from any point of exterior foundation. Drainage swales shall not be less than 1 1/2 inches deeper than the adjacent finish grade at the foundation.

PLANNING DEPARTMENT

90.PLANNING. 1 MAP - QUIMBY FEES RECOMMND

~~Prior to final building inspection approval of EACH residential dwelling, the land divider/permit holder shall present certification to the Riverside County Planning Department that payment of parks and recreation fees and/or dedication of land for park use in accordance with Section 10.35 of County Ordinance No. 460 has taken place. Said certification shall be obtained from the Coachella Valley Recreation and Park District.~~

90.PLANNING. 2 MAP - CONCRETE DRIVEWAYS RECOMMND

~~Prior to final building inspection approval of EACH residential dwelling, the land divider/permit holder shall cause all driveways to be constructed of cement concrete.~~

90.PLANNING. 3 MAP - FRONT YARD LANDSCAPING RECOMMND

~~Prior to final building inspection approval of EACH residential dwelling, all residences shall have front yard landscaping with an automatic irrigation system. Font yard landscaping shall conform with County Ord. No. 859 and the County's Guide to California Friendly Landscaping. A minimum of one tree (15 gallon or larger) shall be planted in each front yard along with a commensurate number of shrubs which are to be planted in a minimum three foot wide planter along the front of all homes (garage and side yards gate areas may be excluded).~~

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PARCEL MAP Parcel Map #: PM34784

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 4 MAP - ROLL-UP GARAGE DOORS

RECOMMND

Prior to final building inspection approval of EACH residential dwelling, all residences shall have automatic roll-up garage doors.

90.PLANNING. 5 MAP - LC LNDSCP/IRRIG INSTL IN

RECOMMND

Prior to final building inspection approval of the FIRST residential dwelling, the permit holder's landscape architect responsible for preparing the Landscaping and Irrigation Plans shall arrange for an Installation Inspection with the Planning Department at least fifteen (15) working days prior to final inspection of the structure or issuance of occupancy permit, whichever occurs first. Upon successful completion of the Installation Inspection and compliance with the Planning Department's Milestone 80 conditions entitled MAP-LNDSCPE INSPECTION DEPOS," both the County Planning Department's Landscape Inspector and the permit holder's landscape architect shall execute a Certificate of Completion that shall be submitted to the Planning Department and the Department of Building and Safety.

90.PLANNING. 6 MAP - HOME ADDRESS LIGHTING

RECOMMND

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

90.PLANNING. 7 MAP - DUAL AIR COOL SYSTEMS

RECOMMND

Prior to final building inspection approval of EACH residential dwelling, evaporative ("swamp" or equivalent) coolers are required to be installed in addition to refrigerated air conditioners as interior air cooling equipment.

The TLMA Land Use Division and/or Planning Department shall require the building permit holder to submit written certification from a state licensed professional that the above requirement for dual air cooling systems have been

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PARCEL MAP Parcel Map #: PM34784

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 7 MAP - DUAL AIR COOL SYSTEMS (cont.)

RECOMMND

installed according to plans approved by the Department of Building and Safety. The Planning Department may also require inspection by county staff to verify compliance with this condition of approval.

NOTE: Reference Countywide Design Standards & Guidelines (1-13-04), p. 15.

90.PLANNING. 8 MAP - ORD 875 CVMSHCP FEE (2)

RECOMMND

Prior to the issuance of a certificate of occupancy, or upon building permit final inspection, whichever comes first, the land divider or land developer 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 land division is a residential development and the amount of the fee will be based on the density of residential development as defined in the ordinance. 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 for in that ordinance shall be required.

90.PLANNING. 9 MAP - LC COMPLY W/LNDSP/IRRIG

RECOMMND

All required landscape planting and irrigation shall have been installed in accordance with approved Landscaping and Irrigation Plans, the Riverside County Guide to California Landscaping, and Ordinance No. 859 (as adopted and any amendments thereto). All landscape and irrigation components shall be in a condition acceptable to the Planning Department through the implementation of the Department's Milestone 90 condition entitled "MAP - LANDSCAPING/IRRIGATION INSTALLATION INSPECTIONS." The plants shall be healthy and free of weeds, disease or pests. The irrigation system shall be properly constructed and determined to be in good working order.

TRANS DEPARTMENT

90.TRANS. 1 MAP - PART-WIDTH

RECOMMND

Parcel "A" shall be improved with 23-feet of asphalt concrete pavement within a 24.5-foot part-width dedicated

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Riverside County LMS
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PARCEL MAP Parcel Map #: PM34784

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 1 MAP - PART-WIDTH (cont.)

RECOMMNI

right-of-way in accordance with County Standard No. 105, Section A. Modified (23'/24.5') The developer shall provide written assurance from the owner of the property underlying the off-site improvement that sufficient right-of-way to construct the off-site portion of the road will be provided as approved by the Transportation Department.

Parcel "A" shall terminate with a Standard off-set Cul-de-sac located along the westerly side of the Parcel Map No. 34784 in accordance with County Standard No. 800A.

90.TRANS. 2 MAP - IMPROVEMENTS

RECOMMND

Darby Road shall be improved within the dedicated right-of-way in accordance with County Standard No. 105, Section "A" modified to have 8-inch concrete curb, gutter and 6-foot sidewalk located 20-feet from centerline and match-up asphalt-concrete paving within a 30-foot half-width dedicated right-of-way. (40'/60')

90.TRANS. 4 MAP - CUL-DE-SAC

RECOMMND

Off-set cul-de-sacs with the above private street cross sections shall be constructed according to County Standard No. 800A.

90.TRANS. 6 MAP - SIGNING & STRIPING

RECOMMND

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

90.TRANS. 10 MAP STREETLIGHT AUTHORIZATION

RECOMMND

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

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

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PARCEL MAP Parcel Map #: PM34784

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 10 MAP STREETLIGHT AUTHORIZATION (cont.)
or other electric provider.

RECOMMND

90.TRANS. 11 MAP - LANDSCAPING PLAN

RECOMMND

The project proponent shall comply in accordance with landscaping requirements within public road rights-of-way, in accordance with Ordinance 461. Landscaping shall be installed within Darby Road.

Landscaping plans shall be submitted on standard County Plan sheet format (24" X 36"). Landscaping plans shall be submitted with the street improvement plans. If landscaping maintenance to be annexed to County Service Area, or Landscaping and Lighting Maintenance District, landscaping plans shall depict ONLY such landscaping, irrigation and related facilities as are to be placed within the public road rights-of-way.

90.TRANS. 12 MAP - STREET LIGHTS INSTALL

RECOMMND

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

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

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

90.TRANS. 13 MAP- EXISTING CURB & GUTTER

RECOMMND

On existing curb and gutter, new driveways, closure of existing driveways, sidewalks and/or drainage devices within County right-of-way, including sewer and water laterals on Darby Road shall be constructed within the dedicated right-of-way in accordance with County Standards, Ordinance 461. Such construction shall be shown on existing street improvement plans and approved and permitted by the Transportation Department.

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PARCEL MAP Parcel Map #: PM34784

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 14 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.

90.TRANS. 15 MAP - UTILITY INSTALL

RECOMMND

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

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

90.TRANS. 16 MAP - DRAINAGE IMPROV COMPLETE

RECOMMND

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

90.TRANS. 17 MAP - OWNER MAINTENANCE NOTICE

RECOMMND

The subdivider shall record sufficient documentation to advise purchasers of any parcel that the owners of individual parcels are responsible for the maintenance of ~~the drainage facility (including the retention basins)~~. A viable maintenance mechanism acceptable to Riverside County should be provided for the retention basins and drainage systems. The subdivider shall prepare the CC&R and obtain

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Riverside County LMS
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PARCEL MAP Parcel Map #: PM34784

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 17

MAP - OWNER MAINTENANCE NOTICE (cont.)

