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

DATE: May 3, 2010

TO: Clerk of the Board of Supervisors

FROM: Planning Department - Riverside Office

SUBJECT: TENTATIVE PARCEL MAP NO. 36108 – Intent to Adopt a Mitigated Negative Declaration

(Charge your time to these case numbers)

The attached item(s) require the following action(s) by the Board of Supervisors:

- | | |
|---|---|
| ☒ Place on Administrative Action (Receive & File; EOT) | ☐ Set for Hearing (Legislative Action Required; CZ, GPA, SP, SPA) |
| ☐ Labels provided If Set For Hearing | ☐ Publish in Newspaper: |
| ☐ 10 Day ☐ 20 Day ☐ 30 day | **SELECT Advertisement** |
| ☐ Place on Consent Calendar | ☐ **SELECT CEQA Determination** |
| ☐ Place on Policy Calendar (Resolutions; Ordinances; PNC) | ☐ 10 Day ☐ 20 Day ☐ 30 day |
| ☐ Place on Section Initiation Proceeding (GPIP) | ☐ Notify Property Owners (app/agencies/property owner labels provided) |
| | Controversial: ☐ YES ☐ NO |

Designate Newspaper used by Planning Department for Notice of Hearing:
(4th Dist) Desert Sun and Press Enterprise

Please schedule on the May 18, 2010 BOS Agenda

Documents to be sent to County Clerk's Office for Posting:

Notice of Determination and Mit Neg Dec Forms
Fish & Game Receipt (CFG5464)

BOS sent 5-10-10

Ray
5-25-10

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



FROM: TLMA - Planning Department

SUBMITTAL DATE:
May 6, 2010

SUBJECT: TENTATIVE PARCEL MAP NO. 36108 – Intent to Adopt a Mitigated Negative Declaration – Applicant: Peter Tynberg – Engineer/Representative: Jay Gunther - Fourth Supervisorial District – Thousand Palms Zoning District – Western Coachella Valley Area Plan: Community Development: Light Industrial (CD: LI) (0.25 – 0.60 Floor Area Ratio) – Location: Easterly of Rio Del Sol, northerly of Interstate 10 – 1.0 Gross Acre – Zoning: Manufacturing-Service Commercial (M-SC) – **REQUEST:** The Tentative Parcel Map proposes a Schedule E subdivision to divide 20 gross acres into 20 industrial parcels, offsite secondary access, and a design manual to guide future development-APN: 650-020-001. (Quasi-judicial)

RECOMMENDED MOTION:

RECEIVE AND FILE: The Notice of decision for the above referenced case acted on by the Planning Commission on April 7, 2010.

The Planning Department recommended Approval; and,
THE PLANNING COMMISSION:

ADOPTED a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42108**, 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,

APPROVED **TENTATIVE PARCEL MAP NO. 36108**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.


Ron Goldman
Planning Director

Initials:
RG:vc

(continued on attached page)

REVIEWED BY EXECUTIVE OFF

DATE

Tina Grande

Departmental Concurrence

☐ Policy

☐ Policy

☒ Consent

☐ Consent

Dep't Re

Per Exec. Ofc.:

Prev. Agn. Ref.

District: Fourth

Agenda Number:

BACKGROUND:

After the Planning Commission hearing, the applicant requested that some Conditions of Approval be clarified regarding identification of parties responsible for maintenance of flood control facilities. The responsible party was not changed, but the Conditions were revised for clarity. More specifically, Conditions of Approval 50.Trans.34, 35, and 36, and 90.Trans.8 have been removed and replaced by Conditions 50.Trans.38, 39, and 40, and 90.Trans.9 to clarify responsible party for maintenance of flood control facilities.

**PLANNING COMMISSION
MINUTE ORDER APRIL 7, 2010
RIVERSIDE COUNTY ADMINISTRATIVE CENTER**

- I. **AGENDA ITEM 8.1: TENTATIVE PARCEL MAP NO. 36108** - Intent to Adopt a Mitigated Negative Declaration - Applicant: Peter Tynberg - Engineer/Representative: Jay Gunther - Fourth Supervisorial District - Thousand Palms Zoning District - Western Coachella Valley Area Plan: Community Development: Light Industrial (CD: LI) (0.25 - 0.60 Floor Area Ratio) - Location: Easterly of Rio Del Sol, northerly of Interstate 10 - 1.0 Gross Acre - Zoning: Manufacturing-Service Commercial (M-SC) - **APN: 650-020-001** - (Quasi-judicial)

II. **PROJECT DESCRIPTION**

The Tentative Parcel Map proposes a Schedule E subdivision to divide 20 gross acres into 20 industrial parcels, offsite secondary access, and a design manual to guide future development

III. **MEETING SUMMARY**

The following staff presented the subject proposal:

Project Planner: Matt Straite Ph: (951) 955-8631 or E-mail mstraite@rctlma.org

The following spoke in favor of the subject proposal:

Peter Tynberg, Applicant, 70711 Tamarisk Ln, Rancho Mirage, CA 92270

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 Roth absent):

ADOPTED MITIGATED NEGATIVE DECLARATION for **ENVIRONMENTAL ASSESSMENT NO. 42108**, 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,

APPROVED TENTATIVE PARCEL MAP NO. 36108, 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.

Agenda Item No.: 8.1
Area Plan: Western Coachella Valley
Zoning District: Thousand Palms
Supervisory District: Fourth
Project Planner: Matt Straite
Planning Commission: April 7, 2010

Tentative Parcel Map No. 36108
E.A. Number: 42108
Applicant: Peter Tynberg
Engineer/Representative: Joseph Bonadiman
& Associates

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

Tentative Parcel Map 36108 proposes a Schedule E subdivision to divide 20 gross acres into 20 industrial parcels, offsite secondary access, and a design manual to guide future development.

The project is located in the Western Coachella Valley Area Plan, more specifically it is Easterly of Rio Del Sol, northerly of Interstate 10.

ISSUES OF POTENTIAL CONCERN:

The project site requires secondary access. Said access will include offsite improvements along 30th Ave. from the project site to Robert Road, and along Robert Road between 30th Ave. and Del Norte Way, as shown on the Tentative Parcel Map exhibit. All offsite access is considered part of the project, is analyzed as part of EA No. 42108, and all mitigation and conditions of approval apply to the offsite access as well as the project site. Section 3.2.J of Ordinance 460, in reference to street requirements explains that when alternate access is required off site the applicant shall show all off site requirements on the tentative map, and provide written assurances from the owners of the offsite required property that sufficient right of way to construct the improvements will be provided. According to Ordinance 460, if the applicant cannot secure assurances from the land owners then the map can still be approved with findings explaining that approval may indicate a potential need to institute eminent domain proceedings later, in order to have the map satisfy conditions of approval.

The need for secondary access requires the participation of three landowners in order to complete the necessary access. Two property owners have indicated assurances of participation, their letters are attached to the staff report. The third landowner has currently withheld participation.

SUMMARY OF FINDINGS:

1. Existing General Plan Land Use (Ex. #5): Light Industrial (LI)
2. Surrounding General Plan Land Use (Ex. #5): Light Industrial (LI) to the north, south, and west, High Density Residential (HDR) to the east
3. Existing Zoning (Ex. #2): Manufacturing- Service Commercial (M-SC)
4. Surrounding Zoning (Ex. #2): Manufacturing- Service Commercial (M-SC) to the north and south, Industrial Park (IP) to the west, and One Family Dwellings (R-1) to the east.
5. Existing Land Use (Ex. #1): Vacant
6. Surrounding Land Use (Ex. #1): Vacant to the north, east and west, Light Industrial to the south.
7. Project Data:
 - Total Acreage: 20 Gross Acres
 - Total Proposed Lots: 20
 - Proposed Min. Lot Size: 36,000 square feet
 - Schedule: E

[Handwritten signature]
4/8

8. Environmental Concerns:

See attached environmental assessment

RECOMMENDATIONS:

ADOPTION of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42108**, 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,

APPROVAL of **TENTATIVE PARCEL MAP NO. 36108**, 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: Light Industrial (LI) Land Use Designation, and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with the Manufacturing- Service Commercial (M-SC) 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 E 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 Coachella Valley Multi-Species Habitat Conservation Plan (CVMSHCP).

FINDINGS: The following findings are in addition to those incorporated in the summary of findings and in the attached environmental assessment, which is incorporated herein by reference.

1. The project site is designated Community Development: Light Industrial (LI) on the Western Coachella Valley Area Plan.
2. The proposed use, light industrial uses that would be constructed on the proposed lots is a permitted use in the Light Industrial (LI) designation.
3. In accordance with Section 3.2.J. of Ordinance No. 460, the applicant has provided written assurances (copies of which are attached) from two of the three owners of the off-site properties required to provide adequate secondary access to the project site. All improvements and alignments required for said access are outlined on the exhibit, per ordinance. Because at least one of the above referenced property owners have indicated that they do not plan to provide assurance of adequate right of way dedication to the Transportation Department, eminent domain proceedings may need to be instituted by the Riverside County Board of Supervisors if the project applicant is to satisfy the required Conditions of Approval. This finding does not imply or guarantee any future eminent domain action by the Riverside County Board of Supervisors. This

findings intent is to inform all discretionary bodies, per section 3.2.J, that eminent domain may be the only possible solution, should the Board agree to take such an action, to satisfy the Conditions of Approval for the project.

4. The project site is surrounded by properties which are designated Light Industrial (LI) to the north, south, and west, High Density Residential (HDR) to the east.
5. The zoning for the subject site is Manufacturing- Service Commercial (M-SC).
6. The project site is surrounded by properties which are zoned Manufacturing- Service Commercial (M-SC) to the north and south, Industrial Park (IP) to the west, and One Family Dwellings (R-1) to the east.
7. Similar light industrial uses have been constructed and are operating to the south of the project site.
8. This project is not located within Criteria Area of the Coachella Valley Multi-Species Habitat Conservation Plan.
9. Environmental Assessment No. 42108 identified the following potentially significant impacts:
 - a. Hydrology/Water Quality
 - b. Transportation/Traffic
 - c. 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, no letters, in support or opposition have been received.
2. The project site is not located within:
 - a. A city sphere of influence,
 - b. SKR Fee Area,
 - c. Coachella Valley MSHCP Fee Area,
 - d. Area Drainage Plan,
 - e. Dam inundation area,
 - f. High Fire area, or,
 - g. The Stephens Kangaroo Rat Fee Area or Core Reserve Area.
3. The project site is located within:
 - a. A 100 year Flood Zone,
 - b. The boundaries of the Desert Recreation District, and,
 - c. An area of moderate liquefaction.
4. The subject site is currently designated as Assessor's Parcel Number 650-020-001.
5. This project was filed with the Planning Department on 12/18/2008

6. This project was reviewed by the Land Development Committee two times on the following dates February 12, 2009 and May 14, 2009.
7. Deposit Based Fees charged for this project, as of the time of staff report preparation, total 29,177.38

MS

Y:\Planning Case Files-Riverside office\PM36108\DH-PC-BOS Hearings\Staff Report.doc

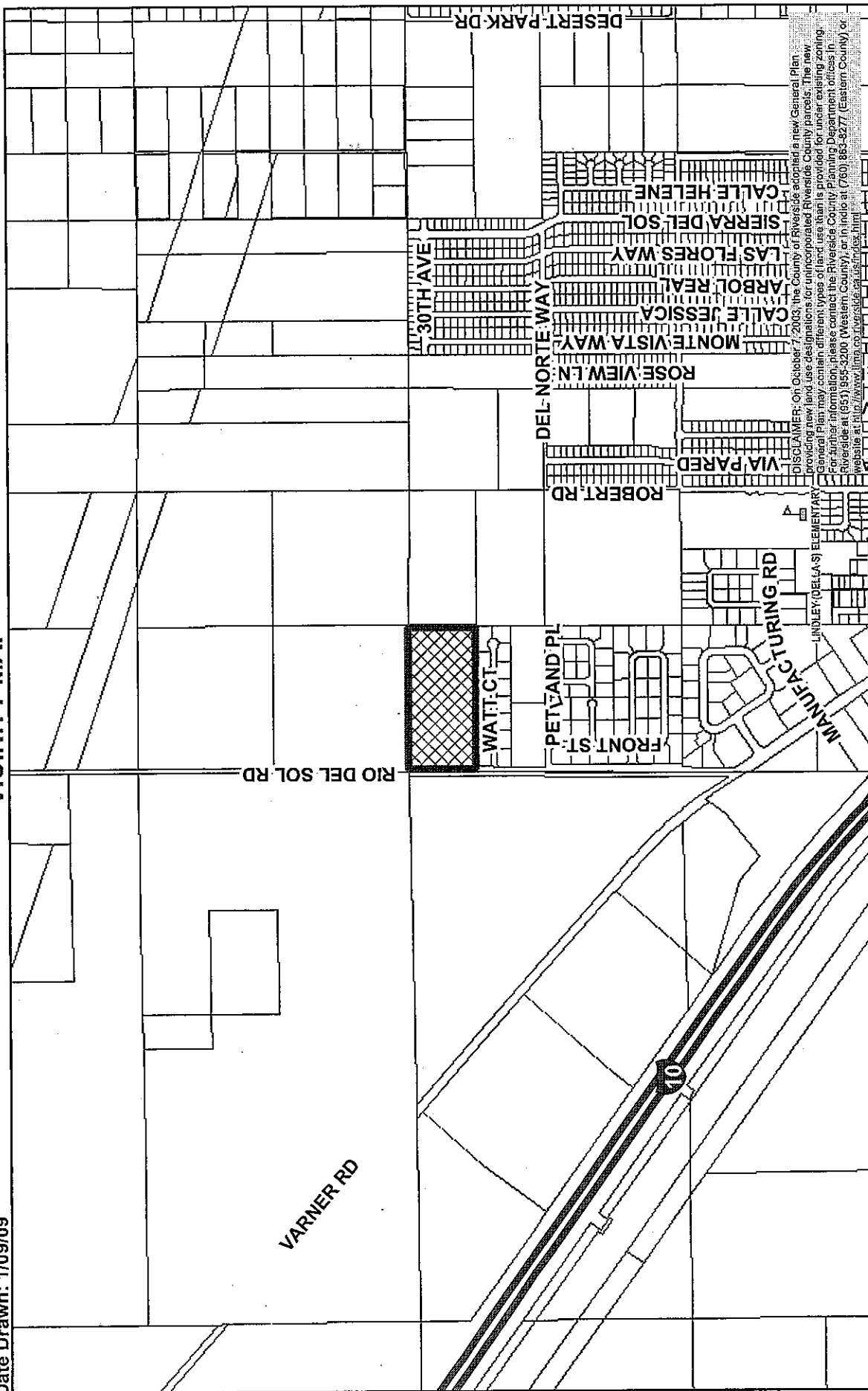
Date Prepared: 1/29/10

Date Revised:

Planner: Maurice Borrows
Date: 4/29/09
VICINITY MAP

PM36108
VICINITY MAP

Supervisor Wilson
District 4
Date Drawn: 1/09/09



RIVERSIDE COUNTY PLANNING DEPARTMENT

Assessors
Bk. Pg. 650-02
Thomas
Bros. Pg. 758 C7

District: Thousand Palms
Township/Range: T4SR6E
Section: 18



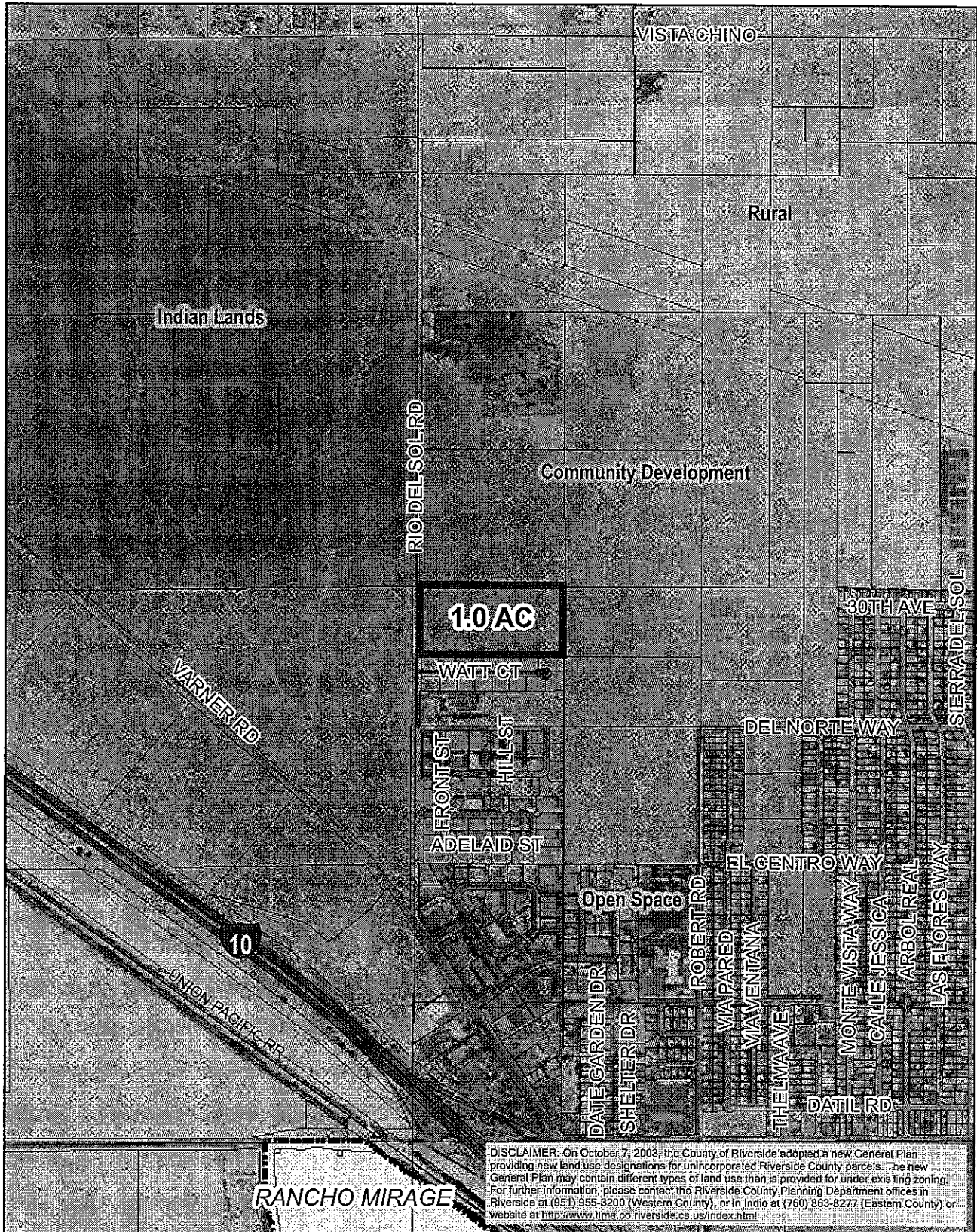
DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan. Providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 955-3200 (Western County), or in Indio at (760) 835-5277 (Eastern County) or website at <http://www.livingwithgrowth.com>.

