

REVIEWED BY EXECUTIVE OFFICE

DATE 3/23/10
Tina Grande

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

428B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
March 23, 2010

SUBJECT CONDITIONAL USE PERMIT NO. 3583 – Intent to Adopt Mitigated Negative Declaration – Applicant: Robb Davis – Engineer/Representative: Fiero Engineering. – Fourth Supervisorial District – Lower Coachella Valley Zoning District – Eastern Coachella Valley Plan – Agriculture: Agriculture – Location: northerly of Avenue 62, southerly of Avenue 61, easterly of Pierce Street, and Westerly of State Route 86 South. – 8.28 Gross Acres – Zoning: Heavy Agriculture - 10 Acre Minimum (A-2-10) – REQUEST: Convert an existing 13-unit Polanco park into a 44-Unit Migrant Agricultural Worker Mobilehome Park.

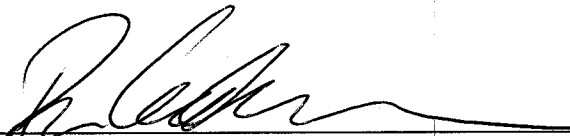
RECOMMENDED MOTION:

RECEIVE AND FILE the Notice of Decision for the above referenced case acted on by the Planning Commission on March 3, 2010.

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

ADOPTED a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 41763**, based on the findings incorporated in the initial study and conclusion that the project will not have a significant effect on the environment; and,

APPROVED CONDITIONAL USE PERMIT NO. 3583, subject to the attached conditions of approval and based upon the findings and conclusions incorporated in the staff report.


Ron Goldman
Planning Director

DM:dm
RM

Dep't Recomm.: Consent
Per Exec. Ofc.: Consent
 Policy
 Policy

Prev. Agn. Ref.

District: Fourth

Agenda Number:

1.3

**PLANNING COMMISSION
MINUTE ORDER MARCH 3, 2010
RIVERSIDE COUNTY ADMINISTRATIVE CENTER**

- I. AGENDA ITEM 6.1: CONDITIONAL USE PERMIT NO. 3583** - Intent to Adopt Mitigated Negative Declaration - Applicant: Robb Davis - Engineer/Representative: Fiero Engineering. - Fourth Supervisorial District - Lower Coachella Valley Zoning District - Eastern Coachella Valley Plan - Agriculture: Agriculture - Location: northerly of Avenue 62, southerly of Avenue 61, easterly of Pierce Street, and Westerly of State Route 86 South. - 8.28 Gross Acres - Zoning: Heavy Agriculture - 10 Acre Minimum (A-2-10)
- II. PROJECT DESCRIPTION**
Convert an existing 13-unit Polanco park into a 44-Unit Migrant Agricultural Worker Mobilehome Park.
- III. MEETING SUMMARY**
The following staff presented the subject proposal:
Project Planner: David Mares Ph: (760) 863-7050 or E-mail dmares@rctlma.org
- The following spoke in favor of the subject proposal:
Lucy Feiro, Applicant's Representative, Palm Desert, CA 92211
Richard Valdez, Applicant's Representative
Robb Davis, Applicant, 70260 Hwy 111 and 15S, Rancho Mirage, CA 92270
- No one spoke in opposition or in a neutral position of the subject proposal.
- IV. CONTROVERSIAL ISSUES**
NONE
- V. PLANNING COMMISSION ACTION**
The Planning Commission, by a vote of 5-0, recommended to the Board of Supervisors;
- ADOPTION of a MITIGATED NEGATIVE DECLARATION for ENVIRONMENTAL ASSESSMENT NO. 41763**, 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 CONDITIONAL USE PERMIT NO. 3583**, 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.: 6.1
Area Plan: Eastern Coachella Valley
Zoning District: Lower Coachella Valley
Supervisorial District: Fourth
Project Planner: David Mares
Planning Commission: March 3, 2010

CONDITIONAL USE PERMIT NO. 3583
E.A.: 41763
Owner: Mobile Park Consulting, Inc.
Applicant: Robb Davis
Engineer/Representative: Fiero Engineering, Inc.

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

PROJECT DESCRIPTION AND LOCATION:

Convert an existing 13-unit Polanco mobilehome park into a 44-Unit Migrant Agricultural Worker Mobilehome Park.

The project site is located Northerly of Avenue 62, southerly of Avenue 61, easterly of Pierce Street, and westerly of Highway 111.

SUMMARY OF FINDINGS:

1. Existing General Plan Land Use (Ex. #5): Agriculture
2. Surrounding General Plan Land Use (Ex. #5): Agriculture
3. Existing Zoning (Ex. #2): Heavy Agriculture - 10 Acre Minimum (A-2-10)
4. Surrounding Zoning (Ex. #2): Heavy Agriculture - 10 Acre Minimum (A-2-10)
5. Existing Land Use (Ex. #1): 13 unit Polanco park mobilehomes
6. Surrounding Land Use (Ex. #1): Vacant properties, agricultural crops, a mobilehome park, Highway 111 and the Southern Pacific rail line.
7. Project Data: Total Acreage: 8.62 acres
8. Environmental Concerns: See attached environmental assessment

RECOMMENDATIONS:

ADOPTION of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 41763**, 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 **CONDITIONAL USE PERMIT NO. 3583**, 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 Agricultural Foundation: Agriculture Land Use Designation, and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with the Heavy Agriculture - 10 Acre Minimum (A-2-10) zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The public's health, safety, and general welfare are protected through project design.