RECOMMND

approval from Riverside County Transportation Department regarding the maintenance of the retention systems. The CC&R shall include the language that each individual owner will inspect the systems a minimum two times a year and also remove debris from the basins two times a year. These maintenance wordings shall be shown on the title sheet of improvement plans.



Established in 1918 as a public agency

Coachella Valley Water District

Directors:

Peter Nelson, President
Patricia A. Larson, Vice President
Tellis Codekas
John W. McFadden
Russell Kitahara

Officers:

Steven B. Robbins, General Manager-Chief Engineer
Julia Hernandez, Secretary
Mark Beuhler, Asst. General Manager
Dan Parks, Asst. To General Manager
Redwine and Sherrill, Attorneys

March 17, 2009

File: 0163.1
0421.1
0721.1

RECEIVED

MAR 27 2009

Riverside County
Planning Department
Desert Office

Maurice Borrows
Riverside County Planning Department
38-686 El Cerrito Road
Palm Desert, CA 92211

Dear Mr. Borrows:

Subject: Tentative Parcel Map No. 34784, Exhibit A, Amended No. 1

This letter supersedes District's letter dated September 1, 2006.

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).

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

The county shall require mitigation measures to be incorporated into the development to prevent flooding of the site or downstream properties. These measures shall require 100 percent on-site retention of runoff from the 100-year storm.

Since the stormwater issues of this development are local drainage, the District does not need to review drainage design further.

This project lies within the Study Area Boundary of the Coachella Valley Water Management Plan (September 2002).

The District 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 the District and exercised from time to time, including but not limited to fees and charges, water conservation measures, etc.

The District may need additional facilities to provide for the orderly expansion of its sanitation systems. These facilities may include pipelines, lift stations and other facilities. The developer may be required to install these facilities and provide land and/or easements on which some of these facilities will be located. These sites shall be shown on the tract map as lots and/or easements to be deeded to the District for such purpose.

March 17, 2009

This area shall be annexed to Improvement District No. 58 to obtain sanitation service.

This notice of domestic water and sanitation service availability can only be used and relied upon for the specific property for which it was issued and shall expire three (3) years from date of issuance.

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

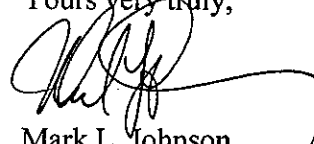
Plans for grading, landscaping and irrigation systems shall be submitted to the District for review. This review is for ensuring efficient water management.

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

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

If you have any questions please call Tesfaye Demissie, Stormwater Engineer, extension 2605.

Yours very truly,



Mark L. Johnson
Director of Engineering

cc: Majeed Farshad
Riverside County Department of Transportation
38-686 El Cerrito Road
Palm Desert, CA 92211

Monte Bowers
Berryman and Henigar
11590 W. Bernardo Court, Suite 100
San Diego, CA 92127-1624

Michael Mistica
Department of Environmental Health
Post Office Box 1280
Riverside, CA 92502

TD:ch/eng/sw/09/march/Tent Parcel Map 34784

050718-4



AIRPORT LAND USE COMMISSION RIVERSIDE COUNTY

RECEIVED

SEP 22 2008

Riverside County
Planning Department
Desert Office

September 16, 2008

CHAIR
Simon Housman
Rancho Mirage

VICE CHAIRMAN
Rod Ballance
Riverside

Mr. Maurice Borrows, Contract Planner
Riverside County Planning Department – Palm Desert Office
MAIL STOP #4035

COMMISSIONERS

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Riverside

Robin Lowe
Hemet

John Lyon
Riverside

Glen Holmes
Hemet

Melanie Fesmire
Indio

RE: AIRPORT LAND USE COMMISSION (ALUC) DEVELOPMENT REVIEW

File No.: ZAP1030BD08
Related File No.: CZ07384 (Change of Zone)
APN: 609-061-014

Dear Mr. Borrows:

On September 11, 2008, the Riverside County Airport Land Use Commission (ALUC) found the above-referenced project **CONSISTENT** with the 2004 Bermuda Dunes Airport Land Use Compatibility Plan, subject to the following conditions:

STAFF

Director
Ed Cooper

John Guerin
Brenda Ramirez
Sophia Nolasco
Barbara Santos

County Administrative Center
4080 Lemon St., 9th Floor.
Riverside, CA 92501
(951) 955-5132

CONDITIONS (to be applied to the parcel map):

1. The following uses shall be prohibited:

- (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.

www.rcaluc.org

2. The attached notice shall be provided to all potential purchasers and tenants.

Airport Land Use Commission

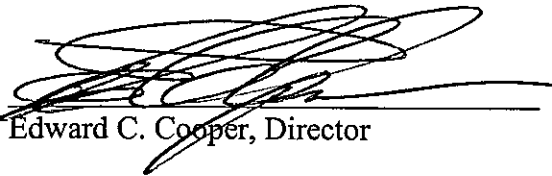
Page 2 of 2

3. Any outdoor lighting that is installed shall be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky, and shall comply with Riverside County Ordinance No. 655, as applicable.
4. Prior to issuance of building permits for any structure whose elevation in feet above mean sea level at top of roof or top point exceeds 122.8, the applicant shall file a Notice of Proposed Construction or Alteration (Form 7460-1) with the Federal Aviation Administration for such structure and shall have received a determination of "No Hazard to Air Navigation."

If you have any questions, please contact John Guerin, ALUC Principal Planner, at (951) 955-0982.

Sincerely,

RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION



Edward C. Cooper, Director

JG:bks

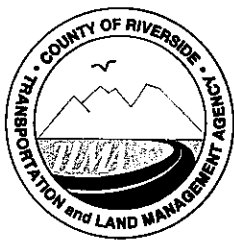
Attachments: Notice of Airport in Vicinity

cc: ALUC Staff
Washington 111, Ltd. (La Quinta) – Attn.: Bill Sanchez
Washington 111, Ltd. (Indio) – Attn.: Jack Tar
Nolte Associates, Inc. – Attn.: Vickey Hermes
Bermuda Dunes Airport – Attn.: Mike Smith

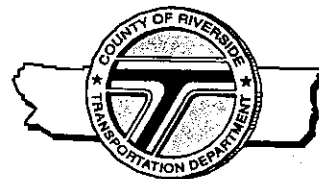
Y:\ALUC\Bermuda Dunes\ZAP1030BD08.LTR.doc

NOTICE OF AIRPORT IN VICINITY

This property is presently located in the vicinity of an airport, within what is known as an airport influence area. For that reason, the property may be subject to some of the annoyances or inconveniences associated with proximity to airport operations (for example: noise, vibration, or odors). Individual sensitivities to those annoyances can vary from person to person. You may wish to consider what airport annoyances, if any, are associated with the property before you complete your purchase and determine whether they are acceptable to you. Business & Profession Code 11010 12(A)



COUNTY OF RIVERSIDE
TRANSPORTATION AND
LAND MANAGEMENT AGENCY



Juan C. Perez, P.E., T.E.
Director of Transportation

Transportation Department

MEMORANDUM

To: Majeed Farshad

Date: March 31, 2009

From: Alan French *AF*

**RE: Recommended Conditions of Approval for
Parcel Map 34784, Washington III**

Transportation Plan Check Riverside has received the following data:

1. Preliminary Drainage Report for TR 34784 (Dated March 2009)
2. Redline of Preliminary Drainage Report for TR 34784 (Dated February 17, 2009)

Transportation has completed the review of the above report and has prepared the drainage related conditions for the project. The proponent proposes to collect the 100 year storm runoff generated from the site and use retention basins to handle and disperse the flows. The following are our recommended Conditions of Approval for drainage improvements for this project:

10. GENERAL CONDITIONS

10. TRANS

MAP – DRAINAGE 1

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

10. TRANS

MAP – DRAINAGE 2

The land divider shall accept and properly dispose of all off-site drainage flowing onto or

through the site. In the event the Transportation Department permits the use of street 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 purposed, the proponent shall provide adequate drainage facilities and/or appropriate easements as approved by the Transportation Department.