Supervisor: Wilson
District 4
Date Drawn: 1/09/09

PM36108

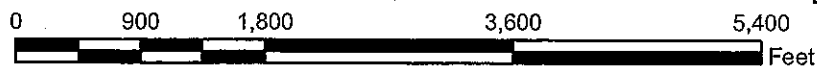
Planner: Maurice Borrows
Date: 4/29/09
Exhibit Overview

DEVELOPMENT OPPORTUNITY



RIVERSIDE COUNTY PLANNING DEPARTMENT

District: Thousand Palms
Township/Range: T4SR6E
Section: 18



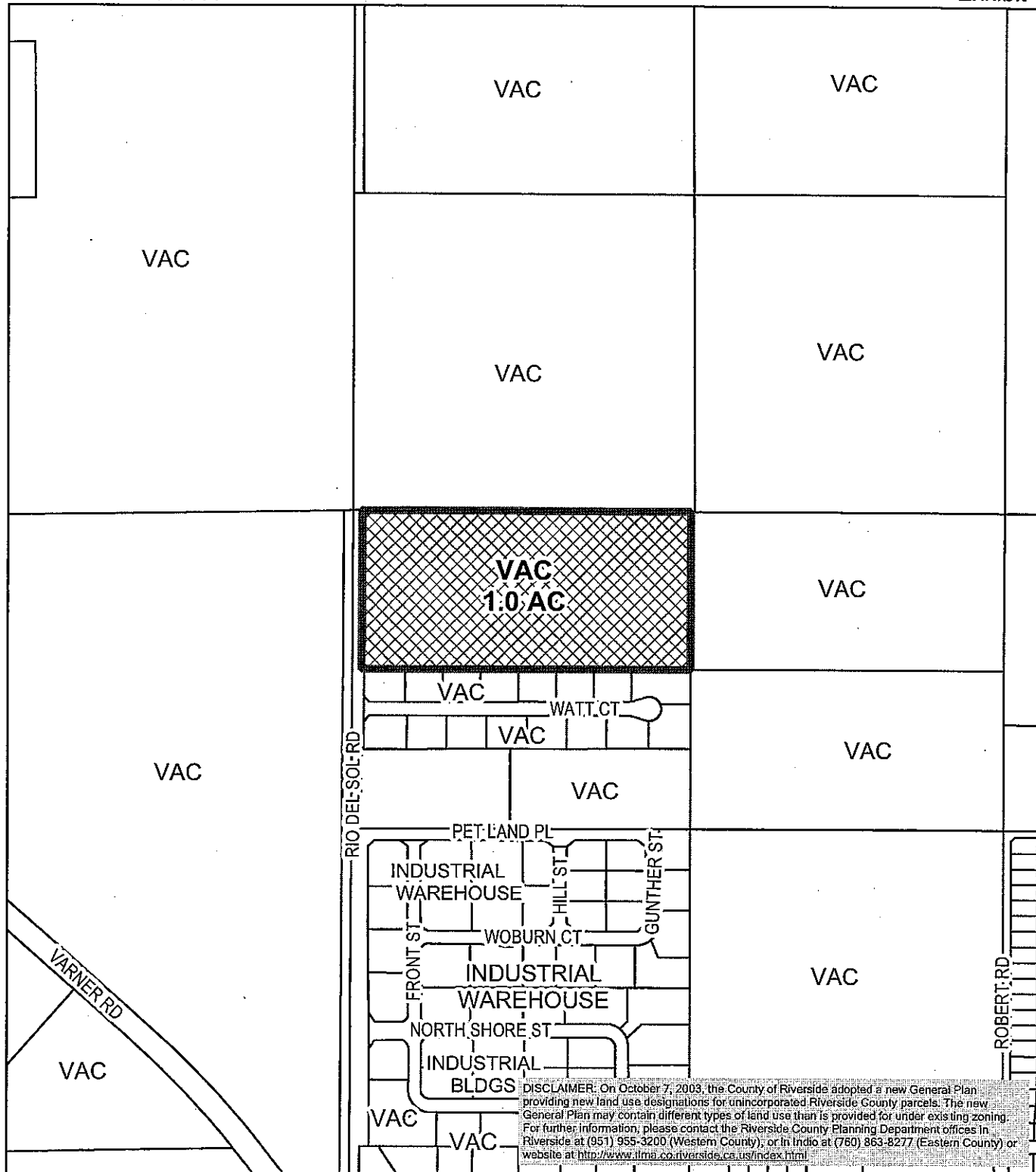
Assessors
Bk. Pg. 650-02
Thomas
Bros. Pg. 758 C7

Supervisor: Wilson
District 4
Date Drawn: 1/09/09

PM36108

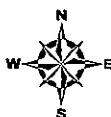
Land Use

Planner: Maurice Borrows
Date: 4/29/09
Exhibit 1



RIVERSIDE COUNTY PLANNING DEPARTMENT

District: Thousand Palms
Township/Range: T4SR6E
Section: 18

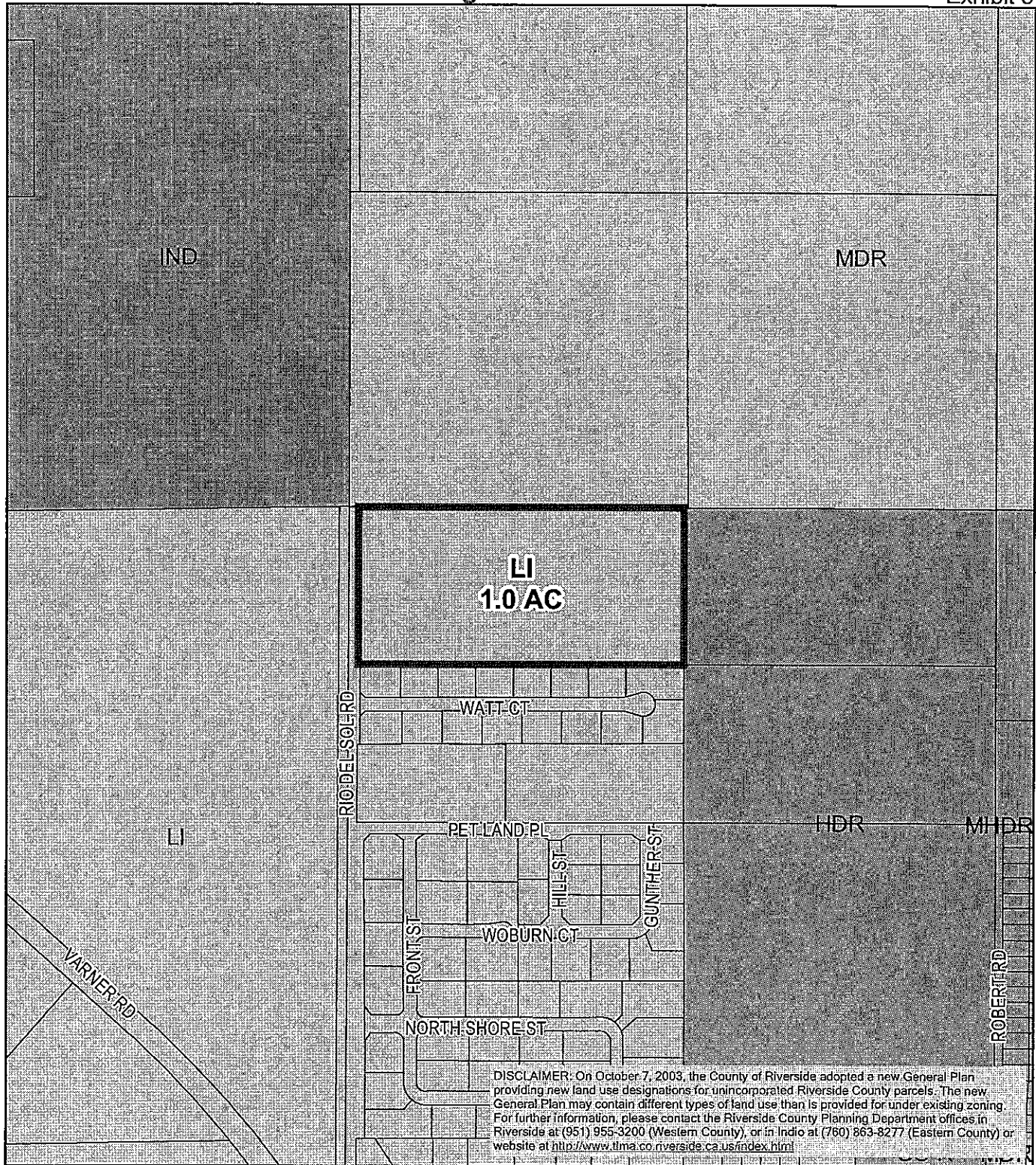


Assessors
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Thomas
Bros. Pg. 758 C7

Supervisor: Wilson
District 4
Date Drawn: 1/09/09

PM36108
Existing General Plan

Planner: Maurice Borrows
Date: 4/29/09
Exhibit 5



RIVERSIDE COUNTY PLANNING DEPARTMENT

District: Thousand Palms
Township/Range: T4SR6E
Section: 18



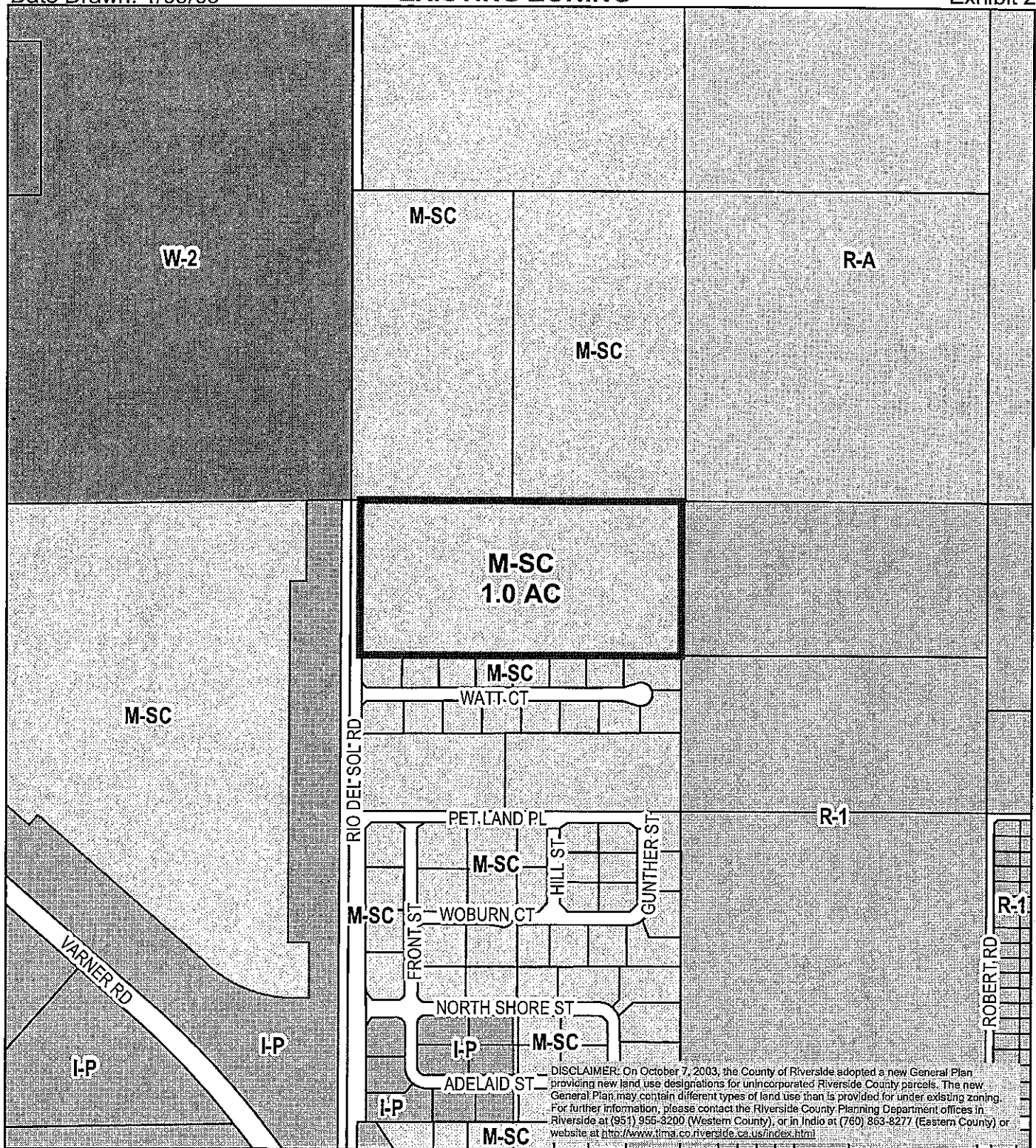
Assessors
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Thomas
Bros. Pg. 758 C7