4. The proposed project is conditionally compatible with the present and future logical development of the area.

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 proposed project, a Migrant Agricultural Worker Mobilehome Park, is defined as a mobilehome or travel trailer park for agricultural works the rental of which is restricted as follows:
 - a. Not less than 80 percent of the spaces are restricted to rental by migrant agricultural works for a period of time not to exceed nine (9) months in any 12 month period.
 - b. The remainder of the spaces are restricted to rental by permanent agricultural works and occupancy by the owner or operator of the park.
2. The project site is identified as being within the Agriculture Foundation, with an Agriculture Land Use designation on the Eastern Coachella Valley Area Plan.
3. General Plan Policy LU 16.3 states that farm worker housing can be permitted as an interim land use subject to the following:
 - a. The area in which the property is located appears to be predominately agricultural in nature and does not appear it will change in the near future.
 - b. The project is an interim use (5-10 years) and will not substantially affect the existing character of the area.
 - c. Adequate infrastructure exists in the area to ensure safe, sound and decent housing for farm workers.
 - d. The project will not create any significant land use incompatibilities.
 - e. The project will not jeopardize public health, safety and welfare.
4. The project site is surrounded by properties which are designated Agriculture.
5. The zoning for the subject site is Heavy Agriculture - 10 Acre Minimum (A-2-10).
6. The proposed use, a Migrant Agricultural Worker Mobilehome Park, is similar in character and intensity as a Farm Labor Camp, which is identified as a use that is permitted provided a conditional use permit is granted in the Heavy Agriculture - 10 Acre Minimum (A-2-10) zone.
7. The proposed use, a Migrant Agricultural Worker Mobilehome Park, is consistent with the development standards set forth in the Heavy Agriculture - 10 Acre Minimum (A-2-10) zone.
8. The project site is surrounded by properties which are zoned Heavy Agriculture - 10 Acre Minimum (A-2-10).
9. Other Mobilehome parks have been constructed and are operating in the project vicinity.

10. Environmental Assessment No. 41763 identified the following potentially significant impacts:

- | | |
|------------------------------------|--------------------------------|
| a. Cultural Resources | d. Land Use/Planning |
| b. Geology & Soils | e. Noise |
| c. Hazards and Hazardous Materials | f. 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, one letter in opposition have been received. On 5/30/2008 a letter (copy attached) was received from T&B Planning, representing the applicant for the property directly south of the subject property believed the location of this project was not appropriate and objected to this project.
2. The project site is not located within:
 - a. A city sphere of influence.
 - b. An Agricultural Preserve.
 - c. A Redevelopment Area.
 - d. A CVMSHCP Conservation Area
 - e. A Fluvial Sand Transport Special Provision Area.
 - f. A High Fire Area nor within a State Fire Responsibility Area
 - g. A known fault zone or within ½ miles of a known fault.
 - h. Within 45 miles of the Mt. Palomar Observatory, and therefore not subject to County Ordinance No. 655.
3. The project site is located within:
 - a. The Coachella Valley Multiple Species Habitat Conservation Area (CVMSHCP)
 - b. The Airport Influence Area of the Jacqueline Cochran Airport, and within Compatibility Zone E (Other Airport Environs).
 - c. The Eastern Transportation Uniform Mitigation Fee (TUMF) Area.
 - d. The Eastern Coachella Valley Development Impact Fee (DIF) Area.
 - e. The Whitewater River Watershed.
 - f. An area with High Liquefaction Potential, within an area of Active Subsidence, and within an area of High Paleontological Sensitivity.
 - g. The boundaries of the Coachella Valley Unified School District.
 - h. The boundaries of the Thermal Community Council, and are subject to the Thermal Design Guidelines.
4. The Thermal Community Council has reviewed this project and recommended approval on May 27, 2008.
5. The subject site is currently designated as Assessor's Parcel Number 757-341-008.
6. This project was filed with the Planning Department on February 13, 2008.
7. This project was reviewed by the Land Development Committee four times on the following dates April 17, 2008, December 18, 2008, February 19, 2009 and March 26, 2009.