10. TRANS MAP – FLOOD HAZARD REPORT

This is a proposal to divide 2 acres into 3 residential lots (TPM 34784) (APN 609-061-014). The site is located on the north side of Darby Road just west of Adams Street in the unincorporated territory of Bermuda Dunes, County of Riverside, State of California. The Bermuda Dunes Drainage Study established a requirement for new developments to retain 100 percent of the runoff for a 100-year event. The project proponent shall provide 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 100-year storm event.

10. TRANS MAP – RETENTION AND STORAGE

Proposed retention basins shall be designed of adequate size to retain storm water runoff from the 100 year storm event. The 100 percent retention of the post-development runoff from the 100 year storm shall be required as part of the drainage improvements for this project. Per the project drainage report (revised and dated March 2009); the calculated storm water runoff form the 100year event is the following:

100-year Event	1-hr Duration	3-hr Duration	6-hr Duration	24-hr Duration
Basin 1 Dev Volume – cf	9,191	8,230	8,616	9,397
Basin 2 Dev Volume – cf	6,107	4,718	4,918	4,752

For the durations above the critical volume is for the 1-hr duration event. The proponent is proposing a retention basin, with a storage volume of 20,038 cf. The total storage of 120,038 cf is greater than the 19,700 cf storm volume from the 100 year event plus the 16,041 cf of blow-off from the well on parcel 3. Based on the calculations in the report and the proposed facilities, the project proponent will have provided enough storage capacity for the project to retain on-site all the storm runoff in the 100 year event and blow-off volume required by CVWD.



COUNTY OF RIVERSIDE

TRANSPORTATION AND LAND MANAGEMENT AGENCY



Juan C. Perez, P.E., T.E.
Director of Transportation

Transportation Department

MEMORANDUM

10. TRANS

MAP – PERP DRAIN PATT/FACILITY

Development of this property shall be coordinated with the development of adjacent properties to ensure that off-site watercourses remain unobstructed and storm waters are not diverted from one watershed to another. This may require the construction of temporary and or permanent drainage facilities or offsite construction and grading.

50. PRIOR TO MAP RECORDATION

50. TRANS

MAP – FINAL MAP DRAIN EASEMT 1

The land divider shall delineate the locations of the retention basins on the final map and record a drainage easement over said area for flood control purposes. A note shall be placed on the final map identifying the easements and stating, "Drainage Easement - no building, obstructions, or encroachments by landfills are allowed." Maintenance will be performed by the individual property owners or Home Owner Association or as agreed to by the Director of Transportation.

50. TRANS

MAP – FLOODWAYS ECS

A note shall be placed on the Environmental Constraint Sheet (ECS) stating: "Prior to the development of each lot within this land division Drainage Easements shall be defined and recorded by separate instrument to the benefit of Riverside County over said areas for flood control purposes. Maintenance of said Drainage Easements will be performed by Property Owners Association or as agreed to by the Director of Transportation".

50. TRANS

MAP – OWNER MAINT NOTICE

The subdivider shall record sufficient documentation to advise purchasers of any parcel that the owners of individual parcels are responsible for the maintenance of the drainage facility (including the retention basin). A viable maintenance mechanism acceptable to Riverside County should be provided for the retention basin and drainage systems. The subdivider shall prepare the CC&R and obtain approval from Riverside County Transportation Department regarding the maintenance of the retention systems. The CC&R shall include the language that each individual owner will inspect the

systems a minimum two times a year and also remove debris from the basins two times a year. These maintenance wordings shall be shown on the title sheet of improvement plans.

60. PRIOR TO GRADING PRMT ISSUANCE

60. TRANS

MAP – DRAINAGE SUBMIT PLANS

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

60. TRANS

MAP – TYPICAL SITE GRADING

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

70. PRIOR TO GRADING FINAL INSPECT

70. TRANS

MAP – EROSION CONTROL

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

80. TRANS PRIOR TO BLDG PRMT ISSUANCE

80. TRANS

MAP – DRAINAGE EASEMENT

All drainage easements must be 20 feet wide, minimum, located all on one side of a property line.

90. PRIOR TO BLDG FINAL INSPECTION

90. TRANS

MAP – DRAINAGE IMPROV NOTICE

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

90. TRANS

MAP – OWNER MAINT NOTICE

The subdivider shall record sufficient documentation to advise purchasers of any parcel that the owners of individual parcels are responsible for the maintenance of the drainage facility (including the retention basins). A viable maintenance mechanism acceptable to Riverside County should be provided for the retention basins and drainage systems. The subdivider shall prepare the CC&R and obtain approval from Riverside County Transportation Department regarding the maintenance of the retention systems. The CC&R shall include the language that each individual owner will inspect the systems a minimum two times a year and also remove debris from the basins two times a year. These maintenance wordings shall be shown on the title sheet of improvement plans.

BERMUDA DUNES COMMUNITY COUNCIL

CREATED BY THE BOARD OF SUPERVISORS FEBRUARY 26, 1991 (RESOLUTION 91-129)

MINUTES OF MEETING OF JULY 12, 2007

JAMES MONROE ELEMENTARY SCHOOL, 42-100 YUCCA LANE, BERMUDA DUNES, CA

Cheryl Isen, Reporting

1. Meeting called to order at: 6:00 P.M.
2. Pledge of Allegiance led by: JERRY LUGO
3. Roll Call: Members: PRESENT JERRY LUGO, CHERYL ISEN, CINDY HALL,
ROB FERRAUD
4. Minutes from previous month: JUNE MINUTES HELD TO SEPTEMBER
5. Staff Reports:
 - A. Sheriffs Dept.: LT. RAYMOND GREGORY IS OUR NEW REPRESENTATIVE
FROM THE SHERIFF DEPT.
RGREGORY@riversidesheriff.org
WELCOME
 - B. Transportation and Land Management Dept.: Will look into the bottleneck on Country Club
Dr. when turning left onto Yucca Lane. Would like to see 2 lanes, with a turn lane in this
location.
 - C. Fire and Public Safety Dept.: No presenter
 - D. Supervisor's Office: DISASTER PREPAREDNESS- 20 HOURS CLASS
WILL BE HELD THIS YEAR. PLEASE SPEAK TO CHERYL ISEN.
 - E. Code Enforcement: Illegal Dumping report to 760-863-7180
This department has moved to Thousand Palms and is revamping their dept.
They explained timelines on community requests for clean up.
6. Old Business:
 - A. Mike Smith from Bermuda Dunes Airport presenting the airports position
allowing them to go forward to reorient and modify structural designs of
approved but not constructed hangars and to address stabilization of grading
related to an aircraft parking area and vacant land. Bermuda Dunes Airport
W-2 zone, 90 acres.
Mr. Smith was asked if there had been a recent noise study done before the
sand dune was removed. Study had not been done.

6.A Continued

Some residents living around the airport stood ask that the council allow the airport to move forward. Council spoke with members of the community they want to remove the fencing on the hillside so their view is returned to them. Mike spoke about landscaping the hillside, and also the fencing on 42nd Ave.

Motion by Rob Ferraud to approve request as presented- Cindy Hall 2nd.

Vote 3 to 1

Conditions- Staff to keep the Council informed on the progress.

B. The proposed assisted-living facility – The Well Spring - for Alzheimer's Patients.

No speaker present:

Motion by Rob Ferraud to take off calendar – Cindy Hall 2nd

Vote 4-0

7. New Business:

- 7m34784 A. Warner Engineering, to build homes and CVWD to install a well on 1.45 acres off Darby Road and Adams. This project has come before the board several times. Homeowners from the gated community boarding the property were present. They had comments, questions and concerns. The community did not want 2 story homes, also concerned about the noise, hours maintenance & discharge of well. The Council recommended too neighbors, get in touch with CVWD and have the company give a presentation.