Supervisor: Wilson
District 4
Date Drawn: 1/09/09

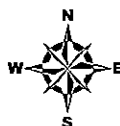
PM36108
EXISTING ZONING

Planner: Maurice Borrows
Date: 4/29/09
Exhibit 2



RIVERSIDE COUNTY PLANNING DEPARTMENT

District: Thousand Palms
Township/Range: T4SR6E
Section: 18

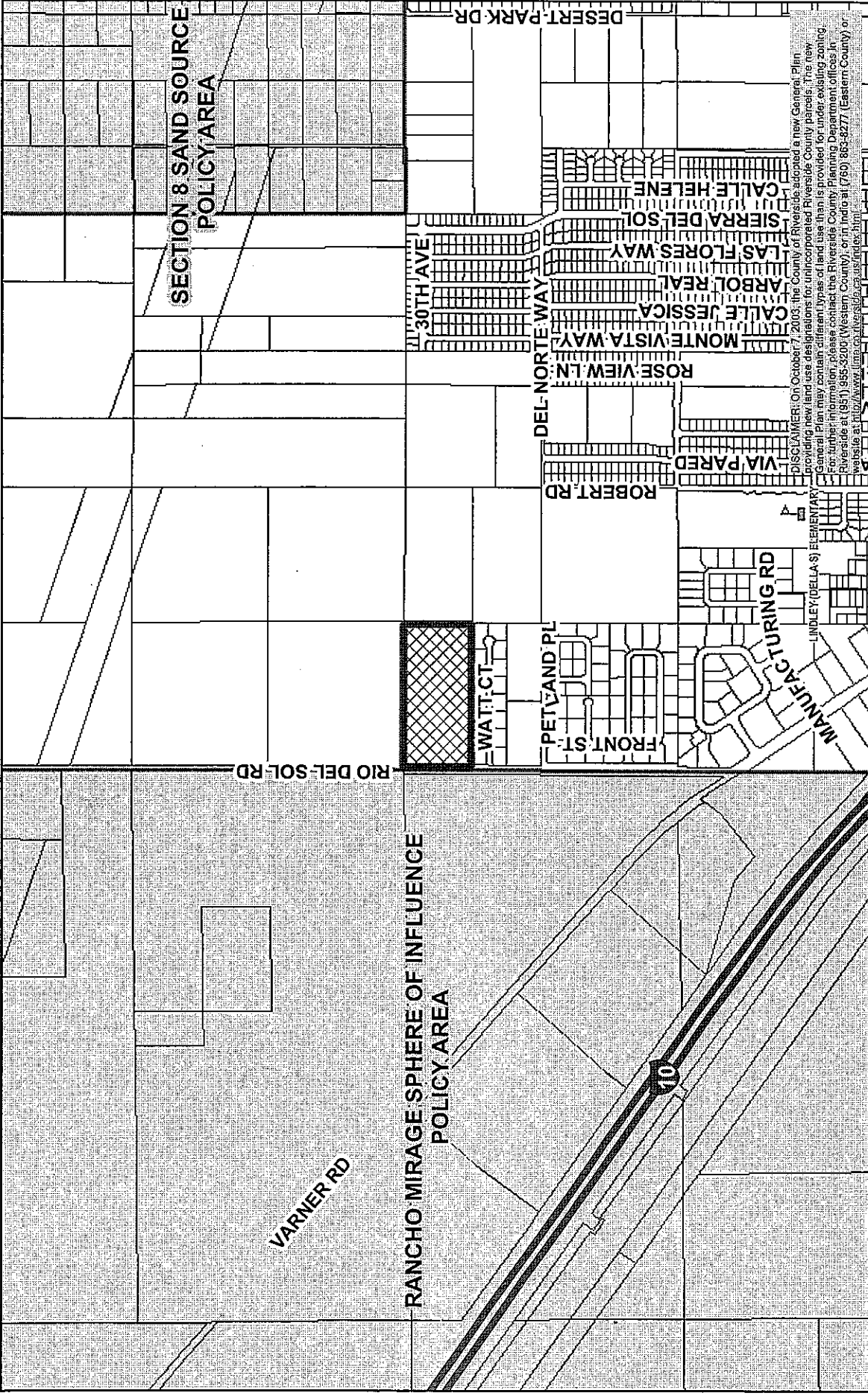


Assessors
Bk. Pg. 650-02
Thomas
Bros. Pg. 758 C7

Supervisor Wilson
District 4
Date Drawn: 1/09/09

PM36108 POLICY AREAS

Planner: Maurice Borrows
Date: 4/29/09
Exhibit 8



RIVERSIDE COUNTY PLANNING DEPARTMENT

District: Thousand Palms
Township/Range: T4SR6E
Section: 18

Assessors
Bk. Pg. 650-02
Thomas
Bros. Pg. 758 C7



COUNTY OF RIVERSIDE

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: 42108
Project Case Type (s) and Number(s): Tentative Parcel Map No. 36108
Lead Agency Name: County of Riverside Planning Department
Address: 38686 El Cerrito Road, Palm Desert, CA 92211
Contact Person: Matt Straite
Telephone Number: 951-955-8631
Applicant's Name: Peter Tynberg
Applicant's Address: 70711 Tamarisk Lane Rancho Mirage CA
Engineer's Name: Joseph E. Bonadiman & Associates
Engineer's Address: 234 N Arrowhead Ave. San Bernardino CA

I. PROJECT INFORMATION

A. Project Description: The tentative parcel map is a Schedule E subdivision to divide approximately 20 gross acres into 20 parcels with common retention basin and private streets. Design Guidelines are included as part of the project to guide future development on the site. The project requires secondary access as shown on the Tentative Map. Said access will include offsite improvements along 30th Ave. from the project site to Robert Road, and along Robert Road between 30th Ave. and Del Norte Way. All offsite access is considered part of the project, all mitigation and conditions of approval apply to the offsite access as well as the project site.

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

C. Total Project Area: 20 gross acres

Residential Acres: n/a	Lots: n/a	Units: n/a	Projected No. of Residents: n/a
Commercial Acres: n/a	Lots: n/a	Sq. Ft. of Bldg. Area: n/a	Est. No. of Employees: n/a
Industrial Acres: 20	Lots: 20	Sq. Ft. of Bldg. Area: n/a	Est. No. of Employees: n/a
Other: n/a			

D. Assessor's Parcel No(s): 650-020-001

E. Street References: The project is located northerly of Watt Court, southerly of Avenue 30, and easterly of Rio Del Sol Road

F. Section, Township & Range Description or reference/attach a Legal Description:
Section 7, Township 4 South, Range 6 East, SBBM

G. Brief description of the existing environmental setting of the project site and its surroundings: The project site is vacant and the ground surface is covered with scattered desert brush, weeds, and minor debris. The project site has a gentle downward slope to the south. Rio Del Sol Road forms the project western property boundary. Commercial developments are located south of the project site. The adjacent properties to the north, east, and west remain vacant. There are existing underground and overhead utilities along the nearby streets.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

1. **Land Use:** The land use designation for the proposed project is Light Industrial (LI). The project proposes a Schedule E subdivision of 20 gross acres into 20 lots for future industrial development. The proposed project meets the requirements for the Light Industrial land use designation and will not conflict with the overall industrial intent of the LI designation.
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 area is susceptible to shallow flooding and is designated Zone OA, depth one-foot on Federal Insurance rate maps. The proposed project is located within a moderate liquefaction zone, but does not located in 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 tenants 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 (CD)

D. Land Use Designation(s): Light Industrial (LI)

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; Light Industrial (LI)

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:** Manufacturing, Service Commercial (M-SC)

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

K. **Adjacent and Surrounding Zoning:** Manufacturing, Service Commercial (M-SC) is located to the north and south; One-Family Dwelling (R-1) is located to the east; and Industrial Park (I-P) and M-SC zones are located to the west.

III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

- | | | |
|--|---|---|
| ☐ 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

3/8/10

Date

Matt Straite

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
AESTHETICS Would the project				
1. Scenic Resources	☐	☐	☒	☐
a) Have a substantial effect upon a scenic highway corridor within which it is located?	☐	☐	☒	☐
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?	☐	☐	☐	☒

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

Findings of Fact:

a) The project is located within 4,000 feet of Interstate 10 which is a designated Scenic Highway Corridor per Figure 9 of the Western Coachella Valley Area Plan. However, the site's designation is Light Industrial and where house style development is foreseen for the site. The project includes a Design Manual which will insure all future structures on this subdivision are consistent with neighboring structures, thus the impacts will be less than significant.

b) The proposed project will not substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features, or obstruct a prominent scenic vista or view open to the public, as these features do not exist on the project site. Due to the nature of the project as a land division, the project will not create visual impacts to the surrounding area.

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?	☐	☐	☒	☐

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

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

a) According to the 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. This is not considered mitigation per CEQA as these conditions are standard.

Mitigation: None required

Monitoring: None required

3. Other Lighting Issues

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

☐ ☐ ☒ ☐

b) Expose residential property to unacceptable light levels?

☐ ☐ ☒ ☐

Source: On-site Inspection, Project Application Description

Findings of Fact:

a-b) The 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?

☐ ☐ ☐ ☒

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

☐ ☐ ☐ ☒

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

☐ ☐ ☐ ☒

d) Involve other changes in the existing environment

☐ ☐ ☐ ☒

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?

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

Findings of Fact:

- a) The project site is not designated as prime, statewide important, unique, or locally important farm land. Therefore, no impacts will occur.
- b) The project is not located within or adjacent to an agricultural preserve established pursuant to the Williamson Act. Therefore, no impacts will occur.
- c) The project is not located within 300 feet of existing agriculturally zoned property, therefore, no impacts will occur.
- d) The project will create a subdivision that will permit uses consistent with the General Plan Land Use designation for the site and will not effect any agricultural lands in the County. Therefore, no impacts will occur.

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?

☐ ☐ ☒ ☐

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

☐ ☐ ☒ ☐

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

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

a) The project 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. The project is for a subdivision and street improvements to 30th Avenue, Rio del Sol Road and creation of several private streets throughout the development. No structures will be built as a result of this project. No structures are proposed as part of this project, no trips will be created by or required for this project. Therefore, this project would not exceed any SCAQMD standards or air quality management plans.

b-c) Construction and grading fugitive dust resulting from construction of the street improvements will be guided by standard conditions of approval including condition 10.BS Grade.5 which requires the project applicant control fugitive dust, conditions 10.BS Grade.5, 60.Planning.3 and 60.BS Grade.6 which require PM10 Plans to be submitted, and condition 60.BS Grade.8 which requires the grading engineer to attend a PM10 Class at SCAQMD. These are not considered mitigation as they are standard conditions of approval.

d-e) The closest existing sensitive receptor is over 1500 feet from the project site; however, the project is not considered a point source emitter, will not creating any sensitive receptors, thus no impacts are anticipated.

f) The project proposes only to subdivide the land and construct streets, no objectionable odor will result from either.

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?

☐ ☐ ☐ ☒

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

Source: GIS database, WRCMSHCP, On-site Inspection, EPD Review, PDB05529 by Ecological Consultants dated January 10, 2007

Findings of Fact:

a) The Bio study was completed for the project site but did not specifically study the required offsite access. The Environmental Programs Department has reviewed the offsite access and concluded that no additional impacts are created from the inclusion of these areas in the project description; no additional mitigation or conditions are required. The project is located in the fee area of the Coachella Valley Multi-Species Habitat Conservation Plan (CVMSHCP); 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.

b-c) Bio Report and the Biologists review did not find that the project will have any impact either directly or through habitat modifications on any listed Title 14, Title 50 or US and CA Fish and Wildlife listed species. Impacts associated with the project are less than significant.

d) 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. This is not considered mitigation for CEQA purposes as it is a standard condition of approval.

e-g) The project has no riparian features or distinctive habitat. 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.

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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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, PDA4552 by Archaeogroup dated January 2007

Findings of Fact:

a-b) On-site surveys did not result in any historic resources located on site. PDA4552 studies the project site but did not specifically study the offsite access. Additional surveys were done by the County Archeologist for the offsite access areas and found no cultural resources. The site is currently vacant and does not contain any structures or other features that could be deemed as significant historic resources. The report and Archeologist review 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, including the offsite access, 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 Coroner has made the necessary findings as to the origin and disposition pursuant to Public Resources Code Section 5097.98.

Mitigation: None required

Monitoring: None required

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, PDA4552 by Archaeogroup dated January 2007

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a-b) Per the archeological study and Archeologists review of the project and offsite access to the site, no archeological sites are known to exist on or near the site. Therefore, there will be no impacts to any archeological site.

c-d) No historic, prehistoric sites or isolated artifacts were detected during the pedestrian survey of the project site, including offsite access. However, the project area has the potential to contained 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: None required

Monitoring: None required

9. Paleontological Resources

☐	☐	☐	☒
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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", Riverside County geologist review.

Findings of Fact:

a) Per the County Geologist Review, as summarized in Condition of Approval 10.Planning.14, 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

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

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

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Source: Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones," GIS database, Geologist Comments, GEO02135 by Geotechnical Investigation by Sladden Engineering dated January 16, 2007

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

a-b) GEO02135 was created for the project site, but did not specifically study the offsite access. The County Geologist has reviewed the off-site requirements and concluded that the topography and soils of the offsite areas are similar to the project site and impacts would be consistent with those identified for the project site in GEO02135. The project site is not within an Earthquake Fault-Rupture Hazard Zone (EFRHZ) (formerly an Alquist-Priolo Earthquake Fault Zone) or County of Riverside designated fault zone (RCLIS 2006), 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

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

Source: Riverside County General Plan Figure S-3 "Generalized Liquefaction," Geologist Comments, GEO02135 by Geotechnical Investigation by Sladden Engineering dated January 16, 2007

Findings of Fact:

a) GEO02135 was created for the project site, but did not specifically study the offsite access. The County Geologist has reviewed the off-site requirements and concluded that the topography and soils of the offsite areas are similar to the project site and impacts would be consistent with those identified for the project site in GEO02135. 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 100 feet, and the dense nature of the subsurface soils.

Mitigation: None required

Monitoring: None required

12. Ground-shaking Zone

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a) Be subject to strong seismic ground shaking?

Source: Riverside County General Plan Figure S-4 "Earthquake-Induced Slope Instability Map," and Figures S-13 through S-21 (showing General Ground Shaking Risk), Geologist Comments, GEO02135 by Geotechnical Investigation by Sladden Engineering dated January 16, 2007

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

a) GEO02135 was created for the project site, but did not specifically study the offsite access. The County Geologist has reviewed the off-site requirements and concluded that the topography and soils of the offsite areas are similar to the project site and impacts would be consistent with those identified for the project site in GEO02135. 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 and UBC requirements.

Mitigation: None required

Monitoring: None required

13. Landslide Risk

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

Source: On-site Inspection, Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slope," Geologist Comments, GEO02135 by Geotechnical Investigation by Sladden Engineering dated January 16, 2007

Findings of Fact:

a) GEO02135 was created for the project site, but did not specifically study the offsite access. The County Geologist has reviewed the off-site requirements and concluded that the topography and soils of the offsite areas are similar to the project site and impacts would be consistent with those identified for the project site in GEO02135. According to the Geo study for the site, the ground surface of the subject site has a gentle descending slope towards the east but is not situated immediately adjacent to any mountains or hillsides. Nor is the site susceptible to liquefaction. As such, the subject site should not be susceptible to slope instability.

Mitigation: None required

Monitoring: None required

14. Ground Subsidence

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a) Be located on a geologic unit or soil that is unstable,

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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or that would become unstable as a result of the project,
and potentially result in ground subsidence?

Source: Geologist Comments, GEO02135 by Geotechnical Investigation by Sladden Engineering dated January 16, 2007

Findings of Fact:

a) GEO02135 was created for the project site, but did not specifically study the offsite access. The County Geologist has reviewed the off-site requirements and concluded that the topography and soils of the offsite areas are similar to the project site and impacts would be consistent with those identified for the project site in GEO02135. 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

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

Source: On-site Inspection, Project Application Materials, Geologist Comments, GEO02135 by Geotechnical Investigation by Sladden Engineering dated January 16, 2007

Findings of Fact:

a) GEO02135 was created for the project site, but did not specifically study the offsite access. The County Geologist has reviewed the off-site requirements and concluded that the topography and soils of the offsite areas are similar to the project site and impacts would be consistent with those identified for the project site in GEO02135. The project is not affected by geological hazards such as seiche, tsunami or volcanic hazard.

Mitigation: None required

Monitoring: None required

16. Slopes

☐	☐	☐	☒
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a) Change topography or ground surface relief features?

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: Project Application Materials, Geologist Comments, GEO02135 by Geotechnical Investigation by Sladden Engineering dated January 16, 2007

Findings of Fact:

a-c) GEO02135 was created for the project site, but did not specifically study the offsite access. The County Geologist has reviewed the off-site requirements and concluded that the topography and soils of the offsite areas are similar to the project site and impacts would be consistent with those identified for the project site in GEO02135. 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: Project Application Materials, On-site Inspection, Geologist Comments, GEO02135 by Geotechnical Investigation by Sladden Engineering dated January 16, 2007

Findings of Fact:

a-b) GEO02135 was created for the project site, but did not specifically study the offsite access. The County Geologist has reviewed the off-site requirements and concluded that the topography and soils of the offsite areas are similar to the project site and impacts would be consistent with those identified for the project site in GEO02135. 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 project will not cause erosion. The project has been designed to address flows through site and flows created by the project to minimize erosion.

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. This is a standard condition of approval and not considered mitigation for CEQA purposes.

Mitigation: None required

Monitoring: None required

18. Erosion

a) Change deposition, siltation, or erosion that may

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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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: County Geologist review

Findings of Fact:

a) 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.

b) The project has been designed to address flows through site and flows created by the project to minimize erosion.

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:

a) 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. Standard conditions of approval regulate PM10.

Mitigation: None required

Monitoring: None required

HAZARDS AND HAZARDOUS MATERIALS Would the project

20. Hazards and Hazardous Materials	☐	☐	☐	☒
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?				
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and	☐	☐	☐	☒

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

- a) The proposed project is a land subdivision and will not cause routine transport of hazardous materials.
- b) The proposed land division will create roads and internal circulation, however, no reasonable upsets are expected.
- c) All streets, even private internal circulation streets are required to build to County standards, additionally the proposed land subdivision is consistent with the existing uses proposed by the Land Use designation, and therefore, there will be no impacts.
- d) The proposed land subdivision will emit no waste or hazards within 1 mile of a school.
- e) 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	☐	☐	☐	☒

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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people residing or working in the project area?

Source: Riverside County General Plan Figure S-19 "Airport Locations," GIS database

Findings of Fact:

a-d) The project is not near an airport or within an airport influence zone of any kind and does not require ALUC review.

Mitigation: None required

Monitoring: None required

22. Hazardous Fire Area

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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:

a) The project is not located within a High Fire Area identified by Ordinance No. 546. Secondary access is shown as part of the project design.

Mitigation: None required

Monitoring: None required

HYDROLOGY AND WATER QUALITY Would the project

23. Water Quality Impacts

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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?

☐	☐	☒	☐
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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)?