8. Deposit Based Fees charged for this project, as of the time of staff report preparation, total \$28,916.13.

DM:dm

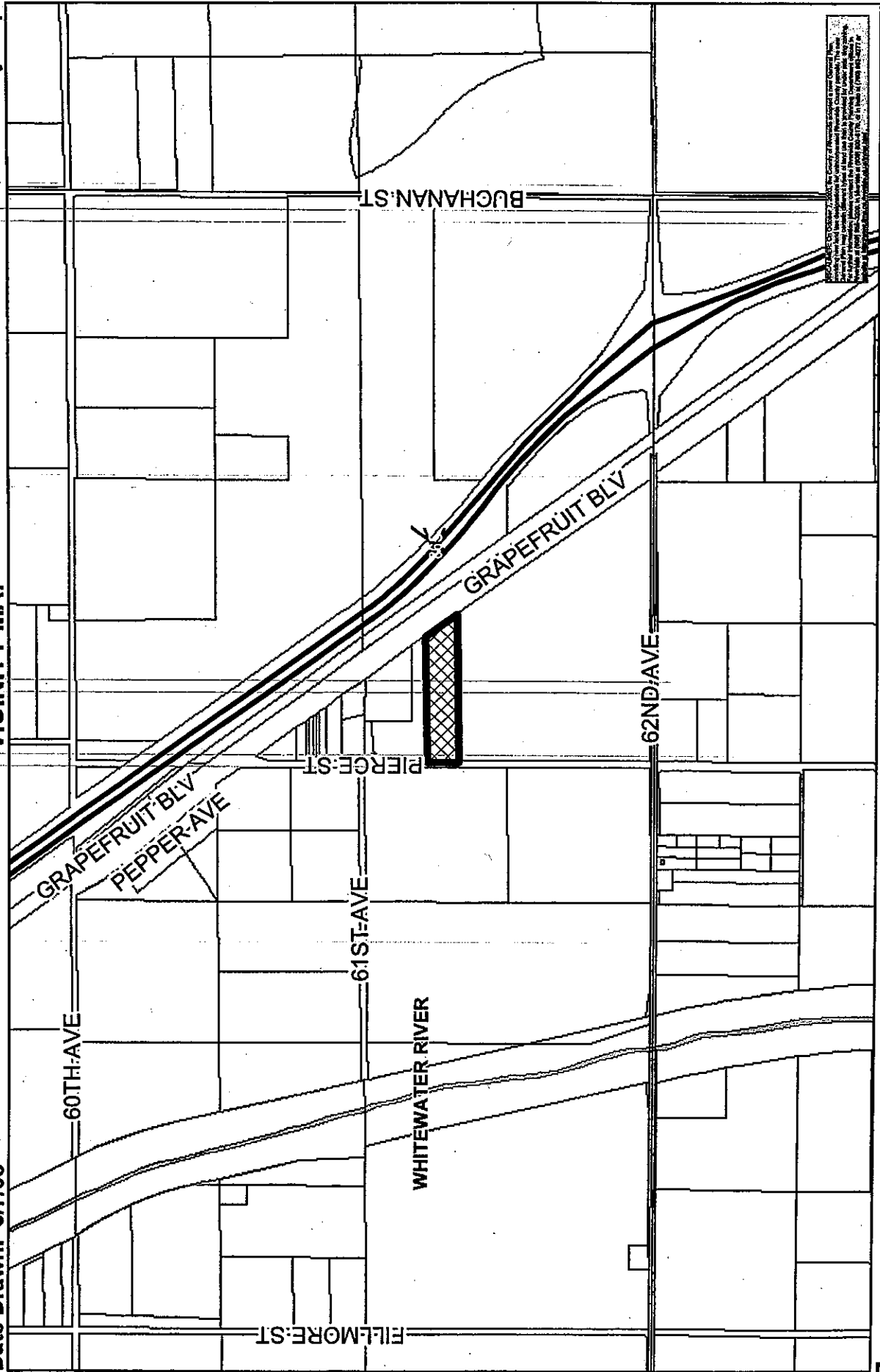
V:\11_PLANNING Primary Folder\Planning Cases-Desert Office\CUP03583\DH-PC-BOS Hearings\CUP3583 Staff Report.doc

Date Revised: 2/18/10

Superior Wilson
District 4
Date Drawn: 3/7/08

CU, 03583
VICINITY MAP

Planner: Judy L. track
Date: 4/17/08
Vicinity Map



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Zone
District: Lower Coachella Valley
Township/Range: T6SR8E
Section : 36