Motion by Jerry Lugo to approve request with conditions- Rob Ferraud 2nd

Vote 3 to 1

Conditions to build only 2 homes, one story each.

Not to have any stacking of cars at entry of property.

A recommendation to the community to follow this project, and meet with CVWD with their questions and concerns.

- ~~B. Request to construct a professional-office building complex on approximately 4.5 acres, on the Northeast corner of Ave. 41 and Sparky (just east of Washington St.).~~
Presenter Bob Riciardi for Delfino Development.

Motion by Jerry Lugo to continue in September – Cheryl Isen 2nd

Vote 4 to 0

C. Rob Ferraud requests update on:

The formation of C.S.D.

County commitment to improving roads, water drainage in Bermuda Dunes.

Also status on storage project and the center divider on 42nd Ave., off Washington St.

- D. Reminder dark in August
Next meeting held a week later than usual in September 2007

8. Public Comment:

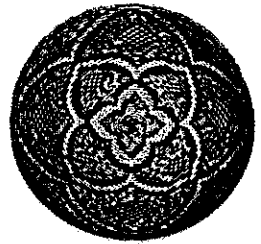
10. There being no further business to come before the council, Jerry Lugo adjourned the meeting at: 7:50 P.M.

**NEXT MEETING: THURSDAY SEPTEMBER 20TH, 2007 - 6:00 P.M. Monroe Elementary School, Multipurpose Room
42-100 Yucca Lane, Bermuda Dunes, CA 92203.**

Members of the Council

Lee Miller	Jerry Lugo	Cheryl Isen	Cindy Hall	Rob Ferraud
Chairman	Vice-Chairman	Secretary	Member	Member
(760)360-9316	(760)345-4236	(760)345-7614	(760)200-2942	(760)399-6991

AGUA CALIENTE BAND OF CAHUILLA INDIANS



TRIBAL HISTORIC PRESERVATION OFFICE

September 20, 2006

Maurice Barrows, Project Planner
Planning Department
County of Riverside
82-675 Hwy 111, 2nd Floor, Room 209
Indio, CA 92201

RECEIVED

SEP 27 2006

RIVERSIDE COUNTY
PLANNING DEPARTMENT
INDIO OFFICE

RE: Comments on Tentative Parcel Map 34784 & Change of Zone 7284, City La Quinta, Riverside County, CA

Dear Mr. Barrows:

The Agua Caliente Band of Cahuilla Indians appreciates your efforts to include the Tribal Historic Preservation Office (THPO) in your project. The tract referenced above is not within Reservation boundaries, and is beyond lands included within the Tribal Traditional Use Area. However, the Agua Caliente THPO requests the following:

1. A 100% cultural resources inventory of the area by a qualified archaeologist prior to any development activities in this area. A records check of the Agua Caliente Register does not show any recorded cultural sites within the proposed project area, but that does not mean they do not exist there. Please forward copies of any cultural resource documentation that might be generated in connection with these efforts to the Tribal Historic Preservation Office for review and comment.
2. An Approved Cultural Resource Monitor(s) be present during any archaeological survey and/or any ground disturbing activities by the developer. Should buried cultural deposits be encountered, the Monitor may request that destructive construction halt and the Monitor shall notify a Qualified (Secretary of the Interior's Standards and Guidelines) Archaeologist to investigate and, if necessary, prepare a mitigation plan for submission to the State Historic Preservation Officer and the Agua Caliente Tribal Historic Preservation Officer.

Please contact our offices for further information about Approved Cultural Resource Monitors. Again, the Agua Caliente Tribe appreciates your interest in our cultural heritage. If you have questions or require additional information, please call me at (760) 883-1926. You may also email me at ptuck@aguacaliente.net.

Cordially,

Patricia Tuck, Archaeologist
Department of Historic Preservation
AGUA CALIENTE BAND OF CAHUILLA INDIANS

c: Agua Caliente Cultural Register

H:\Consult Correspondence\2006\External\Off Reservation\county_rvsd_TPM34784_COZ7384_9_20_06.doc

August 14, 2006

Mr. Maurice Borrows
Project Planner
County of Riverside
82-675 Hwy. 111, 2nd Floor
Indio, CA 92201

RECEIVED

AUG 16 2006

RIVERSIDE COUNTY
PLANNING DEPARTMENT
INDIO OFFICE

MORONGO
BAND OF
MISSION
INDIANS



A SOVEREIGN NATION

Re: Comments on PM34784, Coachella Valley

Dear Maurice:

Thank you for sending the Morongo Band of Mission Indians (the "Tribe") a letter on the above referenced project seeking tribal consultation.

~~The Tribe has no specific knowledge of any cultural resources, sacred or ceremonial sites on the property; however, as the Tribe understands it, the County has required a cultural resources survey on this project. The County should follow any recommendations contained within that report. Furthermore, the Tribe would like to request that the following (or similar) conditions be placed upon the project:~~

- If human remains are encountered during grading and other construction excavation, work in the immediate vicinity shall cease and the County Coroner shall be contacted pursuant to State Health and Safety Code §7050.5.
- In the event that Native American cultural resources are discovered during project development/construction, all work in the immediate vicinity of the find shall cease and a qualified archaeologist meeting Secretary of Interior standards shall be hired to assess the find. Work on the overall project may continue during this assessment period.

As you know, the first condition is merely a reiteration of State law; the second condition is also consistent with state law that prohibits knowingly destroying an archaeological site.

Thank you for contacting the Tribe. The Tribe looks forward to receiving a copy of the cultural resources report for the project at which time it will provide final consultation comments. If you have any questions, please contact me at (951) 755-5206 or Britt_wilson@morongo.org

Sincerely,

Britt W. Wilson
Project Manager/Cultural Resources Coordinator



City of La Quinta

P.O. Box 1504
LA QUINTA, CALIFORNIA 92247-1504
78-495 CALLE TAMPICO
LA QUINTA, CALIFORNIA 92253

(760) 777-7000
FAX (760) 777-7101

April 28, 2009

RECEIVED

MAY 05 2009

Mr. Maurice Borrows, Project Planner
Riverside County Planning Department
Indio Office
38686 El Cerrito Road
Palm Desert, CA 92211

Riverside County
Planning Department
Desert Office

RE: Proposed CZ 7384 and Tentative Parcel Map 34784

Dear Mr. Borrows:

We have received your request for comment on the referenced application, and would like to thank you for the opportunity to review this revised project. According to your transmittal, the project is a 4-lot subdivision of ± 1.5 acres, and a zone change from R-1-12000 to R-1, 7,200 s.f. minimum lot size. The site is on the north side of Darby Road, ± 670 feet west of Adams Street.

As part of our review process for all County applications within unincorporated areas designated as within the Sphere of Influence (SOI) of the City of La Quinta, the City presents the following recommendations and comments in relation to City review standards, policies and procedures as they would be applied to this project.

The current pre-annexation land use and zoning adopted by the City for this site is Low Density Residential, allowing up to 4 units/acre, with a minimum lot size of 7,200 s.f. The proposed project is consistent with the City land use (LDR) and zoning (RL) designations.

1. Parcel 1 should be restricted to single story, at a height not to exceed 22 feet.
2. The City would require a revised Darby Road street section (Please refer to Public Works comments as outlined below). City staff requests a condition acknowledging that the map is in the City's Sphere of Influence and that if the map is annexed into the City prior to recording, the City's improvement standards would prevail.
3. A minimum 25-foot building setback is recommended for Parcel 1 along the existing Darby Road ROW line, to help mitigate view and noise concerns, and accommodate the City standard for Darby Road street improvements if the map is annexed after recordation.
4. The City requests that preliminary landscape plans be required by the County with this application, and that these plans be provided to the City for review.