☐	☐	☐	☒
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d) Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage

☐	☐	☐	☒
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 Transportation Flood Hazard Report/Condition, Coachella Valley Water District letter dated May 28, 2009, Preliminary Hydrology Study and Drainage Analysis prepared by Joseph Bonadiman and Associates dated November 6, 2007

Findings of Fact:

a, e, and f) Without mitigation the project would substantially alter the existing site, effecting on site and off site drainage. The project has been designed to accommodate all offsite flows that enter the project in such a way that no substantial erosion or siltation will occur on site or offsite. Conditions of Approval 10.Trans.11 and 12 require on site retention of incremental increase from the 100-year storm event. Maintenance of detention features is required in Condition of approval 50.Trans.36. Additionally, Condition of Approval 60.Planning.4 requires that all requirements from the Coachella Valley Water District be satisfied prior to the issuance of grading permits. These include notification on the ECS sheet of the existing flood plain designation, acquisition of a FEMA agency elevation certificate, and adherence to County Ordinance 458. With these mitigations the project impacts will be less than significant.

b and g, h) Building and Safety requires all projects larger than 1 acre of grading to submit a National Pollutant Discharge Elimination System permit from the State Water Resource Control Board prior to issuance of any grading permits per Condition of Approval 60.BS Grade.4; however, this is a standard condition of approval and not considered mitigation. With this Condition of Approval the project will not degrade water quality. The operation of these features, with regular required maintenance, will not impact odors or vectors. Maintenance of detention features is required in Condition of approval 50.Trans.36.

c) The project will not require water service as the project is only a land subdivision and road construction.

d) The project would create an incremental increase in the runoff, however, previously mentioned mitigation will mitigate the impact.

Mitigation: Conditions of Approval 10.Trans.11 and 12 require on site retention of incremental increase from the 100-year storm event. Maintenance of detention features is required in Condition of approval 50.Trans.36. Condition of Approval 60.Planning.4 requires that all requirements from the Coachella Valley Water District be satisfied prior to the issuance of grading permits.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Monitoring: Monitoring shall be done by Riverside County Building and Safety Department as part of the plan check process, by 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 Transportation Flood Hazard Report/Condition, Coachella Valley Water District letter dated May 28, 2009, Preliminary Hydrology Study and Drainage Analysis prepared by Joseph Bonadiman and Associates dated November 6, 2007

Findings of Fact:

a) The project, including offsite access, will slightly alter the existing drainage pattern of the site or area, but will not alter 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 site currently features a sheet flow pattern that will be interrupted by the paving of streets and drainage features. However, the design will mitigate any impacts.

b) The project will increase the amount of impermeable surfaces slightly altering the existing drainage pattern of the site or area; however, the design will mitigate any impacts. According to the drainage study, the proposed retention basin has the capacity to accommodate the increase in 100 year flow capacity created by the project design.

c-d) The project is not proposing any structures, is not in a dam inundation area and will not impact the surface water in any water body.

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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LAND USE/PLANNING Would the project

25. Land Use	☐	☐	☐	☒
a) Result in a substantial alteration of the present or planned land use of an area?	☐	☐	☐	☒
b) Affect land use within a city sphere of influence and/or within adjacent city or county boundaries?	☐	☐	☐	☒

Source: RCIP, GIS database, Project Application Materials

Findings of Fact:

a) The proposed project is consistent with the General Plan Land Use designation for the site and will not alter the land use.

b) The project is not located with a sphere of influence of any city.

Mitigation: None required

Monitoring: None required

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:

a) The site is zoned Manufacturing- Service Commercial (M-SC). The proposed Schedule E land subdivision is consistent with the requirements of the zone.

b) The property is surrounded by Manufacturing- Service Commercial (M-SC) to the north and south, Industrial Park (IP) to the west, and One Family Dwellings (R-1) to the east. The proposed project is compatible with these designations.

c) The General Plan Land Use designation for the site is Light Industrial (LI), as is the property to the north, south and west. To the east the property is designated High Density Residential (HDR). The proposed project is compatible with these designations.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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e) the project site is currently vacant and will not disrupt any existing uses.

Mitigation: None required

Monitoring: None required

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?

☐ ☐ ☐ ☒

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

☐ ☐ ☐ ☒

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

☐ ☐ ☐ ☒

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

☐ ☐ ☐ ☒

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

Findings of Fact:

a-d) 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?

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

☐ ☐ ☐ ☒

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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project area to excessive noise levels?

NA ☒ A ☐ B ☐ C ☐ D ☐

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

Findings of Fact:

a-b) The project site is not near or within any airport influence zone.

Mitigation: None required

Monitoring: None required

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 site is not near any existing railroad facilities.

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 site is within about 4,000 feet of Interstate 10. Some road noise will be audible from the site. Riverside County regulates minimum standards for noise acceptability within structures, which would apply to the site. However, the project proposes only a land subdivision at this time and will not place any structures on the site. In addition, this project will not create any sensitive receptors.

Mitigation: None required

Monitoring: None required

31. Other Noise

NA ☒ A ☐ B ☐ C ☐ D ☐

☐ ☐ ☐ ☒

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Project Application Materials, GIS database

Findings of Fact:

No other noise sources have been identified.

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?

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

☐	☐	☒	☐
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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?

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

☐	☐	☒	☐
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Source: Project Application Materials

Findings of Fact:

a-d) The project will not introduce any new structures or uses to the site. It will have minimal noise during construction of roads, however operating hours are required by ordinance which will mitigate all impacts.

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

☐	☐	☐	☒
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
elsewhere?				
d) Affect a County Redevelopment Project Area?	☐	☐	☐	☒
e) Cumulatively exceed official regional or local population projections?	☐	☐	☐	☒
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)?	☐	☐	☐	☒

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

Findings of Fact:

a-c) The proposed project is a land subdivision and the site is currently vacant. The construction of the roads may result in temporary construction jobs, thus housing. However, due to sufficient supply of local housing impacts will be less than significant.

d) The site is not located in a County Redevelopment Area.

e-f) The project is an industrial land subdivision and will not provide housing. The project is consistent with the Land Use designation and therefore all growth resulting from the project was accounted for in the General Plan and demographic 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 conditioned to comply with County Ordinance No. 659 in order to mitigate the potential effects to fire services, see Condition of Approval 10.Planning.22. This is a standard condition of approval and pursuant to CEQA is not considered mitigation.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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, see Condition of Approval 10.Planning.22.

Mitigation: None required

Monitoring: None required

36. Schools

☐	☐	☒	☐
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Source: Palm Springs 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 Palm Springs 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, see Condition of Approval 80.Planning.5.

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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, see Condition of Approval 10.Planning.22.

Mitigation: None required

Monitoring: None required

38. Health Services

☐	☐	☒	☐
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Source: RCIP

Findings of Fact:

The use of the approximately 20-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. Ordinance 659 addresses emergency medical services, see Condition of Approval 10.Planning.22.

Mitigation: None required

Monitoring: None required

RECREATION

39. Parks and Recreation

☐	☐	☒	☐
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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?

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

☐	☐	☐	☒
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Source: GIS database, Ord. No. 460, Section 10.35 (Regulating the Division of Land – Park and Recreation Fees and Dedications), Ord. No. 659 (Establishing Development Impact Fees), Parks & Open Space Department Review

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a-c) The project is an industrial subdivision with no structures being permitted by the project. The project will not cause anyone to use recreation facilities nor create additional burden on existing facilities.

Mitigation: None required

Monitoring: None required

40. Recreational Trails

☐	☐	☐	☒
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Source: General Plan, Eastern Coachella Valley Area Plan Figure 7

Findings of Fact:

No County trails are required or proposed on the site.

Mitigation: None required

Monitoring: None required

TRANSPORTATION/TRAFFIC Would the project

41. Circulation

☐	☐	☒	☐
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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?

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

☐	☐	☒	☐
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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?

☐	☐	☐	☒
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e) Alter waterborne, rail or air traffic?

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

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

☐	☒	☐	☐
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h) Cause an effect upon circulation during the project's construction?

☐	☐	☐	☒
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i) Result in inadequate emergency access or access to nearby uses?

☐	☒	☐	☐
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j) Conflict with adopted policies supporting alternative transportation (e.g. bus turnouts, bicycle racks)?

☐	☐	☐	☒
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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: RCIP, Focused Traffic Impact Study for the Proposed Industrial Park on Rio Del Sol Road and Avenue 30 Tentative Parcel Map TRM34914 in Riverside County, CA prepared by Clyde E. Sweet and Associates dated June 2007.

Findings of Fact:

a and c) A traffic study was done for the project that concluded the project would not adversely impact the existing transportation facilities. The project will generate traffic to the area and have regional cumulative transportation system impacts that will be mitigated using standard payments of TUMF and DIF fees, see Condition of Approval 10.Planning.22. The project is not anticipated to have any significant traffic or circulation impacts.

b) The project is a land subdivision and will not permit any structures that would require parking. There will be no impacts.

d-e) The project will not result in any airborne or rail traffic changes. There will be no impacts.

f) All streets have been designed to not create any substantial design hazards. There will be no impacts.

g and i) Street improvements have been required by Condition of Approval 50.Trans.31 for 30th Ave. along the project boundary. Additionally, secondary access impacts will be mitigated as described in Conditions of Approval 50.Trans.32 and 33. Construction of the offsite streets will be required as well, including parts of 30th Ave. and Robert Road.

h) Construction of the internal, external and offsite roads will not result in the temporary closure of any critical transportation facilities.

j) The project is a land subdivision and will not conflict with any adopted policies.

Mitigation: Street improvements have been required by Condition of Approval 50.Trans.31 for 30th Ave. along the project boundary. Additionally, secondary access impacts will be mitigated as described in Conditions of Approval 50.Trans.32 and 33

Monitoring: Monitoring will be administered through the standard Building and Safety plan check process and by the Department of Transportation.

42. Bike Trails

☐	☐	☐	☒
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Source: RCIP

Findings of Fact:

No trials are required or proposed by the project.

Mitigation: None required

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

a-b) The project is an industrial land subdivision. Services exist to the site boundaries due to neighboring development and 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.

Mitigation: None required

Monitoring: None required

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?

☐
☐
☒
☐

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

☐
☒
☐
☐

Source: Department of Environmental Health Review

Findings of Fact:

a-b) CVWD has indicated that sewer service exists at the site. Minor modifications may be required for connection. CVWD clearance is required per Condition of Approval 80.EHealth.1.

Mitigation: CVWD clearance is required per Condition of Approval 80.EHealth.1.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Monitoring: Monitoring will be administered through the standard Building and Safety plan check process and by the Coachella Valley Water District.

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:

a-b) 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?	☐	☐	☒	☐
b) Natural gas?	☐	☐	☒	☐
c) Communications systems?	☐	☐	☒	☐
d) Storm water drainage?	☐	☐	☒	☐
e) Street lighting?	☐	☐	☒	☐
f) Maintenance of public facilities, including roads?	☐	☐	☒	☐
g) Other governmental services?	☐	☐	☒	☐
h) Conflict with adopted energy conservation plans?	☐	☐	☒	☐

Source: RCIP

Findings of Fact:

a-h) The project is a land subdivision which will not permit construction of any structures that would require utilities.

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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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?

☐	☐	☒	☐
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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)?

☐	☐	☒	☐
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Source: Staff review, Project Application Materials

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

49. Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?

☐	☐	☐	☒
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Source: Staff review, project application

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

VI. EARLIER ANALYSES

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Earlier Analyses Used, if any:

GEO02135 by Geotechnical Investigation by Sladden Engineering dated January 16, 2007

PDA4552 by Archaeogroup dated January 2007

PDB05529 by Ecological Consultants dated January 10, 2007

Coachella Valley Water District letter dated May 28, 2009

Preliminary Hydrology Study and Drainage Analysis prepared by Joseph Bonadiman and Associates dated November 6, 2007

Focused Traffic Impact Study for the Proposed Industrial Park on Rio Del Sol Road and Avenue 30 Tentative Parcel Map TRM34914 in Riverside County, CA prepared by Clyde E. Sweet and Associates dated June 2007.

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

Location: County of Riverside Planning Department
4080 Lemon Street, 9th Floor
Riverside, CA 92505

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Revised: 6/9/08

05/04/10
11:36

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 1

CEL MAP Parcel Map #: PM36108

Parcel: 650-020-001

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 MAP - DEFINITIONS

RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Tentative Industrial Parcel Map No. 36108 shall be henceforth defined as follows:

TENTATIVE MAP = Tentative Industrial Parcel Map No. 36108, Amended No. 1, dated 2-15-10.

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

EXHIBIT M AMENDED NO. 1= Land Division Design Manual to provide minimum architectural and landscaping guidelines which shall be considered during county review of future plot plans and/or conditional use permits (to be replaced with a FINAL DESIGN MANUAL prior to recordation of the final parcel map).

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 a Schedule E subdivision to divide approximately 20 gross acres into 20 industrial parcels with a common retention basin parcel and private common streets. Offsite secondary access, and a

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11:36

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 2

RCEL MAP Parcel Map #: PM36108

Parcel: 650-020-001

10. GENERAL CONDITIONS

10. EVERY. 3 MAP- PROJECT DESCRIPTION (cont.) RECOMMND

design manual to guide future development are also part of the project.

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

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

BS GRADE DEPARTMENT

10.BS GRADE. 1 MAP-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.

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10. GENERAL CONDITIONS

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 & 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-G2.5 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. 8 MAP-G2.6SLOPE STABL'TY ANLY RECOMMND

A slope stability report shall be submitted and approved by the County Geologist for all proposed cut or fill slopes steeper than 2:1 (horizontal to vertical) or over 30 feet in vertical height - unless addressed in a previous report.

10.BS GRADE. 9 MAP-G2.8MINIMUM DRNAGE GRAD RECOMMND

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

10.BS GRADE. 10 MAP-G2.11DR WAY XING NWC RECOMMND

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

10.BS GRADE. 11 MAP-G2.12SLOPES IN FLOODWAY RECOMMND

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

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10. GENERAL CONDITIONS

10.BS GRADE. 14 MAP-G2.24LU PMT TO GRD SUB

RECOMMND

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

10.BS GRADE. 15 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.

10.BS GRADE. 17 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. 18 MAP*TRANS & CVWD REVIEW REQ'D

RECOMMND

The applicant or developer shall submit copies of the grading plan and hydrologic calculations to the

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10. GENERAL CONDITIONS

10.BS GRADE. 18 MAP*TRANS & CVWD REVIEW REQ'D (cont.) RECOMMND

Riverside County Transportation Department (RCTD) and the Coachella Valley Water District (CVWD) for their review and approval. Additional flood plain management fees may be required by CVWD. Prior to the issuance of a grading permit, the applicant or developer shall provide, to the Department of Building and Safety Grading Division, a letter from RCTD and CVWD indicating their approval of the plans or waiver of the review.

10.BS GRADE. 19 USE-G4.3PAVING INSPECTIONS RECOMMND

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

E HEALTH DEPARTMENT

10.E HEALTH. 1 CVWD WATER AND SEWER SERVICE RECOMMND

Parcel Map#36108 is 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 are met with CVWD as well as all other applicable agencies. Any existing septic system 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.

10.FIRE. 2 MAP-#16-HYDRANT/SPACING RECOMMND

Schedule E fire protection approved standard fire hydrants, (6"x4"x2 1/2") located one at each street intersection and spaced no more than 330 feet apart in any direction, with no portion of any lot frontage more than 165 feet from a hydrant. Minimum fire flow shall be 1500 GPM for 2 hour duration at 20 PSI. Shall include perimeter streets at each intersection and spaced 1,000 feet apart.

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10. GENERAL CONDITIONS

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 E, 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 - 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 owners, a homeowners association, or any other successor-in-interest.

10.PLANNING. 5 MAP - ZONING STANDARDS RECOMMND

Lots created by this TENTATIVE MAP shall be in conformance with the development standards of the Manufacturing-Service Commercial(M-SC) zone with a minimum lot size of 20,000 square feet.

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

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10. GENERAL CONDITIONS

10.PLANNING. 6 MAP - PROCEDURE FOR PHASING (cont.) RECOMMND

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. 9 MAP - OFFSITE SIGNS ORD 679.4 RECOMMND

No offsite subdivision signs advertising this land

Division/development are permitted, other than those allowed under Ordinance No. 679.4. Violation of this condition of approval may result in no further permits of any type being issued for this subdivision until the unpermitted signage is removed.

10.PLANNING. 12 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

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10. GENERAL CONDITIONS

10.PLANNING. 12 MAP - ORD 875 CVMSHCP FEE (1) (cont.) RECOMMND

ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

10.PLANNING. 14 MAP - LOW PALEO RECOMMND

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

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

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

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

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

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

6.Any recovered fossil remains will be prepared to the point of identification and identified to the lowest taxonomic level possible by knowledgeable paleontologists. The remains then will be curated (assigned and labeled with

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10. GENERAL CONDITIONS

10.PLANNING. 14

MAP - LOW PALEO (cont.)

RECOMMND

museum* repository fossil specimen numbers and corresponding fossil site numbers, as appropriate; places in specimen trays and, if necessary, vials with completed specimen data cards) and catalogued, an associated specimen data and corresponding geologic and geographic site data will be archived (specimen and site numbers and corresponding data entered into appropriate museum repository catalogs and computerized data bases) at the museum repository by a laboratory technician. The remains will then be accessioned into the museum* repository fossil collection, where they will be permanently stored, maintained, and, along with associated specimen and site data, made available for future study by qualified scientific investigators. * The County of Riverside must be consulted on the repository/museum to receive the fossil material prior to being curated.