RIVERSIDE COUNTY PLANNING DEPARTMENT

Assessors
Bk. Pg. 757-34
Thomas
8,700 Bros. Pg. 5592 B2

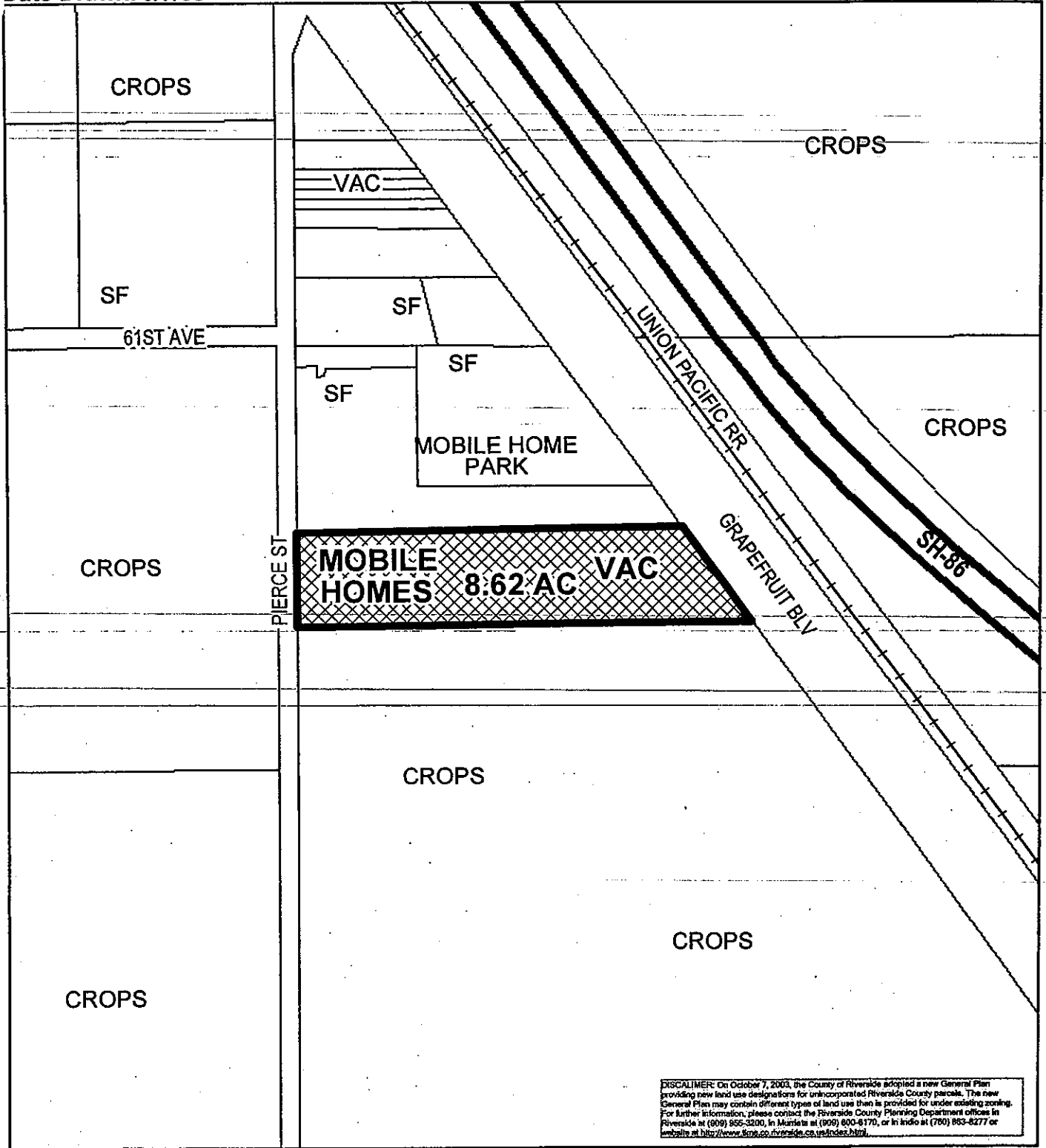


Supervisor Wilson
District 4
Date Drawn: 3/7/08

CUP03583

Land Use

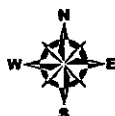
Planner: Judy Deertrack
Date: 4/17/08
Exhibit 1



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 (909) 955-3200, in Murietta at (909) 600-6170, or in Indio at (760) 853-8277 or website at <http://www.smg.ca.gov/riverside.ca.us/index.html>.

RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
District: Lower Coachella Valley
Township/Range: T6SR8E
Section : 36



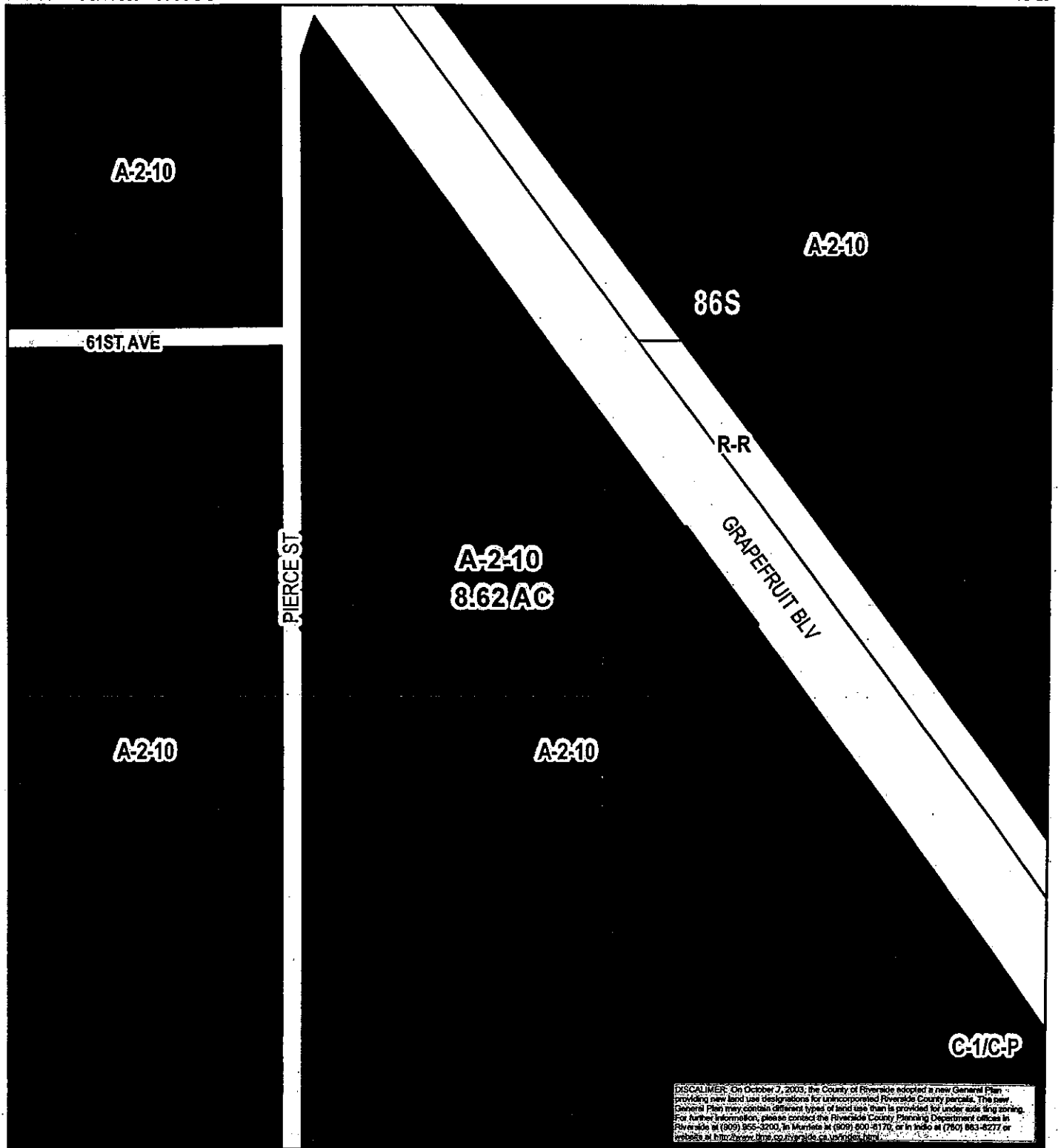
Assessors
Bk. Pg. 757-34
Thomas
Bros. Pg. 5592 B2