5. Certain special studies would be required with this application. A Phase 1 cultural resources survey would be required.

LA QUINTA PUBLIC WORKS

Public Works has reviewed the subject TTM 34784 prepared by Nolte Engineering dated February 12, 2009. The tentative tract map information is insufficient to fully review the project. Specifically, Public Works has significant regional storm water and pad elevation concerns for this project. The applicant has not identified a viable strategy to handle storm flows tributary to Darby Road. The pad elevation of Parcel 3 of 89.5 ft is of particular concern relative to the adjacent catch basin inlet flow line and the estimated retention basin spill elevation.

Additionally, Public Works offers the following comments, based on City of La Quinta requirements as would be applicable to this map if the site were in the City limits at present:

1. The following conditions shall be applicable for the Public Street right of way for this Tentative Parcel Map:
 - A. Darby Road, Collector Street (74' ROW) – The standard 37 feet from the centerline of Darby Road for a total 74-foot ultimate developed right of way. Pursuant to this condition, the intersection spacing shall be 300 feet between Parcel "A" and Moore Lane (Private Street) to the east.
 - B. Parcel A, Cul-de-sac (50' ROW) – The standard 25 feet from the centerline of Parcel "A" for a total 50-foot ultimate developed right of way. Pursuant to this condition, the applicant shall gain necessary right of way from the property to the west for full right of way requirements prior to recordation of the Final Map.
2. The applicant would be required to provide a preliminary grading plan for review, along with a hydrology study. On-site retention of all tributary storm water would be required. Additionally, overflow storm water would need to be addressed by the hydrology study. As a preliminary hydrology report was not provided, the applicant shall comply with the following:
 - A. The provisions of LQMC Section 13.24.120 (Drainage), Retention Basin Design Criteria, Engineering Bulletin No. 06-16 – Hydrology Report with Preliminary Hydraulic Report Criteria for Storm Drain Systems and Engineering Bulletin No. 06-015 - Underground Retention Basin Design Requirements. The design storm shall be either the 1 hour, 3 hour, 6 hour or 24 hour event producing the greatest total run off. The applicant or successors shall make provisions within the project to resolve and accommodate related Darby Road tributary areas and storm water volumes, as acceptable to the City Engineer.
 - B. Nuisance water shall be retained on site. Nuisance water shall be disposed of per approved methods contained in Engineering Bulletin No. 06-16 – Hydrology Report with Preliminary Hydraulic Report Criteria for Storm Drain Systems and Engineering Bulletin No. 06-015 - Underground Retention Basin Design Requirements.

- C. In design of retention facilities, the maximum percolation rate shall be two inches per hour. The percolation rate will be considered to be zero unless the applicant provides site specific data indicating otherwise and as approved by the City Engineer.
- D. The project shall be designed to accommodate purging and blowoff water (through underground piping and/or retention facilities) from any on-site or adjacent well sites granted or dedicated to the local water utility authority as a requirement for development of this property.
- E. No fence or wall shall be constructed around any retention basin unless approved by the Planning Director and the City Engineer.
- F. For on-site above ground common retention basins, retention depth shall be according to Engineering Bulletin No. 06-16 – Hydrology Report with Preliminary Hydraulic Report Criteria for Storm Drain Systems. Side slopes shall not exceed 3:1 and shall be planted with maintenance free ground cover. Additionally, retention basin widths shall be not less than 20 feet at the bottom of the basin.
- G. Storm water may not be retained in landscaped parkways or landscaped setback lots. Only incidental storm water (precipitation which directly falls onto the setback) will be permitted to be retained in the landscape setback areas. The perimeter setback and parkway areas in the street right-of-way shall be shaped with berms and mounds, pursuant to LQMC Section 9.100.040(B) (7).
- H. The design of the development shall not cause any increase in flood boundaries and levels in any area outside the development.
- I. The development shall be graded to permit storm flow in excess of retention capacity to flow out of the development through a designated overflow and into the historic drainage relief route. The subject project has not yet defined an overflow route and as such, may be unable to comply with a standard City of La Quinta Public Works Condition of Approval.
- J. Storm drainage historically received from adjoining property shall be received and retained or passed through into the historic downstream drainage relief route. The subject project has not yet defined an overflow route and as such, may be unable to comply with a standard City of La Quinta Public Works Condition of Approval.
- K. The proposed pad elevations cause substantial differences between the proposed Parcels 1 through 3 and existing development to the east. The applicant shall provide revised pad elevations for balancing pad differentials to the east and west of the development while maintaining sufficient storm water freeboard. The pad elevation of Parcel 3 of 89.5 ft is of particular concern relative to the adjacent catch basin inlet flow line and the estimated retention basin spill elevation.

Please be advised that the Public Works Department comments are a cursory review on

development abutting the City of La Quinta city limits and not for said entitlement of the development.

We hope that these comments are helpful to you in processing this application. Should you have questions regarding this letter, please contact the undersigned at 760-777-7069 (Fax 760-777-1233), or via e-mail at wnesbit@la-quinta.org.

Very truly yours,



Wallace Nesbit
Principal Planner

WN/wn

C: Public Works

RECEIVED

February 4, 2009
PD0602004C

FEB 19 2009

Riverside County
Planning Department
Desert Office

Michael A. Fischer, Sr.
2240 Yuma Way
Fullerton, Ca 92835

RE: TEMPORARY CONSTRUCTION EASEMENT
The proposed Darby Lane 3-lot residential development
APN: 609-061-014 / Tentative Parcel Map No. 34784

(Permission to grade on adjacent property in conjunction with developing a public cul de sac and 3 residential lots on the east side of property owned by Michael A. Fischer, Sr.)

Washington III, Ltd. (WIII) is respectfully requesting written permission to grade up to a 6' wide scarp and swale on your property located directly west of and adjacent to our proposed Residential 3-lot development (see attached exhibit). This scarping and swale that we are proposing to grade is located on the parcel identified as APN: 609-061-013 (the "Property").

Washington III, Ltd. (WIII) is proposing to construct a public cul de sac and 3 residential lots on their property (APN: 609-061-014) located immediately east of the aforementioned Michael A. Fischer, Sr. (MFS) property. The proposed development will include constructing a public cul de sac as requested by the County of Riverside on the shared property line and 3 residential lots on the east side of the cul de sac. As part of our development it is required by Riverside County that we obtain permission from you to construct this cul de sac and occupy your property temporarily to install a new chain link fence 6 feet to the west on your property and to remove the existing screen wall so as to allow us the ability to scarp the terrain for 6 feet to make up the grade difference between your lot and the proposed cul de sac. Please see attached exhibit.

Washington III, Ltd. hereby holds harmless the grantor (Michael A. Fischer, Sr.) of any liability or cost relating to the grading of the property area and relocation of the fence / replacement of screen wall as shown on the attached exhibit.

If you are in agreement with this request, please have this permission to grade a 6 foot wide earthen scarp and swale, relocate the chain link fence with new chain link fence and remove the screen wall on adjacent property executed in the spaces provided by your duty authorized representative(s) and have the signature(s) notarized. If you have any questions, please feel free to contact me at (760) 341-3101. Your prompt attention to this matter is greatly appreciated.

Respectfully yours,

Washington III, Ltd.



By: Bill Sanchez

Cc: Stephen F. Crevoiserat, P.E.
Nolte Associates, Inc.

I, Michael A. Fischer (MFS) do hereby grant Washington III, Ltd "WIII" permission to grade an earthen 6' scarp and swale and to relocate the chain link fence with new chain link fence and to remove the screen wall pursuant to the terms set forth herein as of this 5th day of Feb, 2009 in order to allow for the construction of a proposed public cul de sac.