10.PLANNING. 17

MAP - GEO02135

RECOMMND

County Geologic Report (GEO) No. 2135, submitted for this project (PM36108) was prepared by Sladden Engineering and is entitled: "Geotechnical Investigation, Proposed Rio Del Sol Officer Park, APN 650-020-001, Thousand Palms Area, Riverside County, California", dated January 16, 2007. In addition, Sladden Engineering prepared "Response to County of Riverside Review Comments dated March 24, 2009 and Technical Review comments memo dated March 18, 2009; County Geologic Report No. 2135.", dated April 7, 2009. This document is herein incorporated as a part of GEO02135.

GEO02135 concluded:

1.No lineaments of seismogenic origin were observed on-site during photolineament analysis and no known faults have been mapped trending through the site.

2.Active faults are not likely to pass through or project toward the site. Risks associated with surface fault rupture should be considered low.

3.The potential for liquefaction and the related surficial affects of liquefaction impacting the site are considered negligible.

4.The subject site should not be subject to slope instability.

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10. GENERAL CONDITIONS

10.PLANNING. 17 MAP - GEO02135 (cont.)

RECOMMND

5.Seiches are not considered to be a potential hazard to the site.

6.The risk of tsunamis are considered negligible.

GEO02135 recommended:

1.All grading should be performed in accordance with the grading ordinance of Riverside County, California.

2.Structures should be designed by professionals familiar with the geologic and seismic setting of the site.

GEO No. 2135 satisfies the requirement for a Geologic Study for Planning / CEQA purposes. GEO No. 2135 is hereby accepted for Planning purposes. 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. 18 GEN - IF HUMAN REMAINS FOUND

RECOMMND

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

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

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10. GENERAL CONDITIONS

10.PLANNING. 18 GEN - IF HUMAN REMAINS FOUND (cont.) RECOMMND

other ethnic/cultural groups with recognized historical associations to the project area shall also be subject to consultation between appropriate representatives from that group and the County Planning /Director.

10.PLANNING. 19 GEN - INADVERTANT ARCHAEO FIND RECOMMND

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

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

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

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

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

10.PLANNING. 20 USE - LC LANDSCAPE REQUIREMENT RECOMMND

The developer/ permit holder shall:

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10. GENERAL CONDITIONS

10.PLANNING. 20 USE - LC LANDSCAPE REQUIREMENT (cont.) RECOMMND

1)Ensure all landscape and irrigation plans are in conformance with the APPROVED EXHIBITS;

2)Ensure all landscaping is provided with California Friendly landscaping and a weather based irrigation controller(s) as defined by County Ordinance No. 859;

3)Ensure that irrigation plans which may use reclaimed water conform with the requirements of the local water purveyor; and,

4)Be responsible for maintenance, viability and upkeep of all slopes, landscaped areas, and irrigation systems until the successful completion of the twelve (12) month inspection or those operations become the responsibility of the individual property owner(s), a property owner's association, or any other successor-in-interest, whichever occurs later.

To ensure ongoing maintenance, the developer/ permit holder or any successor in interest shall:

1)Connect to a reclaimed water supply for landscape irrigation purposes when reclaimed water is made available.

2)Ensure that landscaping, irrigation and maintenance systems comply with the Riverside County Guide to California Friendly Landscaping, and Ordinance No. 859.

3)Ensure that all landscaping is healthy, free of weeds, disease and pests.

10.PLANNING. 21 MAP - WASTE MGNT. AGENCY RECOMMND

The land divider, and the land divider's successor in interest, shall remain in compliance with the Riverside County Waste Management requirements of their letter dated February 11, 2009, a copy of which is on file with the Riverside County Planning Department.

10.PLANNING. 22 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

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10. GENERAL CONDITIONS

10.PLANNING. 22 MAP - ORD NO. 659 (DIF) (cont.)

RECOMMND

Ordinance No. 659, which requires the payment of the appropriate fee set forth in the Ordinance. Riverside County Ordinance No. 659 has been established to set forth policies, regulations and fees related to the funding and construction of facilities necessary to address the direct and cumulative environmental effects generated by new development projects described and defined in this Ordinance, and it establishes the authorized uses of the fees collected. The fee shall be paid for each residential unit to be constructed within this land division. In the event Riverside County Ordinance No. 659 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 659 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

TRANS DEPARTMENT

10.TRANS. 1 MAP - TS/CONDITIONS

RECOMMND

The Transportation Department has reviewed the traffic study submitted for the referenced project. The study has been prepared in accordance with County-approved guidelines. We generally concur with the findings relative to traffic impacts.

The General Plan circulation policies require a minimum of Level of Service 'C', except that Level of Service 'D' may be allowed in community development areas at intersections of any combination of secondary highways, major highways, arterials, urban arterials, expressways or state highways and ramp intersections.

The study indicates that it is possible to achieve adequate levels of service for the following intersections based on the traffic study assumptions.

Bob Hope Drive-Rio Del Sol Road (NS) at:
Varner Road (EW)

Rio Del Sol Road (NS) at:
Avenue 30 (EW)

Rio Del Sol Road (NS) at:
Project Driveway (EW)

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10. GENERAL CONDITIONS

10.TRANS. 1 MAP - TS/CONDITIONS (cont.)

RECOMMND

West Project Driveway (NS) at:
Avenue 30 (EW)

East Project Driveway (NS) at:
Avenue 30 (EW)

As such, the proposed project is consistent with this
General Plan policy.

The associated conditions of approval incorporate
mitigation measures identified in the traffic study, which
are necessary to achieve or maintain the required level of
service.

10.TRANS. 4 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. 8 MAP - STD INTRO 3(ORD 460/461)

RECOMMND

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

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10. GENERAL CONDITIONS

10.TRANS. 9 MAP - UTILITY INSTALL. 1 RECOMMND

Electrical power, telephone, communication, street lighting, and cable television lines shall be placed underground in accordance with Ordinance 460 and 461. This also applies to existing overhead lines which are 33.6 kilovolts or below along the project frontage and within the project boundaries.

10.TRANS. 10 MAP - ENCROACHMENT PERMIT RECOMMND

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

10.TRANS. 11 MAP - FLOOD HAZARD REPORT 1 RECOMMND

This is a proposal to divide 21 acres into 20 commercial lots (TPM 36108) (APN 650-020-001). The site is located on the east side of Rio Del Sol just north of Varner Road in the unincorporated territory of Thousand Palms, County of Riverside, State of California. 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 incremental increase of runoff from the 100-year storm event.

10.TRANS. 12 MAP - FLOOD HAZARD REPORT 2 RECOMMND

This project is located in an area designated Zone AO on panel 060245 1585 B on the Federal Flood Insurance Rate Maps which are in effect at this time by the Federal Emergency Management Agency.

10.TRANS. 13 MAP - RETENTION AND STORAGE RECOMMND

For retention basin sizing and calculations refer to letter dated May 12, 2009 from Alan French to Majeed Farshad. In GENERAL CONDITIONS 10. TRANS MAP-RETENTION AND STORAGE.

10.TRANS. 14 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

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10. GENERAL CONDITIONS

10.TRANS. 14 MAP - PERP DRAIN PATT/FACILITY (cont.) RECOMMND
 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 Planning Commission 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 Units) of Ordinance No. 460.

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50. PRIOR TO MAP RECORDATION

FIRE DEPARTMENT

50.FIRE. 1 MAP-#46-WATER PLANS

RECOMMND

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

This area will require to be connect to a water agency system and not allow aboveground storage tank.

50.FIRE. 2 MAP-#53-ECS-WTR PRIOR/COMBUS

RECOMMND

Ecs map must be stamped by the Riverside County Surveyor with the following note: The required water system, including fire hydrants, shall be installed and accepted by the appropriate water agency prior to any combustible building material placed on an individual lot.

50.FIRE. 3 MAP-#47-SECONDARY ACCESS

RECOMMND

In the interest of Public Safety, the project shall provide an Alternate or Secondary Access(s). Said Alternate or Secondary Access(s) shall have concurrence and approval of both the Transportation Department and the Riverside County Fire Department.

A secondary access is also require off site of the property prior to buidling permit being released.

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.

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50. PRIOR TO MAP RECORDATION

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 7,000 square feet net.

C. All lot sizes and dimensions on the FINAL MAP shall be in conformance with the development standards of the M-SC 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. The common open space areas shall be shown as a numbered lots on the FINAL MAP.

50.PLANNING. 3 MAP - FINAL MAP PREPARER

RECOMMND

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

50.PLANNING. 4 MAP - 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. 7 MAP - ECS NOTE DESIGN MANUAL

RECOMMND

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

"A development design manual (EXHIBIT M, Amd. #1) has been adopted for this land division by the County of Riverside. Procedures required prior to approval of plot plans and/or conditional use permits and the issuance of building permits include, but are not limited to, review of parcel building plans and architecture by the Riverside County

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50.PLANNING. 7 MAP - ECS NOTE DESIGN MANUAL (cont.) RECOMMND

Planning Department or equivalent for conformance with this manual. Parcel purchasers should review the development design manual prior to commencing site plan, building and landscaping design. The development design manual is on file in the office of the Riverside County Planning Department."

50.PLANNING. 8 MAP - MITIGATION MONITORING RECOMMND

The land divider shall prepare and submit a written report to the Riverside County Planning Department demonstrating compliance with those conditions of approval and mitigation measures of this land division and E.A. No. 42108 which must be satisfied prior to the recordation of the final map.

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

50.PLANNING. 9 MAP - FINAL DESIGN MANUAL RECOMMND

The land divider shall submit five (5) copies of a final design manual to the County Planning Department reflecting any modifications or amendments to the TENTATIVE MAP and conditions of approval, including the draft design manual (Exhibit M).

50.PLANNING. 10 MAP - FEE BALANCE RECOMMND

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

50.PLANNING. 11 MAP - CC&R C/I POA COM. LOT 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

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50.PLANNING. 11

MAP - CC&R C/I POA COM. LOT (cont.)

RECOMMND

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 reciprocal easements for ingress, egress and parking, c) provide for the establishment of a property owner's association comprised of the owners of each individual parcel, d) provide for the ownership of the common area by either the property owner's association or the owners of each individual parcel, and e) contain the following provisions verbatim:

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

The property owners' ~~association established herein~~ shall manage and continuously maintain the 'common area', more particularly described on Tentative Tract Map, 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

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50.PLANNING. 11 MAP - CC&R C/I POA COM. LOT (cont.) (cont.) RECOMMND

of Riverside or the County's successor-in-interest.

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

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

In the event of any conflict between this Declaration and the Articles of Incorporation, the Bylaws, or 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 Divisio - for safe keeping until the final map is ready for recordation. The County Transportation Department - Survey Division - shall record the original declaration of covenants, conditions and restrictions in conjunction with the recordation of the final map.

TRANS DEPARTMENT

50.TRANS. 1 MAP - TS/DESIGN RECOMMND

The project proponent shall be responsible for the design of traffic signals at the intersections of:

NONE

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50.TRANS. 2

MAP - TS/GEOMETRICS

RECOMMND

The intersection of Rio Del Sol Road (NS) and Avenue 30 (EW) shall provide the following geometrics:

Northbound: One through lane, one right-turn lane
Southbound: One shared left turn/through lane
Eastbound: NA
Westbound: One left turn lane, one right turn lane

The intersection of Rio Del Sol Road (NS) and Project Driveway (EW) shall provide the following geometrics:

Northbound: One through lane, one right turn lane
Southbound: One left turn lane, one through lane
Eastbound: NA
Westbound: One left turn lane, one right turn lane

The intersection of West Project Driveway (NS) and Avenue 30 (EW) shall provide the following geometrics:

Northbound: One shared left turn/right turn lane
Southbound: NA
Eastbound: One through lane, one shared through/right turn lane
Westbound: One shared left turn/through lane

The intersection of East Project Driveway (NS) and Avenue 30 (EW) shall provide the following geometrics:

Northbound: One shared left turn/right turn lane
Southbound: NA
Eastbound: One through lane, one right turn lane
Westbound: One shared left turn/through lane

or as approved by the Transportation Department.

All improvements listed are requirements for interim conditions only. Full right-of-way and roadway half sections adjacent to the property for the ultimate roadway cross-section per the County's Road Improvement Standards and Specifications must be provided.

Any off-site widening required to provide these geometrics shall be the responsibility of the landowner/developer.

If any of the proposed improvements are found to be infeasible, the applicant will be required to provide

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50.TRANS. 2 MAP - TS/GEOMETRICS (cont.) RECOMMND

alternative feasible improvements to achieve levels of service satisfactory to the County.

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.

NOTE: 1. Before you prepare the street improvement plan(s), please review the Street Improvement Plan Policies and Guidelines from the Transportation Department Web site:
www.rctlma.org/trans/land_dev_plan_check_guide_lines.html.

50.TRANS. 4 MAP - SOILS 2 RECOMMND

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

50.TRANS. 8 MAP - EASEMENT RECOMMND

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

50.TRANS. 9 MAP - ACCESS RESTRICTION RECOMMND

Lot access shall be restricted on Rio Del Sol and 30th Avenue and so noted on the final map, with the exception of projects main entrances.

50.TRANS. 13 MAP - STRIPING PLAN RECOMMND

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

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50.TRANS. 13 MAP - STRIPING PLAN (cont.) RECOMMND

unless otherwise approved by the County Traffic Engineer.

50.TRANS. 14 MAP - STREET NAME SIGN RECOMMND

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

50.TRANS. 15 MAP - LANDSCAPING 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 improved within Rio Del Sol Road and 30th Avenue.

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

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.

50.TRANS. 17 MAP - STREET LIGHT PLAN RECOMMND

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

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50.TRANS. 17 MAP - STREET LIGHT PLAN (cont.) RECOMMND

projects within Imperial Irrigation District (IID) use
IID's pole standard.

50.TRANS. 18 MAP - MAP.CORNER CUT-BACK I RECOMMND

All corner cutbacks shall be applied per Standard 805,
Ordinance 461, except for corners at Entry streets
intersecting with General Plan roads, they shall be applied
per Exhibit 'C' of the Countywide Design Guidelines.

50.TRANS. 19 MAP - STREET LIGHTS-L&LMD RECOMMND

The project proponent shall contact the Transportation
Department L&LMD 89-1-C Administrator and submit the
following:

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

50.TRANS. 23 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.

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50. PRIOR TO MAP RECORDATION

50.TRANS. 30

MAP - EXISTING MAINTAINED

RECOMMND

Rio Del Sol along project boundary is a paved County maintained road designated as a Secondary Highway and shall be improved with 8-inch concrete curb and gutter and 10-foot wide combination concrete sidewalk/bike path (curb adjacent) located 32-feet from centerline and match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determined by the Transportation Department within the 50-foot half-width dedicated right-of-way in accordance with County Standard No. 94, Modified. (64'/100')

50.TRANS. 31

MAP - IMPROVEMENTS

RECOMMND

30th Avenue along project boundary is designated as a Secondary Highway and shall be improved with 8-inch concrete curb and gutter and a 5-foot wide concrete sidewalk shall be constructed within the 18-foot parkway located 32-feet from centerline and match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determined by the Transportation Department within the 50-foot half-width dedicated right-of-way in accordance with County Standard No. 94. (64'/100')

50.TRANS. 32

MAP - OFF-SITE ACCESS

RECOMMND

The landowner/developer shall provide/acquire sufficient public off-site rights-of-way to provide for a paved access road to a paved and maintained road. Said access road shall be constructed in accordance with County Standard No. 106, Section A (32'/60') at a grade and alignment as approved by the Transportation Department. Should the applicant fail to provide/acquire said off-site right-of-way, the map shall be returned for redesign. The applicant will be required to provide the appropriate environmental clearances for said off-site improvements prior to recordation or the signature of any street improvement plans.

Said off-site access road shall be the easterly extension of 30th Avenue connecting to existing county maintained portion of Robert Road as approved by the Director of Transportation Department. If the developer is unable to obtain the right-of-way for the above mentioned secondary access, the section 3.2.J of Ordinance 460 shall apply.

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50.TRANS. 33 MAP - OFF-SITE INFO RECOMMND

The off-site rights-of-way required for said access road(s) shall be accepted to vest title in the name of the public if not already accepted.

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

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. 35 MAP - FLOODWAYS ECS NOTAPPLY

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. 36 MAP - OWNER MAINTENANCE NOTICE NOTAPPLY

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.

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50.TRANS. 37 MAP - DRAINAGE EASEMENT RECOMMND

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

50.TRANS. 38 MAP - FINAL MAP DRAIN EASEMENT RECOMMND

The land divider shall delineate the locations of retention
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 Property
Owners Association or as agreed to by Director of
Transportation.

"THE ABOVE MENTIONED CONDITION WAS ADDED AT THE REQUEST OF
THE DEVELOPER."

50.TRANS. 39 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 individual property owners, or Property Owners
Association or as agreed to by the Director of
Transportation".

"THE ABOVE MENTIONED CONDITION WAS ADDED AT THE REQUEST OF
THE DEVELOPER."

50.TRANS. 40 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
property owner, or Property Owners Association or as agreed

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50.TRANS. 40 MAP - OWNER MAINTENANCE NOTICE (cont.) RECOMMND

to by the Director of Transportation 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.

"THE ABOVE MENTIONED CONDITION WAS ADDED AT THE REQUEST OF THE DEVELOPER."