Supervisor Wilson
District 4
Date Drawn: 3/7/08

CUP03583
EXISTING ZONING

Planner: Judy Deertrack
Date: 4/17/08
Exhibit 2

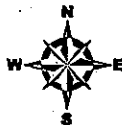


DISCLAIMER: On October 2, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 955-3200, in Murietta at (951) 900-8170, or in Indio at (760) 963-8277 or website at <http://www.land.co.riverside.ca.us/rfp/plan.html>

Zone
District: Lower Coachella Valley
Township/Range: T6SR8E
Section : 36

RIVERSIDE COUNTY PLANNING DEPARTMENT

Assessors
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Thomas
Bros. Pg. 5592 B2

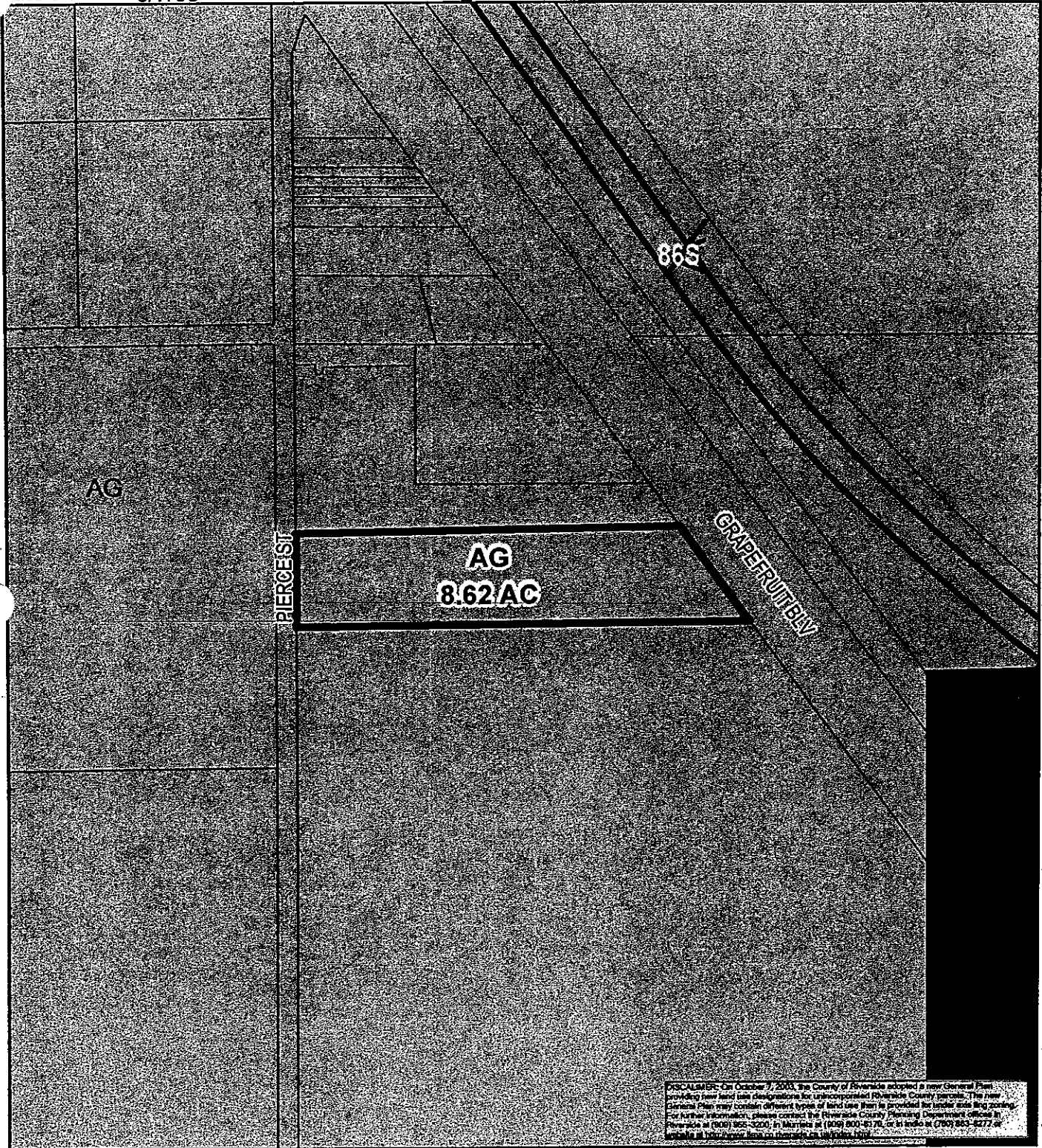


Supervisor Wilson
District 4
Date Drawn: 3/7/08

CUP03583

Existing General Plan

Planner: Judy Deertrack
Date: 4/17/08
Exhibit 5



RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
District: Lower Coachella Valley
Township/Range: T6SR8E
Section : 36