Michael A. Fischer, Sr. "MFS"

By: [Signature]

Name: Michael A Fischer

Its: _____

By: _____

Name: _____

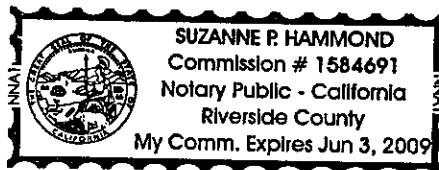
Its: _____

This instrument was acknowledged before me this 5th day of Feb, 2009, by Michael A. Fischer, as _____ of Mr. Michael A. Fischer, Sr. "MFS".

[Signature]
(Signature of Notary Officer)

My commission expires: June 3rd, 2009

(Notary Stamp)



COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY
Planning Department
Robert C. Johnson Planning Director

APPLICATION FOR CHANGE OF ZONE

RECEIVED
JUL 24 2006

CHECK ONE AS APPROPRIATE:

☒ **Standard Change of Zone**

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

- ☐ **Type 1:** Used to legally define a Planning Area within a Specific Plan.
☐ **Type 2:** Used to change a SP zoning ordinance text within a Specific Plan.
☒ **Type 3:** Used when a Change of Zone application was conditioned for in a prior application

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER:

AM 34784 C207384

DATE SUBMITTED:

7/24/06

APPLICATION INFORMATION

Applicant's Name: Washington 111, LTD.

E-Mail: gsanchez@dc.rr.com

Mailing Address: 80-618 Declaration Avenue

Indio, CA 92201

Street

City

State

ZIP

Daytime Phone No: (760) 342-2674

Fax No: (760) 342-4046

Engineer/Representative's Name: Warner Engineering

E-Mail: aramirez@warnereng.com

Mailing Address: 73-185 Highway 111, Suite A

Palm Desert, CA 92260

Street

City

State

ZIP

Daytime Phone No: (760) 341-3101

Fax No: (760) 341-5999

Property Owner's Name: Washington 111, LTD

E-Mail: gsanchez@dc.rr.com

Mailing Address: 80-618 Declaration Avenue

Indio, CA 92201

Street

City

State

ZIP

Daytime Phone No: (760) 342-2674

Fax No: (760) 342-4046

If the property is owned by more than one person, attach a separate page that reference the application case number and lists the names, mailing addresses, and phone numbers of all persons having an interest in the real property or properties involved in this application.

APPLICATION FOR CHANGE OF ZONE

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.

Jack Tarr for Washington 111, LTD
PRINTED NAME OF APPLICANT

[Signature]
SIGNATURE OF APPLICANT

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

I certify that I am/we are the record owner(s) or authorized agent and that the information filed is true and correct to the best of my knowledge. An authorized agent must submit a letter from the owner(s) indicating authority to sign the application on the owner's behalf.

All signatures must be originals ("wet-signed"). Photocopies of signatures are not acceptable.

Jack Tarr for Washington 111, LTD
PRINTED NAME OF PROPERTY OWNER(S)

[Signature]
SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

If the property is owned by more than one person, attach a separate sheet that references the application case number and lists the printed names and signatures of all persons having an interest in the property.

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 609-061-014

Section: 18 Township: 5 South Range: 7 East

Approximate Gross Acreage: 1.45 Acres

General location (street address, cross streets, etc.): North of Fred Waring Drive, South of Starlight Lane, East of Washington Avenue, West of Starlight Lane.

Thomas Brothers map, edition year, page number, and coordinates: Page 819 Grid G-6 (TB 2006)

COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY
Planning Department
Robert C. Johnson Planning Director

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

RECEIVED
JUL 24 2006

CHECK ONE AS APPROPRIATE:

- | | | |
|--|---|---|
| ☐ TRACT MAP | ☐ MINOR CHANGE | ☐ VESTING MAP |
| ☐ REVISED MAP | ☐ REVERSION TO ACREAGE | ☐ EXPIRED RECORDABLE MAP |
| ☒ PARCEL MAP | ☐ AMENDMENT TO FINAL MAP | GRADING - INDIO |

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: PM 34784

DATE SUBMITTED: 7/24/06

APPLICATION INFORMATION

Applicant's Name: Washington 111, LTD

E-Mail: gsanchez@dc.rr.com

Mailing Address: 80-618 Declaration Avenue

Indio, CA 92201

Street

City

State

ZIP

Daytime Phone No: (760) 342-2674

Fax No: (760) 342-4046

Engineer/Representative's Name: Warner Engineering

E-Mail: aramirez@warnereng.ca

Mailing Address: 73-185 Highway 111, Suite A

Palm Desert, CA 92260

Street

City

State

ZIP

Daytime Phone No: (760) 341-3101

Fax No: (760) 341-5999

Property Owner's Name: Washington 111, LTD

E-Mail: gsanchez@dc.rr.com

Mailing Address: 80-618 Declaration Avenue

Indio, CA 92201

Street

City

State

ZIP

Daytime Phone No: (760) 342-2674

Fax No: (760) 342-4046

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 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.

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

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

All signatures must be originals ("wet-signed"). Photocopies of signatures are **not** acceptable.

Jack Tarr for Washington LLC
PRINTED NAME OF APPLICANT

[Signature]
SIGNATURE OF APPLICANT

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

I certify that I am/we are the record owner(s) or authorized agent and that the information filed is true and correct to the best of my knowledge. An authorized agent must submit a letter from the owner(s) indicating authority to sign the application on the owner's behalf.

All signatures must be originals ("wet-signed"). Photocopies of signatures are **not** acceptable.

Jack Tarr for Washington LLC
PRINTED NAME OF PROPERTY OWNER(S)

[Signature]
SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

If the subject property is owned by persons who have not signed as owners above, attach a separate sheet that references the application case number and lists the printed names and signatures of all persons having an interest in the property.

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 609-061-014

Section: 18 Township: 5 South Range: 7 East

Approximate Gross Acreage: 1.45 Acres

General location (street address, cross streets, etc.): North of Fred Waring Drive, South of Starlight Lane, East of Washington Avenue, West of Starlight Lane.

Thomas Brothers map, edition year, page number, and coordinates: Page 819 Grid G-6 (TB 2006)

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

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

CHANGE OF ZONE NO. 7384 / TENTATIVE PARCEL MAP NO. 34784 – Intent to Adopt a Mitigated Negative Declaration – Applicant: Washington 111, Ltd. – Engineer/Representative: Nolte Associates – Fourth Supervisorial District – Bermuda Dunes Zoning District – Western Coachella Valley Area Plan: Community Development: Medium Density Residential (CD-MDR) 2-5 DU/AC) – Location: Northerly of Darby Road, westerly of More Circle, and southerly of Starlight Lane – 1.5 Gross Acres – Zoning: One-Family Dwelling (R-1-12,000) – **REQUEST:** The Change of Zone proposes a modification of the zoning classification of the subject property from One-Family Dwelling (R-1-12,000) to One-Family Dwelling (R-1). The tentative parcel map is a Schedule F land division of 1.5 acres into four parcels, two for residential development, one for a CVWD lift station, the other for open space and water retention. APN(s): 609-061-014. (Legislative)

TIME OF HEARING: 9:30 A.M. or as soon as possible thereafter.
DATE OF HEARING: April 29, 2009
PLACE OF HEARING: City of La Quinta Council Chambers
78-495 Calle Tampico, La Quinta, CA 92253

For further information regarding this project, please contact Maurice Borrows, Project Planner at 760-863-8277 or e-mail mborrows@rctlma.org, or go to the County Planning Department's Planning Commission agenda web page at www.tlma.co.riverside.ca.us/planning/pc.html

The Riverside County Planning Department has determined that the above project will not have a significant effect on the environment and has recommended adoption of a mitigated negative declaration. The Planning Commission will consider the proposed project and the proposed mitigated negative declaration, at the public hearing. The case file for the proposed project and the proposed mitigated negative declaration may be viewed Monday through Friday, 8:30 a.m. to 4:30 p.m., (with the exception of Noon-1:00 p.m. and holidays) at the County of Riverside Planning Department, 38686 El Cerrito Road, Palm Desert, CA 92211. For further information or an appointment, contact the project planner.