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 1 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. 2 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.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 3 MAP-G2.14OFFSITE GDG ONUS

RECOMMND

Prior to the issuance of a grading permit, it shall be the sole responsibility of the owner/applicant to obtain any and all proposed or required easements and/or permissions necessary to perform the grading herein proposed.

60.BS GRADE. 4 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. 5 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 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.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 6 MAP* PM10 PLAN REQUIRED

RECOMMND

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

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

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

60.BS GRADE. 7 MAP*TRANS& CVWD REVIEW REQ'D

RECOMMND

The applicant or developer shall submit copies of the grading plan and hydrologic calculations to the Riverside County Transportation Department (RCTD) and the Coachella Valley Water District (CVWSD) for their review and approval. Additional flood plain management fees may be required by CVWD. Prior to the issuance of a grading permit, the applicant or developer shall provide, to the Department of Building and Safety Grading Division, a letter from RCTD and CVWD indicating their approval of the plans or waiver of the review.

60.BS GRADE. 8 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. 9 MAP No Precise Grade

RECOMMND

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

PLANNING DEPARTMENT

60.PLANNING. 1 MAP - MITIGATION MONITORING

RECOMMND

The permittee shall prepare and submit a written report to the Riverside County Planning Director demonstrating compliance with those conditions of approval and mitigation

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 1 MAP - MITIGATION MONITORING (cont.)

RECOMMND

measures of this TENTATIVE MAP and E.A. No. 42108 which must be satisfied prior to the issuance of a grading permit.

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

60.PLANNING. 2 MAP - FEE BALANCE

RECOMMND

Prior to issuance of grading permits, the Planning

Department shall determine if the deposit based fees are in a negative balance. If so, any outstanding fees shall be paid by the applicant/developer.

60.PLANNING. 3 MAP - PM10 MITIGATION PLAN

RECOMMND

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

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

60.PLANNING. 4 MAP - CVWD CLEARANCE

RECOMMND

A clearance letter from the Coachella Valley Water District shall be provided to the Riverside County Planning Department verifying compliance with the conditions stated in their letter dated May 28, 2009 which is located in the project file with the County of Riverside Planning Department.

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60. PRIOR TO GRADING PRMT ISSUANCE

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 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.

70. PRIOR TO GRADING FINAL INSPECT

BS GRADE DEPARTMENT

70.BS GRADE. 1 MAP - PAVING INSPECTION REQ'D

RECOMMND

PRIOR TO GRADING PERMIT FINAL INSPECTION, THERE SHALL BE A SUB-BASE INSPECTION PRIOR TO THE INSTALLATION OF BASE MATERIAL, THEN THERE SHALL BE A BASE MATERIAL INSPECTION PRIOR TO THE INSTALLATION OF THE PAVING, THEN THERE SHALL BE AN INSPECTION OF THE FINAL PAVING.

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.

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Riverside County LMS
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CEL MAP Parcel Map #: PM36108

Parcel: 650-020-001

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.

E HEALTH DEPARTMENT

80.E HEALTH. 1 MAP-SEWER/WATER AVAILABILITY

RECOMMND

CVWD sewer and water connections must be available prior to issuance of any building permits. The developer may be required to install additional sewer/water facilities and provide land and/or easements for these facilities per CVWD "will serve" letter dated 10/26/08.

PLANNING DEPARTMENT

80.PLANNING. 2 MAP - COMPLY W/DESIGN MANUAL

RECOMMND

Prior to the issuance of any building permits, the land owner shall demonstrate compliance with the FINAL DESIGN MANUAL (based on EXHIBIT M, referenced above), approved with PM36108 as approved by the Riverside County Planning Department.

80.PLANNING. 3 USE - LC LANDSCAPE PLOT PLAN

RECOMMND

Prior to issuance of building permits, the developer/permit holder shall file a Landscaping Minor Plot Plan Application to the Riverside County Planning Department for review and approval along with the current fee. The landscaping plans shall be in conformance with the APPROVED EXHIBITS; in compliance with Ordinance No. 348, Section 18.12; Ordinance No. 859; and, be prepared consistent with the County of Riverside Guide to California Friendly Landscaping.

At minimum, plans shall include the following components:

1)Landscape and irrigation working drawings "stamped" by a California certified landscape architect;

2)Weather based controllers and necessary components to eliminate water waste;

3)A copy of the "stamped" approved grading plans; and,

RCEL MAP Parcel Map #: PM36108

Parcel: 650-020-001

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 3

USE - LC LANDSCAPE PLOT PLAN (cont.)

RECOMMND

4)Emphasis on native and drought tolerant species.

When applicable, plans shall include the following components:

1)Identification of all common/open space areas;

2)Natural open space areas and those regulated/conserved by the prevailing MSHCP;

3)Shading plans for projects that include parking lots/areas;

4)The use of canopy trees (24" box or greater) within the parking areas;

5)Landscaping plans for slopes exceeding 3 feet in height;

6)Landscaping and irrigation plans associated with entry monuments. All monument locations and dimensions shall be provided on the plan; and/or,

7)If this is a phased development, then a copy of the approved phasing plan shall be submitted for reference.

NOTE:

1)Landscaping plans for areas within the road right-of-way shall be submitted for review and approval by the Transportation Department only. The Planning Department shall not approve landscape plans within the Road Right-of-Way.

2)When the Landscaping Plot Plan is located within a special district such as Valley-Wide Recreation and Park District, Jurupa Community Services District, Coachella Valley Water District, a County Service Area (CSA) or other maintenance district, the developer/permit holder shall submit plans for review to the appropriate special district for simultaneous review. The permit holder shall show evidence to the Planning Department that the subject District has approved said plans.

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

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 3 USE - LC LANDSCAPE PLOT PLAN (cont.) (cont.) RECOMMND

the landscape route is approved and the Plot Plan is in TENTAPPR status. Upon verification of compliance with this condition and the APPROVED EXHIBITS, the Planning Department shall clear this condition.

80.PLANNING. 4 USE- LC LANDSCAPE SECURITIES RECOMMND

Prior to the issuance of building permits, the developer/permit holder shall submit an estimate to replace plantings, irrigation systems, ornamental landscape elements, walls and/or fences, in amounts to be approved by the Riverside County Planning Department, Landscape Division. Once the Planning Department has approved the estimate, the developer/permit holder shall submit the estimate to the Riverside County Department of Building and Safety who will then provide the developer/permit holder with the requisite forms. The required forms shall be completed and submitted to Building and Safety for processing and review in conjunction with County Counsel. Upon determination of compliance, the Department of Building and Safety shall clear this condition.

NOTE:

A cash security shall be required when the estimated cost is \$2,500.00 or less. It is highly encouraged to allow adequate time to ensure that securities are in place. The performance security shall be released following a successful completion of the One Year Post-Establishment Inspection, and the inspection report confirms that the planting and irrigation components are thriving and in good working order consistent with the approved landscaping plans.

80.PLANNING. 5 MAP - SCHOOL MITIGATION RECOMMND

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

80.PLANNING. 6 MAP - LC LANDSCAPE PROJECT SPE RECOMMND

In addition to landscape conceptual drawings, landscape plans to include in the Minor Plot Plan submittal that:

All Street trees to be 24" box.

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CEL MAP Parcel Map #: PM36108

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80. PRIOR TO BLDG PRMT ISSUANCE

TRANS DEPARTMENT

80.TRANS. 1 MAP - TUMF

RECOMMND

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

90. PRIOR TO BLDG FINAL INSPECTION

B&S DEPARTMENT

90.B&S. 1 BP*FEMA FORM APPRVL REQUIRED

INEFFECT

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

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

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

PLANNING DEPARTMENT

90.PLANNING. 2 USE - LC LNDSCP INSPECT DEPOST

RECOMMND

Prior to building permit final inspection, the developer/permit holder shall file an Inspection Request Form and deposit sufficient funds to cover the costs of Installation, Six Month Establishment, and One Year Post-Establishment inspections. In the event that an open landscape case is not available, then the applicant shall open a FEE ONLY case to conduct inspections. The deposit required for landscape inspections shall be determined by the Riverside County Landscape Division. The Planning Department shall clear this condition upon determination of compliance.

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Riverside County LMS
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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 3 USE - LC COMPLY W/ LNDSCP/ IRR RECOMMND

The developer/permit holder shall coordinate with their designated landscape representative and the Riverside County Planning Department's landscape inspector to ensure all landscape planting and irrigation systems have been installed in accordance with APPROVED EXHIBITS, landscaping, irrigation, and shading plans. The Planning Department will ensure that all landscaping is healthy, free of weeds, disease and pests; and, irrigation systems are properly constructed and determined to be in good working order. The developer/permit holder's designated landscape representative and the Riverside County Planning Department's landscape inspector shall determine compliance with this condition and execute a Landscape Certificate of Completion. Upon determination of compliance, the Planning Department shall clear this condition.

TRANS DEPARTMENT

90.TRANS. 1 MAP - TS/INSTALLATION RECOMMND

The project proponent shall be responsible for the construction and installation of traffic signals at the following locations:

NONE

90.TRANS. 3 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 Administrator
- 2 Letter establishing interim energy account from SCE, IID or other electric provider.

90.TRANS. 4 MAP - E STREET LIGHTS INSTALL RECOMMND

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

Street light annexation into L&LMD or similar mechanism as

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Riverside County LMS
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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 4 MAP - E STREET LIGHTS INSTALL (cont.) RECOMMND

approved by the Transportation Department shall be completed.

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

90.TRANS. 5 MAP - UTILITY INSTALL RECOMMND

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

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

90.TRANS. 6 MAP - LANDSCAPING RECOMMND

Prior to issuance of an occupancy permit, the project proponent shall complete annexation to Landscaping and Lighting Maintenance District N. 89-1-Consolidated, County Service Area and/or Assessment District as approved by the Transportation Department for continuous landscape maintenance within for continuous landscape maintenance within public road rights-of-way, in accordance with Ordinance 461.

90.TRANS. 7 MAP - DRAINAGE IMPROV NOTICE RECOMMND

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

90.TRANS. 8 MAP - OWNER MAINTENANCE NOTICE NOTAPPLY

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

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Riverside County LMS
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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 8

MAP - OWNER MAINTENANCE NOTICE (cont.)

NOTAPPLY

viaible 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.

90.TRANS. 9

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 approval from Riverside County Transportation Department regarding the maintenance of the retention systems. The CC&R shall include the language that each individual property owner, or Property Owners Association or as agreed to by the Director of Transportation 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.

"THE ABOVE MENTIONED CONDITION WAS ADDED AT THE REQUEST OF THE DEVELOPER."

Peter Tynberg, M.D.
70-711 Tamarisk Lane
Rancho Mirage, Ca. 92270

T M O U U O
Tel. 760-770-8851
Fax. 760-770-8851
ptynberg@AOL.com

Judy Deertrack, Planner
Riverside County

RECEIVED
SEP 2 - 2009

August 6. 2009

RIVERSIDE COUNTY
PLANNING DEPARTMENT
INDIO OFFICE

Dear Ms. Deertrack,

I am leaving today on a six week trip. As you probably know Mr. Gialdini, Halimah Shenghur, and I are working on my financial account.

Certain changes in the flood control basin and the sidewalks in the right-of-way which were required in April by the Transportation Department, have been addressed by an amended map sent to your office in late April by Bonadiman and Assoc. These should have resolved those concerns.

I am enclosing copies of two of the three letters of intent for right-of-ways being required by the Transportation Department. I am keeping the originals, so they do not get lost; and will deliver them prior to the Planning Commission hearing. The third letter of intent from a neighboring property owner, Miller and Zimmer Development is in negotiation. They are requiring a development agreement, and it has been slowly negotiated over the past two months. I hope we can come to some agreement. I am reluctant to force purchasers of lots and the Community Association (which will own certain Common Areas and have easements on other Common Areas) to necessarily provide public utility easements to Miller and Zimmer, unless it is convenient for them to do so. As all of the public utilities are in Roberts Road, next to their property, I am having difficulty understanding why they will need easements from our property (other than looping the water lines for increased fire protection, which I have suggested).

Enclosed are copies of the revised landscaping plans which have incorporated the changes requested by Ron Dyo and Rod Kiahara. Please keep a copy for yourself, give another to Transportation, and send the others to the Landscape planners in Riverside. When the landscape plan is approved, I hope we will be ready for the Planning Commission in October. I am having Stewart Title update the labels to notice neighboring property owners. I hope this covers everything.

Sincerely,

Peter Tynberg, M.D.
Peter Tynberg, M.D.



July 31, 2009

Peter Tynberg, M.D.
70711 Tamarisk Lane
Rancho Mirage, CA 92270

Dear Dr. Tynberg:

Re: APN 650-020-001, Thousand Palms, Riverside County, CA
Letter of Intent for Right-of-Way Easements

AW Properties West, LLC is the owner of property in the Thousands Palm area of Riverside County, and is aware that Dr. Tynberg is developing his property for future commercial / industrial use.

As a result of his proposed project, our parcels described as APN 650-020-009 and 650-020-010 may need to provide right-of-way easements for the construction of access roads.

Please be advised that AW Properties West intends to co-operate with the development of APN 650-020-001 and provide required right-of way easements.

Sincerely yours,

A handwritten signature in dark ink, appearing to read 'Allen Weingarten', is written over a horizontal line.

Allen Weingarten
President

16236 SAN DIEGUITO RD., SUITE 3-10
POST OFFICE BOX 9296
RANCHO SANTA FE CA 92067
TEL: 858/756-7584 FAX: 858/756-7594

TAILLIEU CONSTRUCTION LTD.

7400 ROBLIN BOULEVARD, HEADINGLEY, MANITOBA R4H 1A5

TELEPHONE (204) 895-1221 — FAX (204) 895-4362

June 4, 2009

Mr. Peter Tynberg
70711 Tamarisk Lane
Rancho Mirage, California 92270

Dear Mr. Tynberg

Re: APN 650-020-001, Thousand Palms, California

We understand that site development for commercial development on the above noted property is being proposed in the general vicinity of property owned by Taillieu Construction Ltd.

As a result of this proposed project, our properties described as APN 648-150-022 and APN 648-150-027 may need to need to provide rights-of-way for the construction of access roads.

Please be advised that Taillieu Construction Ltd. intends to cooperate with your proposed development and is willing to provide the required rights-of-way.

Sincerely,
Taillieu Construction Ltd.



Wilf Taillieu - President

COUNTY OF RIVERSIDE

TRANSPORTATION AND LAND MANAGEMENT AGENCY

George A. Johnson, Agency Director

Planning Department

Ron Goldman, Planning Director

DATE: December 31, 2008

TO: BUILDING & SAFETY:
Code Enf./Grading
PLAN CHECK
TRANSPORTATION (2)
HEALTH DEPARTMENT (2)
FIRE PROTECTION
FLOOD CONTROL DISTRICT: CVWD
RIV.CO. PARKS
RIV.CO. GEOLOGIST
RIV.CO. ARCHAEOLOGIST
DESERT FILE/ CENTRAL FILE

TENTATIVE PARCEL MAP NO. 36108 - EA No. 42108 –
Applicant: Peter Tynberg – Engineer/Representative: Jay Gunther
– Fourth Supervisorial District – Thousand Palms Zoning District –
Western Coachella Valley Area Plan: Community Development:
Light Industrial (CD:LI) (0.25 – 0.60 FAR) – Location: Southerly of
30th Avenue, easterly of Rio Del Sol – Zoning: Manufacturing-
Service Commercial (M-SC) (10,000 Sq. Ft. Min.) Zone – 1.0
Gross Acres – Schedule E - REQUEST: To divide 20 acres into 20
lots.

APN: 650-020-001
CONCURRENT CASE: EA42108 CFG05464
RELATED CASES: PAR01014

Please review the case described above, along with the attached tentative map/exhibit.

County Agencies and Departments, please have your conditions in the SIERRA LMS no later than **February 12, 2009**.

All other agencies, please have your comments/conditions to the Planning Department as soon as possible.
Your comments/recommendations/conditions are requested so that they may be included in the staff report for this
particular case.

Should you have any questions regarding this item, please do not hesitate to contact Maurice Borrows, Project Planner at
(760) 863-8277.

COMMENTS:

DATE: _____ SIGNATURE: _____
PRINT NAME: _____ TITLE: _____

do not use this letter for your response, please indicate case number and project planner's name. Thank You.

TML: mcc

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

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

Murrieta Office • 39493 Los Alamos Road
Murrieta, California 92563
• Fax (951) 600-6145



Established in 1918 as a public agency

Coachella Valley Water District

Directors:

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

Officers:

Steven B. Robbins, General Manager-Chief Engineer
Julia Fernandez, Secretary
Dan Parks, Asst. General Manager
Redwine and Sherrill, Attorneys

May 28, 2009

File: 0163.2

040618-2

040618-2

Riverside County Department
of Building and Safety
38-686 El Cerrito Road
Palm Desert, CA 92211

Gentlemen:

**Subject: Flood Management Review No. FP 09009, Rough
Grading Plan for Tentative Parcel Map No. 36108**

The Coachella Valley Water District (CVWD) has reviewed the enclosed grading plan for Flood Management Review No. FP09009 for Tentative Parcel Map No. 36108, dated May 13, 2009, and it meets the requirements of Riverside County Ordinance No. 458. This plan calls out finished floor elevations which are a minimum of 1-foot above adjacent grade. Please see the enclosed Attachment A for Lots 1 through 19 minimum finish floor elevations.