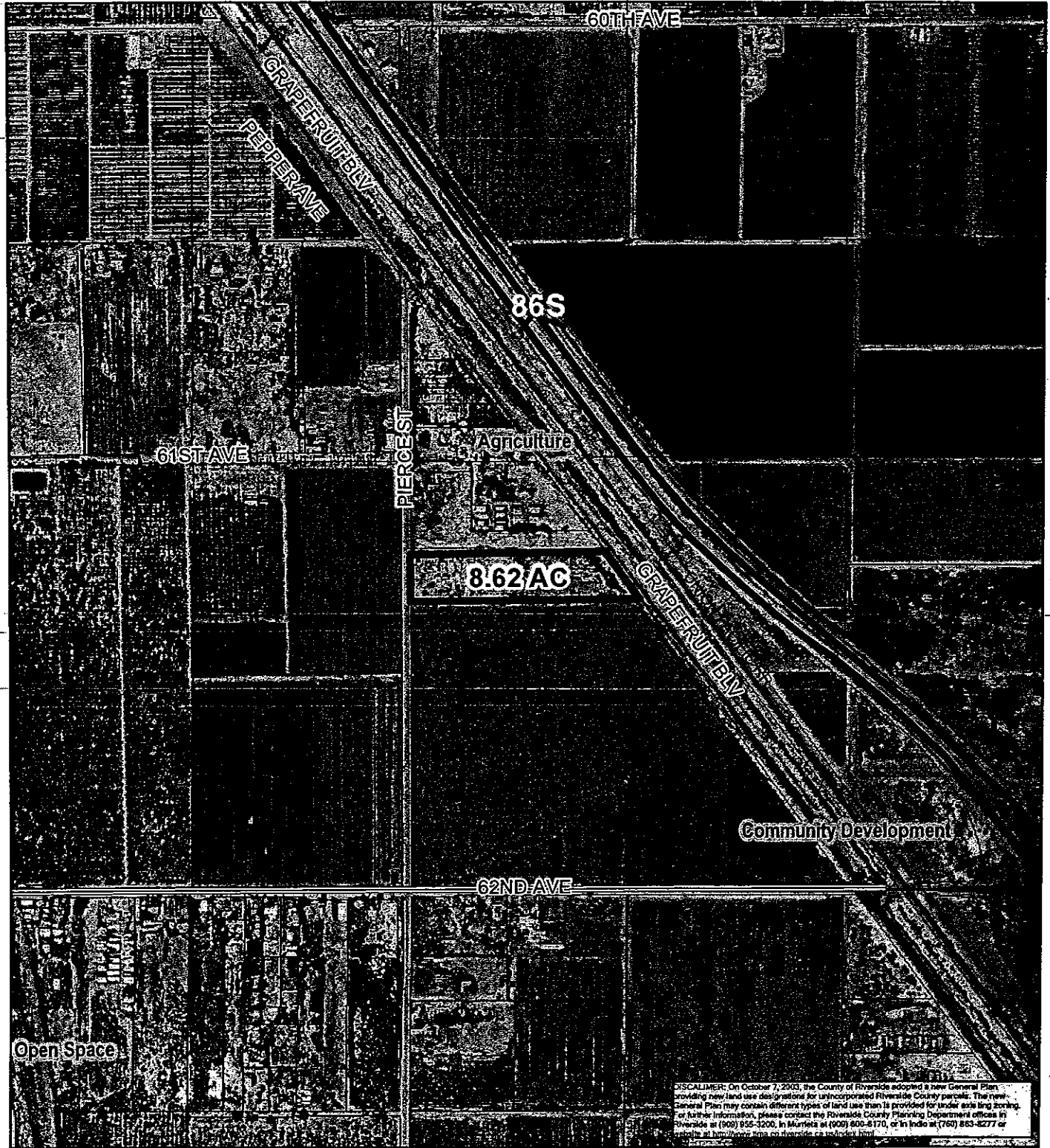
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Supervisor Wilson
District 4
Date Drawn: 3/7/08

CUP03583

DEVELOPMENT OPPORTUNITY

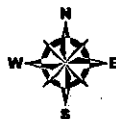
Planner: Judy Deertrack
Date: 4/17/08
Exhibit Overview



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RIVERSIDE COUNTY PLANNING DEPARTMENT

District
Plan: Lower Coachella Valley
Township/Range: T6SR8E
Section: 36



Assessors
Bk. Pg. 757-34
Thomas
Bros. Pg. 5592 B2



IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

CONDITIONAL USE PERMIT

AGR. WORKERS MOBILE HOME PARK/LABOR CAMP

BEING A SUBDIVISION OF A PORTION OF THE NORTH ONE-HALF OF THE SOUTHWEST ONE QUARTER OF SECTION 38, TOWNSHIP 8 SOUTH, RANGE 8 EAST, SAN BERNARDINO MERIDIAN

NOV. 2007

FEIRO ENGINEERING, INC.

GRAPHIC SCALE



OWNER/DEVELOPER/APPLICANT:

MOBILE HOME CONSULTING, INC.
154 BROAD CREEK
RIVERSIDE, CA 92504
(760) 371-7663 FAX
(760) 371-1881 FAX

ENGINEER:

FEIRO ENGINEERING, INC.
154 BROAD CREEK
RIVERSIDE, CA 92504
(760) 371-7663 FAX
(760) 371-1881 FAX
10/11/07

APN: 257-341-008

SECTION 38, TOWNSHIP 8 SOUTH, RANGE 8 EAST, SAN BERNARDINO MERIDIAN

THIS TRACTING MAP REPRESENTS THE GENERAL CONCEPTS OF THE LAND USE SUBDIVISION OF TRACT PROPERTY AND ALL SURROUNDING PROPERTY.

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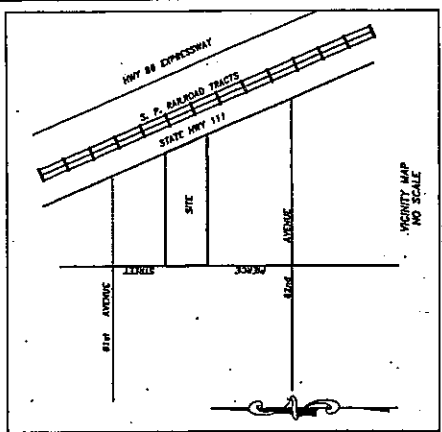
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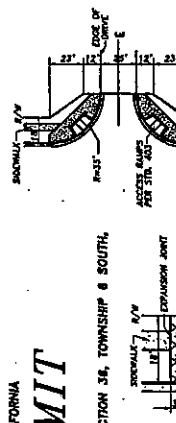
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NOS.	DATE	DESCRIPTION
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LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY
- EDGE OF EXISTING PARCELS
- POWER POLE
- EXISTING ELEVATION
- PROPERTY LINE / RIGHT-OF-WAY CENTERLINE
- EXISTING CONTOUR
- EXISTING MOBILE HOMES
- EXISTING SPOT ELEVATIONS
- PROPOSED MOBILE HOME SPACES
- RETENTION BASIN
- PROPOSED FIRE HYDRANT