Any person wishing to comment on a proposed project may do so, in writing, between the date of this notice and the public hearing or appear and be heard at the time and place noted above. All comments received prior to the public hearing will be submitted to the Planning Commission, and the Planning Commission will consider such comments, in addition to any oral testimony, before making a decision on the proposed project.

If you challenge this project in court, you may be limited to raising only those issues you or someone else raised at the public hearing, described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing. Be advised that, as a result of public hearings and comment, the Planning Commission may amend, in whole or in part, the proposed project. Accordingly, the designations, development standards, design or improvements, or any properties or lands, within the boundaries of the proposed project, may be changed in a way other than specifically proposed.

Please send all written correspondence to:

COUNTY OF RIVERSIDE PLANNING DEPARTMENT
Attn: Maurice Borrows, Project Planner
38686 El Cerrito Road, Palm Desert, CA 92211

RADIUS MAPS

Data Management Services for Government and Business

CERTIFIED PROPERTY OWNERS' LIST

AFFIDAVIT

I, Gary Perkins, hereby certify that the attached list contains the names and addresses of all persons to whom all property is assessed, as they appear on the latest available assessment roll of Riverside County within the area described and for a distance of (600) feet from the exterior boundaries of the property located at:

78880 Darby Road
Riverside Co, CA 92253-

APN 609-061-014

I certify under penalty of perjury that the foregoing is true and correct.

Signed:

Gary Perkins

A large, stylized handwritten signature in black ink, appearing to read 'Gary Perkins', is written over a large, hand-drawn oval. The signature is written in a cursive, flowing style.

PM34784

RADILIS MAPS

500' Radius - Public Notification Boundary

APN 609-061-014

78880 Darby Ave.

Bermuda Dunes CA 92253

February 12, 2009

Page 1 of 3

JN 9040

609-061-014 1
Washington 111
80618 Declaration Ave
Indio CA 92201

609-061-007 2
Raymond G & Gerra R Schaeffer
43870 Orion Ct
La Quinta CA 92253

609-061-008 3
Socorro Rosales
78790 Darby Rd
Bermuda Dunes CA 92203

~~609-061-018 4
Same As #3~~

609-061-009 5
Juan & Berenice Larios
43866 Adonis Dr
Palm Desert CA 92260

609-061-017 6
Steve K Dole
1002 Sage Pl
Pacific Grove CA 93950

609-061-010 7
Socorro Rosales
15303 Ventura Blvd #1650
Sherman Oaks CA 91403

609-061-012 8
H A G
48905 Avenida Arcada
Palm Desert CA 92260

609-061-013 9
Michael A Fischer
78850 Darby Rd
Bermuda Dunes CA 92203

609-490-001 10
Kevin & Allison Mason
43229 Moore Cir
Bermuda Dunes CA 92203

609-490-002 11
Larry G & Teresa A Lanning
43191 Moore Cir
Bermuda Dunes CA 92203

609-490-003 12
Greg W & Carol L Vannatta
43153 Moore Cir
Bermuda Dunes CA 92203

609-490-004 13
Hall La Rae Gallagher & Jody Erdahl
43115 Moore Cir
Bermuda Dunes CA 92203

609-490-005 14
Jane Diane Dreiske
43076 Moore Cir
Bermuda Dunes CA 92203

609-490-006 15
Ners Assn Moore Circle Homeo
73550 Alessandro No #200
Palm Desert CA 92260

~~609-490-007 16
Same As #14~~

609-490-008 17
Robert L & Gloria J Zappaterreno
334 Camino Verde
South Pasadena CA 91030

609-490-009 18
Mario Delguidice
42104 Washington St
Bermuda Dunes CA 92201

609-490-010 19
Joseph L Hooper
43190 Moore Cir
Bermuda Dunes CA 92203

609-490-011 20
Gregory Lee & Tracy Jean Braun
43228 Moore Cir
Bermuda Dunes CA 92203

609-490-012 21
Moore Circle Homeowners Assn
73550 Alessaro #200
Palm Desert CA 92260

609-062-022 22
Brian & Maria Lanning
40754 Starlight Ln
Bermuda Dunes CA 92203

609-062-023 23
Vintage Assoc Inc
78755 Darby Rd
Bermuda Dunes CA 92203

~~609-062-012 24
Same As #23~~

609-062-011 25
Bruce Y & Lora Moon Cathcart
78947 Darby Rd
Indio CA 92203

609-062-010 26
April Lecann & Maria Victoria Salazar
78941 Darby Rd
Indio CA 92203

~~609-062-021 27
Same As #23~~

PM84784

~~609-062-020~~ 28
~~Same As #23~~

~~609-062-019~~ 29
~~Same As #23~~

609-062-007 30
Steven Burt & Assoc
78755 Darby Rd
Bermuda Dunes CA 92203

~~609-062-006~~ 31
~~Same As #30~~

609-153-010 32
Bermuda Dunes Security Assn
42360 Adams
Indio CA 92201

609-145-015 33
Charles N Evens
9777 Wilshire Blvd #715
Beverly Hills CA 90212

609-153-002 34
Robert H & Jean L Phillips
7712 Anglin Ln
Austin CA 92780

~~35~~
~~Intentionally Blank~~

609-153-003 36
Pamela Hatch
78801 Starlight Ln
Bermuda Dunes CA 92203

609-153-004 37
Francisco & Diana Castro
78825 Starlight Ln
Bermuda Dunes CA 92203

609-153-005 38
Allen Louis & Pamela Ann Lang
78845 Starlight Ln
Bermuda Dunes CA 92203

609-153-006 39
Richard Torres
78865 Starlight Ln
Bermuda Dunes CA 92203

609-153-007 40
Curtis S & Joanna S Wright
8905 Starlight Ln
Bermuda Dunes CA 92203

609-153-008 41
Samuel J & Cassandra M Barton
78925 Starlight Ln
Bermuda Dunes CA 92203

609-153-009 42
Libuse Hornak
78955 Starlight Ln
Bermuda Dunes CA 92203

609-152-003 43
Thomas Clyde & Colleen Ostman
8970 Starlight Ln
Bermuda Dunes CA 92203

609-151-014 44
Glenn A Carrougher
42705 Baracoa Dr
Bermuda Dunes CA 92203

609-151-013 45
Lucinda Fetchenhier
42755 Baracoa Dr
Indio CA 92203

609-151-012 46
Edmond Varin
2485 Lakeview Dr
Grand Rapids MN 55744

609-151-011 47
Darrin A & Jennie Coffin
78930 Starlight Ln
Bermuda Dunes CA 92203

609-151-010 48
John E Brittain
78920 Starlight Ln
Bermuda Dunes CA 92203

609-151-015 49
Gregory W & Adriana M Long
19 Meadow Grove St
Canada Flintri CA 91011

609-151-006 50
Mary R Castorena
78850 Starlight Ln
Bermuda Dunes CA 92203

609-151-005 51
Paul E & Carol Lobo
78820 Starlight Ln
Indio CA 92203

609-151-004 52
Kenneth W & Linda M Grebel
1800 Starlight Ln
Bermuda Dunes CA 92203

609-151-016 53
Gregory T & Trudy Sherman
78770 Starlight Ln
Bermuda Dunes CA 92203

609-144-016 54
Michael G & Pamela Spurlock
78730 Cove Pl
Bermuda Dunes CA 92203

609-144-013 55
Lawrence B & Beverly J Gomez
1700 Starlight Ln
Bermuda Dunes CA 92203

609-160-003 56
Bermuda Dunes Country Club
42360 Adams
Bermuda Dunes CA 92201

609-441-001 57
David B & Jacqueline Brearley
2440 Hacienda Blvd No #223
Hacienda Heights CA 91745