This plan identifies areas outside future building pads, which are designated for off-site stormwater flow-through, including future drainage easements over the internal driveways/private roads.

Prior to recordation, constraints affecting the parcel map will be required to be shown on an Environmental Constraint Sheet (ECS).

The applicant shall have the Federal Emergency Management Agency Elevation Certificate completed by a registered civil engineer or land surveyor and returned to the Riverside County Department of Building and Safety prior to final inspection. We recommend that the property developer/owner keep a copy of this form for his records since this information may be useful in obtaining lower flood insurance rates on this property.

Riverside County Ordinance No. 458 requires protection from a flood event having a recurrence interval of 1 in 100 years. As a result, flood damage may occur as a result of larger storms. The ordinance provides that the county and CVWD are neither liable nor responsible for any damages. Property owners should consider carrying flood insurance to protect themselves from flood damage. Property owners should also be aware that their activities within the floodplain may affect the flooding and result in damage to others for which they may be liable.

27 SCANNED scan/bi

May 28, 2009

Manufactured homes shall be designed or modified and adequately anchored to prevent flotation, collapse, or lateral movement of the structure resulting from hydrodynamic and hydrostatic loads, including the effects of buoyancy.

Construction of block walls, additional permanent structures or the addition of fill on this lot may be in violation of Riverside County Ordinance No. 458. If there are any changes on this lot not shown on the grading plans, the owner/developer shall be required to resubmit a revised grading plan to CVWD for review. This is to ensure flow-through for off-site floodwaters and to ensure consistency with Riverside County Ordinance No. 458.

If you have any questions, please contact Georgia Celehar Bauer, Principal Stormwater Engineer, extension 2288.

Yours very truly,

Mark L. Johnson
Director of Engineering

Enclosures/2/as

cc: Peter Tynberg (with Attachment A, FEMA Elevation Certificate, and Grading Plan)
70-711 Tamerisk Lane
Rancho Mirage, CA 92270

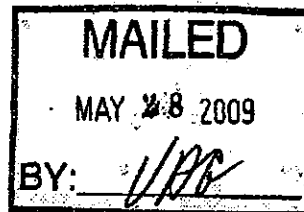
Joseph E. Bondiman and Associates (with Attachment A and Grading Plan)
234 North Arrowhead Avenue
San Bernardino, CA 92408

Riverside County Planning Department (with Attachment A and Grading Plan)
38-686 El Cerrito Road
Palm Desert, CA 92211

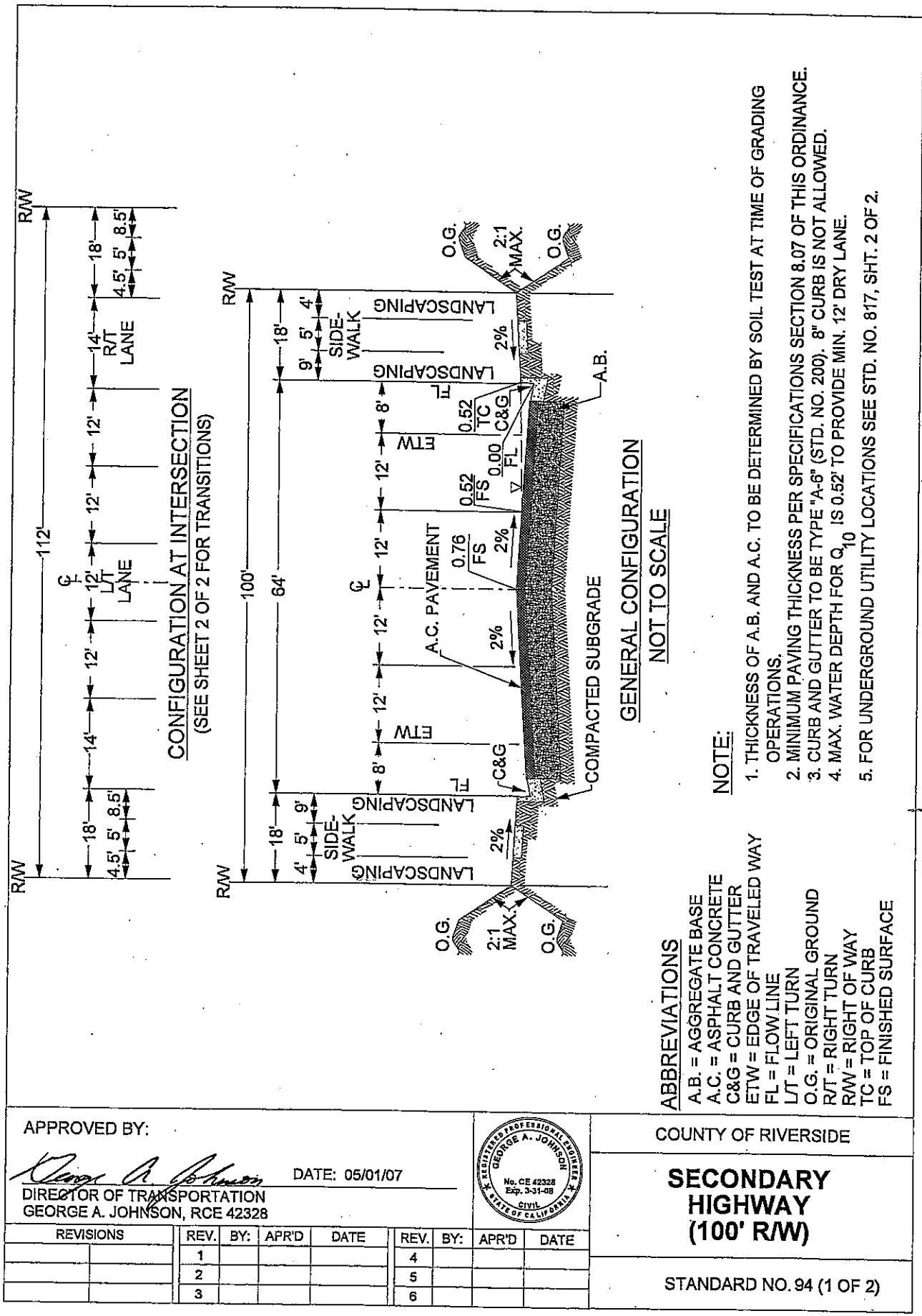
Riverside County Transportation Department (with Attachment A)
38-686 El Cerrito Road
Palm Desert, CA 92211

bc: Patti Reyes (without enclosures)

GCB:md/cng/sw/09/may/fp-09009 - rough grading



W6/28/09
GA
Celehar Bauer
5/27/09
FILE COPY



NOTE:

1. THICKNESS OF A.B. AND A.C. TO BE DETERMINED BY SOIL TEST AT TIME OF GRADING OPERATIONS.
2. MINIMUM PAVING THICKNESS PER SPECIFICATIONS SECTION 8.07 OF THIS ORDINANCE.
3. CURB AND GUTTER TO BE TYPE "A-8" (STD. NO. 200). 8" CURB IS NOT ALLOWED.
4. MAX. WATER DEPTH FOR Q_{10} IS 0.52' TO PROVIDE MIN. 12' DRY LANE.
5. FOR UNDERGROUND UTILITY LOCATIONS SEE STD. NO. 817, SHT. 2 OF 2.

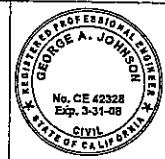
ABBREVIATIONS

- A.B. = AGGREGATE BASE
- A.C. = ASPHALT CONCRETE
- C&G = CURB AND GUTTER
- ETW = EDGE OF TRAVELED WAY
- FL = FLOW LINE
- LT = LEFT TURN
- O.G. = ORIGINAL GROUND
- R/T = RIGHT TURN
- RW = RIGHT OF WAY
- TC = TOP OF CURB
- FS = FINISHED SURFACE

APPROVED BY:

George A. Johnson
DIRECTOR OF TRANSPORTATION
GEORGE A. JOHNSON, RCE 42328

DATE: 05/01/07



COUNTY OF RIVERSIDE

**SECONDARY
HIGHWAY
(100' R/W)**

STANDARD NO. 94 (1 OF 2)

REV. NO.	REV.	BY:	APR'D	DATE	REV. NO.	REV.	BY:	APR'D	DATE
1					4				
2					5				
3					6				



Established in 1918 as a public agency
Coachella Valley Water District

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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

January 16, 2009

File: 0163.1
0421.1
0721.1

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

Dear Mr. Borrows:

Subject: Tentative Parcel Map No. 36108; Related
Cases: FP07015, TPM 34914 and PAR 01014

This project lies within the area of the Whitewater River Basin Thousand Palms Flood Control Project, which will provide regional flood protection to a portion of the Thousand Palms area. The District is currently in the design phase of this project. Upon completion of the design phase, developers and property owners within the area may be required to dedicate right-of-way for regional flood control facilities and/or participate in the financing of a portion of these facilities. Until construction of this project is complete, the developer shall comply with Riverside County Ordinance 458.

Prior to approval of TPM 36108, the developer shall comply with Riverside County Ordinance 458 as amended in the preparation of on-site flood protection facilities for this project. The developer will be required to pay fees and submit plans to the District as part of the flood management review. Flood protection measures shall include establishing a finished floor elevation at or above the flood depth, constructing erosion protection for the foundation of the buildings, allowing reasonable conveyance of off-site flow through the property and be consistent with the Flood Management Review (FP07015) dated February 22, 2008.

Construction of block walls may be in violation of Ordinance 458. When the District reviews a project for compliance with Ordinance 458, block walls are reviewed carefully and seldom found to be compatible with the goals of Ordinance 458. Block walls can cause diversion and concentration of storm flows onto adjacent properties and thus be in violation of Ordinance 458 and California drainage law.

Walls must be constructed in a manner that will not increase the risk of off-site stormwater flows on the adjacent properties. This can be accomplished by constructing open sections in the wall to accommodate flow-through. To achieve this, the District requires that if walls are constructed in a special flood hazard area, at least 50 percent of the total lineal footage of the wall be constructed of wrought iron fencing or similar material that will provide for flow-through of off-site stormwater flows. Construction materials used within the open sections must extend the entire vertical wall height so not to obstruct flow at the finish grade/surface.

This area is shown to be subject to shallow flooding and is designated Zone AO, depth 1 foot on Federal Flood Insurance rate maps, which are in effect at this time.

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

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 domestic water and sanitation systems. These facilities may include pipelines, wells, reservoirs, booster pumping stations, 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.

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.

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

The District requires detail, repair and lube auto shops and car washes to install an oil and sand separator, including a sample box, sanitary tee and running trap with cleanout, prior to any discharge to its sanitation facilities. The size of the oil and sand separator will be determined and approved by the District. Installation of the oil and sand separator will be inspected by the District.

January 16, 2009

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: Peter Tynberg
70-711 Tamarisk Lane
Rancho Mirage, CA 92270

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

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

Mark Abbott
Riverside County Department of Public Health
38-686 El Cerrito Road
Palm Desert, CA 92211

TD:md\eng\sw\09\jan\tpm-36108

040618-2



**Riverside County
Waste Management Department**

Hans W. Kernkamp, General Manager-Chief Engineer

February 11, 2009

RECEIVED

FEB 20 2009

Riverside County
Planning Department
Desert Office

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

RE: Tentative Parcel Map No. 36108

Proposal: To divide 20 acres into 20 industrial parcels with common retention basin parcel and private streets.

APN: 650-020-001

Dear Mr. Borrows:

The Riverside County Waste Management Department (RCWMD) has reviewed the proposed project located south of 30th Avenue, east of Rio del Sol, in the Thousand Palms Zoning District. The project has the potential to impact long-term landfill capacity by generating solid waste that requires disposal. In order to mitigate the project's potential solid waste impact, and to help the County's efforts to comply with State law in diverting solid waste from landfill disposal, the project proponent shall do the following:

- Recycle the project's construction and demolition (C&D) waste through a C&D recycling facility.
- Use mulch and/or compost in the development and maintenance of landscaped areas within the project boundaries. Recycle green waste through either onsite composting of grass, i.e., leaving the grass clippings on the lawn, or sending separated green waste to a composting facility.
- Consider xeriscaping and using drought tolerant/low maintenance vegetation in all landscaped areas of the project.
- Hazardous materials are not accepted at the Riverside County landfills. Any hazardous wastes, including paint, used during construction must be properly disposed of at a licensed facility in accordance with local, state and federal regulations. Please contact the Riverside County Household Hazardous Waste Collection (HHW) Program - 24-Hour Hotline 1.800.304.2226 for further information.

Thank you for the opportunity to review this proposal. If you have any questions, please call me at (951) 486-3284.

Sincerely,

Mirtha Liedl, Planner

Encl.: Case Transmittal form

PD#52946v16



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: May 12, 2009

From: Alan French *AF*

RE: Recommended Conditions of Approval for
Parcel Map 36108, Tynberg Commercial Center

Transportation Plan Check Riverside has received the following data:

1. Preliminary Drainage Report for PM-36108 (Dated May 11, 2009)
2. Redline of Preliminary Drainage Report for PM 36108 (Dated February 24, 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 incremental increase of runoff of the 100 year storm event from the site and use an on-site retention basin to mitigate and disperse the flows. The following are the 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 1

This is a proposal to divide 21 acres into 20 commercial lots (TPM 36108) (APN 650-020-001). The site is located on the east side of Rio Del Sol just north of Varner Road in the unincorporated territory of Thousand Palms, County of Riverside, State of California. 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 incremental increase of runoff from the 100-year storm event.

10. TRANS

MAP – FLOOD HAZARD REPORT 2

This project is located in an area designated Zone AO on panel 060245 1585 B on the Federal Flood Insurance Rate Maps which are in effect at this time by the Federal Emergency Management Agency.

10. TRANS

MAP – RETENTION AND STORAGE

Per the Preliminary Hydrology Study (dated May 11, 2009) the developer/engineer has calculated the incremental increase of storm water runoff form the 100 year event is the following:

100-year Event	1-hr Duration	3-hr Duration	6-hr Duration	24-hr Duration
Exist Volume – ac-ft	3.60	2.50	2.40	1.88
Developed Volume – ac-ft	2.70	3.14	3.84	5.18

For the durations above the critical volume is for the 24-hr duration event. The proponent is proposing a retention basin, with a storage volume of 3.37 ac-ft. The total storage of 3.37 ac-ft is greater than the 3.30 ac-ft storm volume from the 100 year event

The proposed retention basin is sized with the following dimensions:

Elevation	Volume (cf)	Accumulative volume (cf)
263	15,257	15,257
264	16,034	31,291
265	16,867	48,158
266	17,759	65,917
267	18,707	84,624
268	19,710	104,334
269	20,771	125,105
270	21,889	146,994

The basin storage capacity is 3.37 AF, greater than the 3.30 AF storm volume from the 100 year, 24-hour duration storm event.

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.

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.

50. TRANS**MAP – DRAINAGE EASEMENT**

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

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.

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.

COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY
Planning Department
Ron Goldman · Planning Director

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

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

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: PM 36108 DATE SUBMITTED: 12/18/08
EA 42108

APPLICATION INFORMATION CF 605464

Applicant's Name: PETER TYNBERG E-Mail: PTYNBERG@AOL.COM

Mailing Address: 70711 TAMARISK LANE
RANCHO MIRAGE CA 92270
City State ZIP

Daytime Phone No: (760) 770-8851 Fax No: (760) 770-8851

Engineer/Representative's Name: JAY GUNTHER E-Mail: JGUNTHER@BONADIMAN.COM

Mailing Address: C/O JOSEPH BONADIMAN & ASSOC. 234 N. ARROWHEAD AVE.
SAN BERNARDINO CA 92408
City State ZIP

Daytime Phone No: (909) 885-3806 x 135 Fax No: (909) 381-1721

Property Owner's Name: THE TYNBERG FAMILY TRUST E-Mail: PTYNBERG@AOL.COM

Mailing Address: 70711 TAMARISK LANE
RANCHO MIRAGE CA 92270
City State ZIP

Daytime Phone No: (760) 770-8851 Fax No: (760) 770-8851

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.

PETER TYNBERG
PRINTED NAME OF APPLICANT

Peter Tynberg MD
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.

THE TYNBERG FAMILY TRUST
PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

ALEXANDER TYNBERG, TRUSTEE
PRINTED NAME OF PROPERTY OWNER(S)

Alexander Tynberg, Trustee
SIGNATURE OF PROPERTY OWNER(S)

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

☐ See attached sheet(s) for other property owners signatures.