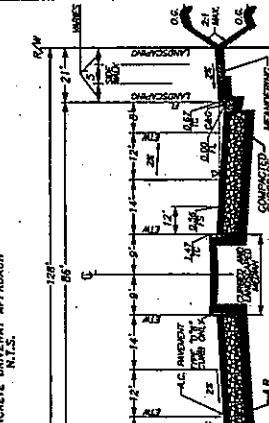
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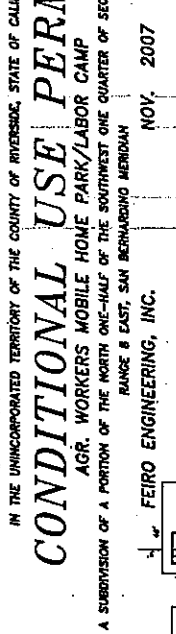
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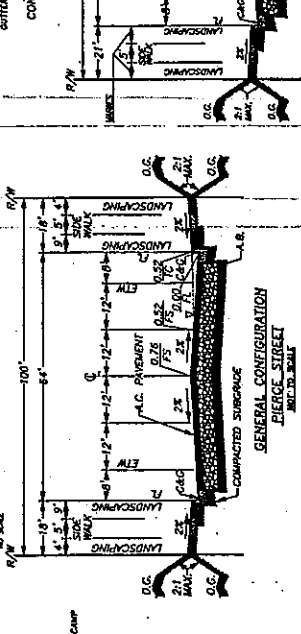
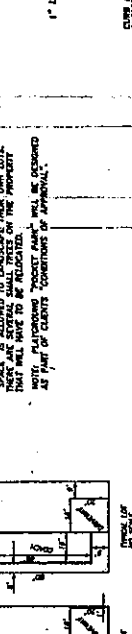
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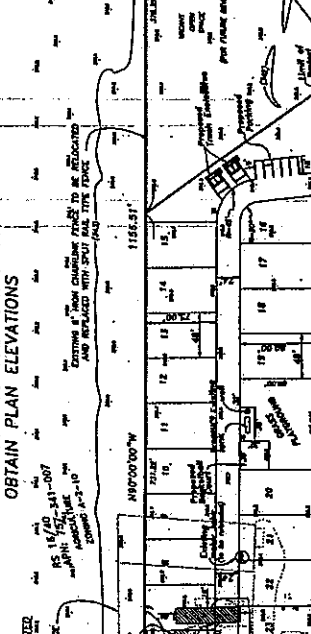
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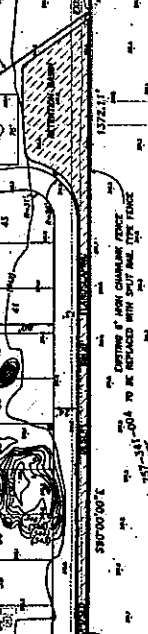
GENERAL CONFIGURATION PIERCE STREET NOT TO SCALE



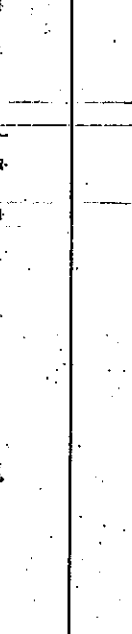
NOTE: ADD 500' TO 1929 DATUM TO OBTAIN PLAN ELEVATIONS



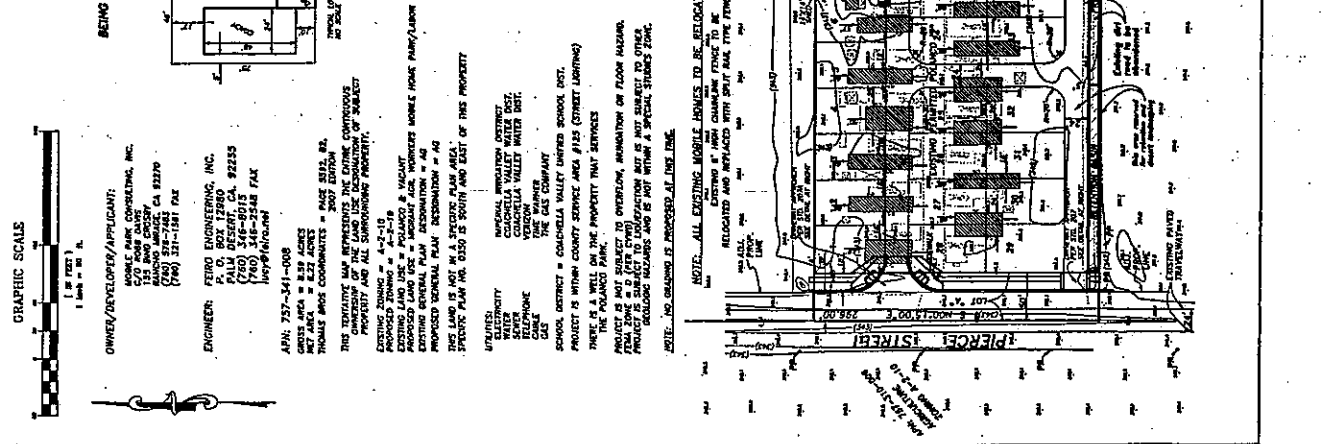
NOTE: ALL EXISTING MOBILE HOMES TO BE RELOCATED AND ADAPTED WITH SPILT AND TRAIL SPACE



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COUNTY OF RIVERSIDE

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: 41763

Project Case Type (s) and Number(s): Conditional Use Permit No. 3583

Lead Agency Name: County of Riverside Planning Department

Address: 38686 El Cerrito Rd, Palm Desert, CA 92211

Contact Person: David Mares

Telephone Number: 760 863-7050

Applicant's Name: Robb Davis

Applicant's Address: 155 Bing Crosby, Rancho Mirage, CA 92270

I. PROJECT INFORMATION

A. Project Description: Convert an existing 13-unit Polanco park into a 44-unit Migrant Agricultural Worker Mobilehome Park.