PM34784

609-441-002 58
 Jane B Foster
 79024 Bayside Ct
 Bermuda Dunes CA 92203

609-441-003 59
 Dale R Brudvik
 79016 Bayside Ct
 Indio CA 92203

609-441-004 60
 Tamara Washburn Finn
 79008 Bayside Ct
 Bermuda Dunes CA 92203

609-441-005 61
 Bruce V & Vivian L Malkenhorst
 6651 Churchill Dr
 Huntington Beach CA 92648

609-441-006 62
 Charles J & Sonja M Maden
 2345 Cameron Ave
 Covina CA 91724

609-441-007 63
 Kristie Lofurno
 P.O. BOX 11000
 Santa Ana CA 92711

609-441-008 64
 Dan & Shelly Jewett
 6031 Hill Meadow Pl
 Danville CA 94526

609-441-009 65
 Daniel S & Dawn R Tomlinson
 325 Foxhound Dr
 Lafayette Hill Pa 19444

609-441-010 66
 Barbara J Hamilton
 43334 Heritage Palms
 Indio CA 92201

609-441-011 67
 Robert A Quiel
 9013 Bayside Ct
 Bermuda Dunes CA 92203

609-441-012 68
 Millicent A Bjornstad
 79021 Bayside Ct
 Bermuda Dunes CA 92203

609-441-013 69
 Darlene Montgomery
 42245 St George Dr
 Bermuda Dunes CA 92201

609-441-040 70
 Lamartin Inc
 P.O. BOX 12735
 Palm Desert CA 92255

609-441-047 71
 Melissa J Turley
 79151 Starlight Ln
 Bermuda Dunes CA 92203

609-441-061 72
 Carol Adriene Silverberg
 79141 Starlight Ln
 Bermuda Dunes CA 92203

609-441-062 73
 Matthew J Baran
 9145 Starlight Ln
 Bermuda Dunes CA 92203

609-441-063 74
 Susan Chinskey
 79149 Starlight Ln
 Indio CA 92203

609-441-064 75
 Steven N Lurvey
 79153 Starlight Ln
 Indio CA 92203

609-441-065 76
 Barryl A Erlandson
 173 Chehalis Rd
 Baine Wa 98230

609-441-066 77
 Manuel E & Aurora F Sanchez
 79159 Starlight Ln
 Indio CA 92203

~~609-441-067 78
 Same As 770~~

609-441-068 79
 Dunes Prop Homeowners Assn
 2600 Bob Hope Dr #401
 Rancho Mirage CA 92270

609-441-069 80
 D A Martin Inc
 P.O. BOX 12735
 Palm Desert CA 92255

609-441-070 81
 Del A & Doris Heil
 15 Madrigal
 San Clemente CA 92672

~~609-441-071 82
 Same As #81~~

Myoma Dunes Water Co.
79-050 Avenue 42
Bermuda Dunes, CA 92201

Imperial Irrigation District
81600 Avenue 58
La Quinta, CA 92253

Southern California Gas
211 N. Sunrise Way
Palm Springs, CA 92262

Verizon
Attn: Chris Brown
295 N. Sunrise Way
Palm Springs, CA 92262

Desert Sands Unified School Dist.
Attn: Peggie Reyes
47-950 Dune Palms Rd.
La Quinta, CA 92253

EASTERN INFORMATION CENTER
Archeological Research Unit
University of California
Riverside, CA 92521

City of La Quinta
Community Development
P.O. Box 1504
La Quinta, CA 92253

Calif. Dept. of Transportation
Aeronautics Program #MS40
P.O. Box 942874
Sacramento, CA 94274-0001

Bermuda Dunes Security Association
79-021 Avenue 42
Indio, CA 92201

Agua Caliente Band of Cahuilla Indians
Cultural Office
5401 Dinah Shore Dr.
Palm Springs, CA 92264

Jerry Lugo, Chairman
Bermuda Dunes Comm. Council
79-860 Bogueron Way.
Bermuda Dunes, CA 92201

Bermuda Dunes Comm. Council
Attn: April Young Acker, Secretary
78409 Blackstone Ct.
Bermuda Dunes, CA 92203

Bermuda Dunes Comm. Council
Attn: Cheryl Marie Isen, Vice-Chair
79-015 Delta Street
Bermuda Dunes, CA 92203

Bermuda Dunes Comm. Council
Attn: Lee Miller, Council Member
42-645 St. George Drive
Bermuda Dunes, CA-92203

Bermuda Dunes Comm. Council
Attn: Rob Ferraud, Council Member
40-700 Starlight Ln.
Bermuda Dunes, CA 92203

Bermuda Dunes Airport
79880 Avenue 42
Bermuda Dunes, CA 92203

Moore Circle Property Owners Assoc.
C/O Criste, Pippin & Golds
73550 Alessandro, #200
Palm Desert, CA 92260

Applicant/Owner:
Washington 111, LTD
80618 Declaration Ave
Indio, CA 92201

**Extra Labels for
PM34784**

County of Riverside
Planning Department Desert Office
38686 El Cerrito Rd
Palm Desert, CA 92211

Washington 111, LTD
80618 DECLARATION AVE
INDIO, CA 92201

FIRST CLASS

County of Riverside
Planning Department Desert Office
38666 El Cerrito Rd
Palm Desert, CA 92211

FIRST CLASS

NOLTE ASSOCIATES INC.
ATTN: JONATHAN HOY
73-185 HIGHWAY 111, SUITE A
PALM DESERT, CA 92260

COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY
George A. Johnson · Agency Director
Planning Department
Ron Goldman · Planning Director

MITIGATED NEGATIVE DECLARATION

Project/Case Number: EA40967/Change of Zone No.7384/Tentative Parcel Map No. 34784

~~Based on the Initial Study, it has been determined that the proposed project, subject to the proposed mitigation measures, will not have a significant effect upon the environment.~~

PROJECT DESCRIPTION, LOCATION, AND MITIGATION MEASURES REQUIRED TO AVOID POTENTIALLY SIGNIFICANT EFFECTS. (see Environmental Assessment and Conditions of Approval)

COMPLETED/REVIEWED BY:

By: Maurice Borrows Title: Project Planner Date: April 8, 2009

Applicant/Project Sponsor: Washington 111, LTD Date Submitted: July 24, 2006

ADOPTED BY: Board of Supervisor's

Person Verifying Adoption: _____ Date: _____

The Mitigated Negative Declaration may be examined, along with documents referenced in the initial study, if any, at:

Riverside County Planning Department 38686 El Cerrito Road, Palm Desert, CA 92211

For additional information, please contact Maurice Borrows at 760-863-8277.

Revised: 10/16/07

Y:\11_PLANNING Primary Folder\Planning Cases-Desert Office\PP22846\DH-PC-BOS Hearings\MND for PP22846.doc

Please charge deposit fee case#: ZEA40967

ZCFG04370 .

FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

* REPRINTED * I0604317

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: WASHINGTON 111, LTD

\$64.00

paid by: CK 55657

paid towards: CFG04370 CALIE FISH & GAME: DOC FEE

CFG FOR TR34784

at parcel #: 78880 DARBY RD PDES

appl type: CFG3

By KHAFLIGE Jul 24, 2006 12:44
posting date Jul 24, 2006

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

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

Additional info at www.rctlma.org

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

* REPRINTED * I0900905

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: WASHINGTON 111, LTD

\$1,993.00

paid by: CK 10598

paid towards: CFG04370 CALIF FISH & GAME: DOC FEE
CFG FOR TR34784

at parcel #: 78880 DARBY RD PDES
appl type: CFG3

By KHAFLIGE Apr 08, 2009 14:04
posting date Apr 08, 2009

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$1,993.00

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

Additional info at www.rctlma.org