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 650-020-001

Section: 18 Township: 4S Range: 6E

Approximate Gross Acreage: 20 Acres

General location (cross streets, etc.): North of Vanner Road, South of

Avenue 30, East of Rio del Sol, West of Roberts Road

Thomas Brothers map, edition year, page number, and coordinates: _____

DESCRIPTION:

NORTH HALF OF THE
NORTH WEST QUARTER
OF THE NORTHWEST
QUARTER OF

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

A **PUBLIC HEARING** has been scheduled, pursuant to Riverside County Subdivision Ordinance No. 460, before the **RIVERSIDE COUNTY PLANNING COMMISSION** to consider the project shown below:

TENTATIVE PARCEL MAP NO. 36108 – Intent to Adopt a Mitigated Negative Declaration – Applicant: Peter Tynberg – Engineer/Representative: Jay Gunther - Fourth Supervisorial District – Thousand Palms Zoning District – Western Coachella Valley Area Plan: Community Development: Light Industrial (CD: LI) (0.25 – 0.60 Floor Area Ratio) – Location: Easterly of Rio Del Sol, northerly of Interstate 10 – 1.0 Gross Acre – Zoning: Manufacturing-Service Commercial (M-SC) – **REQUEST:** The Tentative Parcel Map proposes a Schedule E subdivision to divide 20 gross acres into 20 industrial parcels, offsite secondary access, and a design manual to guide future development-APN: 650-020-001. (Quasi-judicial)

TIME OF HEARING: 1:30 p.m. or as soon as possible thereafter.
DATE OF HEARING: April 7, 2010
PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER
BOARD CHAMBERS, 1ST FLOOR
4080 LEMON STREET
RIVERSIDE, CA 92501

For further information regarding this project, please contact Project Planner, Matt Straite, at 951-955-8631 or email jhorn@rctlma.org, or go to the County Planning Department's Planning Commission agenda web page at http://www.tlma.co.riverside.ca.us/planning/content/hearings/pc/current_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 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, 4080 Lemon Street, 9th Floor, Riverside, CA 92502. For further information or an appointment, contact the project planner.

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

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

Please send all written correspondence to:
RIVERSIDE COUNTY PLANNING DEPARTMENT
Attn: Matt Straite
P.O. Box 1409, Riverside, CA 92502-1409

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 2/4/2010

The attached property owners list was prepared by Riverside County GIS

APN (s) or case numbers Pm 36108 For

Company or Individual's Name Planning Department

Distance buffered 1600'

Pursuant to application requirements furnished by the Riverside County Planning Department, Said list is a complete and true compilation of the owners of the subject property and all other property owners within 600 feet of the property involved, or if that area yields less than 25 different owners, all property owners within a notification area expanded to yield a minimum of 25 different owners, to a maximum notification area of 2,400 feet from the project boundaries, based upon the latest equalized assessment rolls. If the project is a subdivision with identified off-site access/improvements, said list includes a complete and true compilation of the names and mailing addresses of the owners of all property that is adjacent to the proposed off-site improvement/alignment.

I further certify that the information filed is true and correct to the best of my knowledge. I understand that incorrect or incomplete information may be grounds for rejection or denial of the application.

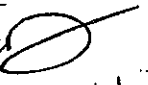
NAME: Vinnie Nguyen

TITLE GIS Analyst

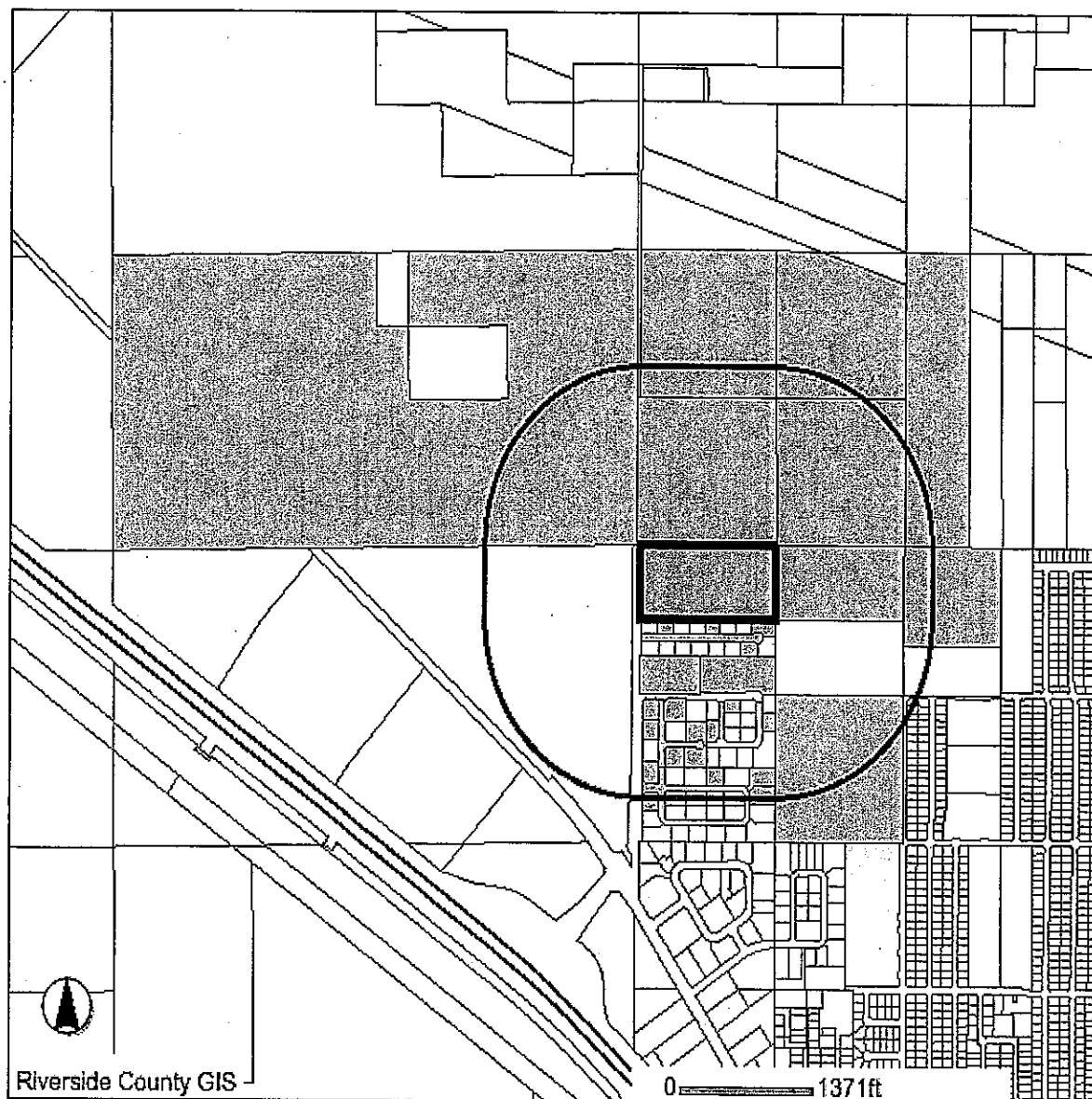
ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

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

✓ 2/4/10 
EXPIRES: 2/4/2010

1600 feet buffer

**Selected parcel(s):**

648-150-003	648-150-022	648-150-027	648-150-028	648-150-029	650-020-001	650-020-006
650-020-008	650-020-009	650-020-024	650-020-025	650-350-001	650-350-002	650-350-004
650-350-005	650-350-007	650-350-009	650-350-010	650-350-012	650-350-017	650-350-022
650-360-001	650-360-002	650-360-010	650-360-011	650-360-013	650-360-015	650-360-016
650-360-017	650-360-022	650-360-025	650-380-002	650-380-005	650-380-008	650-380-010
		650-380-017	670-100-003			

IMPORTANT

This information is made available through the Riverside County Geographic Information System. The information is for reference purposes only. It is intended to be used as base level information only and is not intended to replace any recorded documents or other public records. Contact appropriate County Department or Agency if necessary. Reference to recorded documents and public records may be necessary and is advisable.

MAP PRINTED ON...02/4/2010

APN: 648150003 ASMT: 648150003
RPS PROP II
24 CARY LN
BLOOMFIELD CT 6002

APN: 648150022 ASMT: 648150022
TALLIEU CONST LTD
C/O ARAWAY LTD & TALLIEU
7400 ROBLIN BLV
HEADINGLY MB CANADA R4H1A5 0

APN: 648150027 ASMT: 648150027
ARAWAY LTD
TAILLIEU CONST
MR. GRANDON
7400 ROBLIN BLV
HEADINGLY MB CANADA R4H1A5 0

APN: 648150028 ASMT: 648150028
BEATRICE E CORDERO
75165 SHERYL AVE
PALM DESERT CA 92211

APN: 648150029 ASMT: 648150029
SA RECYCLING
C/O DAN NAVABPOUR
3200 E FRONTERA ST
ANAHEIM CA 92807

APN: 650020001 ASMT: 650020001
TYNBERG FAMILY LIVING TRUST
C/O PETER TYNBERG
70711 TAMARISK LN
RANCHO MIRAGE CA 92270

APN: 650020006 ASMT: 650020006
COACHELLA INV #1
COACHELLA INV #2
C/O DEL NORTE INVESTORS LLC
7165 SW FIR LOOP STE 100
TIGARD OR 97223

APN: 650020008 ASMT: 650020008
ROBERT F SMITH
CAROL E SMITH
DONALD WILLIAM HATFIELD
THERESA MARTINA HATFIELD, ETAL.
41800 WASHINGTON NO 105B
BURMUDA DUNES CA 92203

APN: 650020009 ASMT: 650020009
AW PROP WEST
P O BOX 9296
RANCHO SANTE FE CA 92067

APN: 650020024 ASMT: 650020024
COUNTY OF RIVERSIDE
C/O AMELIA M VALLU U
3525 14TH ST
RIVERSIDE CA 92501

APN: 650020025 ASMT: 650020025
ANIMAL SAMARITANS SPCA INC
P O BOX 513
THOUSAND PLMS CA 92276

APN: 650350001 ASMT: 650350001
REFRIGERATION SUPPLIES DISTRIBUTOR
26021 ATLANTIC OCEAN DR
LAKE FOREST CA 92630

APN: 650350002 ASMT: 650350002
FRANK HALCOVICH
81161 INDIO BLV
INDIO CA 92210

APN: 650350004 ASMT: 650350004
1220 CALIF PARTNERS
C/O ERICKSON MANAGEMENT
P O BOX 13164
PALM DESERT CA 92255

APN: 650350005 ASMT: 650350005
DOUGLAS G DENBOER
72152 NORTHSORE ST STE G
THOUSAND PALMS CA 92276

APN: 650350007 ASMT: 650350007
WOBURN COURT
4200 VON KARMAN AVE
NEWPORT BEACH CA 92660

APN: 650350009 ASMT: 650350009
ANTHONY K PAGNINI
4500 MANHATTAN BEACH BLV
LAWNDALE CA 90260

APN: 650350010 ASMT: 650350010
NORTH SHORE DEV CO
38858 LOBELIA CIR
PALM DESERT CA 92211

APN: 650350012 ASMT: 650350012
BERNARD WHITE & SONS
71905 HIGHWAY 111 STE E
RANCHO MIRAGE CA 92270

APN: 650350017 ASMT: 650350017
WHITE BROTHERS INV CO
C/O BERNARD WHITE
71905 HIGHWAY 111 STE E
RANCHO MIRAGE CA 92270

APN: 650350022 ASMT: 650350022
JOSEPH BOSCH
DIANE M BOSCH
30630 HILL ST
THOUSAND PLMS CA 92276

APN: 650360001 ASMT: 650360001
HODGE CAPITAL CO
250 CAMINO ALTO STE 110
MILL VALLEY CA 94941

APN: 650360002 ASMT: 650360002
RL ASSET HOLDINGS
P O BOX 1047
THOUSAND PALMS CA 92276

APN: 650360010 ASMT: 650360010
ROGER ALLAN HARRIS
SANDRA JOYCE HARRIS
77338 SIOUX DR
INDIAN WELLS CA 92210

APN: 650360011 ASMT: 650360011
MARC ROY STEWART
SHARI B STEWART
4 CURIE CT
RANCHO MIRAGE CA 92270

APN: 650360013 ASMT: 650360013
MICHAEL D FRANKLIN
JAN FRANKLIN
M D FRANKLIN
P O BOX 673
CORONA DEL MAR CA 92625

APN: 650360015 ASMT: 650360015
BISON INV
C/O FRANK GIBSON
17602 SAMPSON LN
HUNTINGTON BEACH CA 92647

APN: 650360016 ASMT: 650360016
GORDON HOPPER
79165 QUAILCROSSING
LA QUINTA CA 92253

APN: 650360017 ASMT: 650360017
THOMAS L BLACK
WILMA J BLACK
P O BOX 729
RANCHO SANTA FE CA 92067

APN: 650360022 ASMT: 650360022
PAUL OSTROWIECKI
CELIA OSTROWIECKI
50 VISTA ENCANTO
RANCHO MIRAGE CA 92270

APN: 650360025 ASMT: 650360025
THOUSAND PALMS BUSINESS PARK OWNERS ASSN
C/O NORTH SHORE DEVELOPMENT CO
38858 LOBELIA CIR
PALM DESERT CA 92211

APN: 650380002 ASMT: 650380002
VARNER BUSINESS PARK
C/O RICHARD MERRITT
3 OVERHILL RD
ORINDA CA 94563

APN: 650380005 ASMT: 650380005
CHRISTIAN ROONEY
SALIM KADDORAH
4120 DOUGLAS BLV STE 306
GRANITE BAY CA 95746

APN: 650380008 ASMT: 650380008
IE ENTERPRISES
41800 HARRISON DR
PALM DESERT CA 92211

APN: 650380010 ASMT: 650380010
HAROLD S NOVEY
LINDSAY NOVEY
9032 COUNTRY CLUB DR
COSTA MESA CA 92626

APN: 650380017 ASMT: 650380017
BRANDIS U S A
C/O 596573 BC LIMITED
595 HORNBY NO 600
VC BC CANADA V6C1A4 0

APN: 670100003 ASMT: 670100003
USA 670
UNKNOWN 01-18-90
0



Coachella Valley Water District
85995 Avenue 52
Coachella, CA 92236

Southern California Edison - Rosemead
2244 Walnut Grove Ave Rm 312
P O Box 800
Rosemead, CA 91770-0800

Coachella Valley Unified School District
87-225 Church Street
Thermal, Ca 92274

Peter Tynberg
70711 Tamarisk Lane
Rancho Mirage CA 92270

Peter Tynberg
70711 Tamarisk Lane
Rancho Mirage CA 92270

ATTN: Leslie Grosjean
SunLine Transit Agency
32-505 Harry Oliver Trl.
Thousand Palms, CA 92276

So. Calif. Gas Co. - Redlands
1981 Lugonia Ave.
P O Box 3003
Redlands, CA 92373-0306

California Department of Fish and Game -
Chino Hills
Environmental Services Division - NCCP
4775 Bird Farm Road
Chino Hills, CA 91709

Joeseeph Bonadiman & Associates
C/O Jay Gunther
234 N Arrowhead Ave.
San Bernardino CA 91408

Joeseeph Bonadiman & Associates
C/O Jay Gunther
234 N Arrowhead Ave.
San Bernardino CA 91408

Attention: Linda Grimes
CALTRANS # 8
464 W. 4TH MS 726
San Bernardino, CA 92401-1400

U. S. Fish and Wildlife Service
Ecological Services
6010 Hidden Valley Road
Carlsbad, CA 92009

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: EA 42108 / PM 36108

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

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

COMPLETED/REVIEWED BY:

By: Matt Straite Title: Project Planner Date: March 8, 2010

Applicant/Project Sponsor: Peter Tynberg Date Submitted: December 18, 2008

ADOPTED BY: Planning Commission

Person Verifying Adoption: Matt Straite Date: April 7, 2010

The Mitigated Negative Declaration may be examined, along with documents referenced in the initial study, if any, at:

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

For additional information, please contact Matt Straite at 951-955-8631.

Revised: 10/16/07

Y:\Planning Case Files-Riverside office\PM36108\DH-PC-BOS Hearings\Mitigated Negative Declaration.doc

Please charge deposit fee case#: ZEA42108 ZCFG5464

FOR COUNTY CLERK'S USE ONLY

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COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

R1001893

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: TYNBERG PETER
paid by: CK 717
paid towards: CFG05464 CALIF FISH & GAME: DOC FEE
CFG FOR EA42108 / PM36108
at parcel #:
appl type: CFG3

\$17.25

By SBROSTRO Feb 22, 2010 14:22
posting date Feb 22, 2010

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$17.25

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

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4080 Lemon Street
Second Floor
Riverside, CA 92502
(951) 955-3200

39493 Los Alamos Road
Suite A
Murrieta, CA 92563
(951) 694-5242

38686 El Cerrito Rd
Indio, CA 92211
(760) 863-8271

Received from: TYNBERG PETER
paid by: MC 87549P
CFG FOR EA42108 / PM36108
paid towards: CFG05464 CALIF FISH & GAME: DOC FEE
at parcel:
appl type: CFG3

\$64.00

By KHAFLIGE Dec 18, 2008 16:17
posting date Dec 18, 2008

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

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

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

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4080 Lemon Street
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(951) 600-6100

38686 El Cerrito Road
Palm Desert, CA 92211
(760) 863-8277

Received from: TYNBERG PETER

paid by: MC 17085P

\$1,993.00

paid towards: CFG05464

CALIF FISH & GAME: DOC FEE

CFG FOR EA42108 / PM36108

at parcel #:

appl type: CFG3

By

KHAFLIGE

Feb 26, 2009 11:17

posting date Feb 26, 2009

Account Code
658353120100208100

Description
CF&G TRUST

Amount
\$1,993.00

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

Additional info at www.rctlma.org