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

C. Total Project Area: 8.28 acres

Residential Acres: 8.28

Lots: 1

Units: 44

Projected No. of Residents: 120

Commercial Acres:

Lots:

Sq. Ft. of Bldg. Area:

Est. No. of Employees:

Industrial Acres:

Lots:

Sq. Ft. of Bldg. Area:

Est. No. of Employees:

Other:

D. Assessor's Parcel No(s): 757-341-008

E. Street References: Easterly side of Pierce Street, northerly of Avenue 62, southerly of Avenue 61, and westerly of Highway 111.

F. Section, Township & Range Description or reference/attach a Legal Description: 36, T6S/R8E

G. Brief description of the existing environmental setting of the project site and its surroundings: The subject property is very flat, with an approximately elevation difference of 3 feet from one end of the property to the other. The property contains an existing 13 unit "Polanco" mobilehome park. The property is highly disturbed and the only vegetation consists of non-native, exotic species related to the urban uses. The site is located within a large area historically dedicated to agricultural uses.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

1. Land Use: (Farm Worker Housing) LU-16.3

2. Circulation: Not applicable

3. Multipurpose Open Space: Not applicable

4. Safety: Not applicable

5. Noise: (Noise Compatibility) N1.1, 1.3 – 1.7

6. Housing: None applicable

7. Air Quality: Not applicable

B. General Plan Area Plan(s): Eastern Coachella Valley Area Plan

C. Foundation Component(s): Agriculture

D. Land Use Designation(s): Agriculture

E. Overlay(s), if any: None

F. Policy Area(s), if any: None

G. Adjacent and Surrounding Area Plan(s), Foundation Component(s), Land Use Designation(s), and Overlay(s) and Policy Area(s), if any: Agriculture: Agriculture

H. Adopted Specific Plan Information

1. Name and Number of Specific Plan, if any: Not applicable

2. Specific Plan Planning Area, and Policies, if any: Not applicable

I. Existing Zoning: Heavy Agriculture – 10 Acre Minimum (A-2-10)

J. Proposed Zoning, if any: Not applicable

K. Adjacent and Surrounding Zoning: Heavy Agriculture – 10 Acre Minimum (A-2-10)

III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

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

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.

David Mares

Signature

February 11, 2010

Date

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

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

Findings of Fact: The project is not proximate to any State Designated, State Eligible, or County Eligible Scenic Highways.

Mitigation: None proposed

Monitoring: None required

2. Mt. Palomar Observatory	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Interfere with the nighttime use of the Mt. Palomar Observatory, as protected through Riverside County Ordinance No. 655?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact: The project site is located approximately 46.68 miles from the Mt. Palomar Observatory, and is therefore outside the boundaries of County Ordinance No. 655.

Mitigation: None proposed

Monitoring: None required

3. Other Lighting Issues	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: On-site Inspection, Project Application Description

Findings of Fact: Street lighting is not provided along Pierce Street. There is no lighting within the existing mobilehome park for driveways or security purposes. Porch lighting from the mobilehomes may exist. No additional lighting is required nor proposed.

Mitigation: None proposed

Monitoring: None required

AGRICULTURE RESOURCES Would the project

4. Agriculture	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact: The subject property does not contain Prime Farmland, Unique Farmland nor Farmland of Statewide Importance. The subject property is not located within, nor is it adjacent to properties under a Williamson Action (Agricultural Land Conservation) contract. The development of this project will provide improved and additional residential areas for those migrant agricultural workers who work in agricultural activities in the region.

Mitigation: None proposed

Monitoring: None required

AIR QUALITY Would the project

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

Source: SCAQMD CEQA Air Quality Handbook Table 6-2

Findings of Fact: The development of the proposed project will be in accordance with applicable County regulations regarding air quality impacts.

Mitigation: None proposed

Monitoring: None required

BIOLOGICAL RESOURCES Would the project

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

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

Source: GIS database, WRCMSHCP, On-site Inspection

Findings of Fact: The subject property contains an existing 13 unit mobile home park and the remainder of the subject property has been disturbed by previous agricultural and/or mobile home park activities. The site does not contain any viable biological resources. The project site is located within the Coachella Valley Multiple Species Habitat Conservation Area, but is not within a designated Conservation Area.

Mitigation: None proposed

Monitoring: None required

CULTURAL RESOURCES Would the project

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

Source: On-site Inspection, Project Application Materials

Findings of Fact: A Phase I Cultural Resources Report (PD-A-4517) was prepared for the subject property on 6/24/2008. The report concluded there weren't any significant historical resources located on the subject property.

Mitigation: None proposed

Monitoring: None required

8. Archaeological Resources	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Alter or destroy an archaeological site.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<u>California Code of Regulations, Section 15064.5?</u>				
c) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Restrict existing religious or sacred uses within the potential impact area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Project Application Materials

Findings of Fact: A Phase I Cultural Resources Report (PD-A-4517) was prepared for the subject property on 6/24/2008. The report concluded there weren't any significant prehistoric resources located on the subject property. Based on information within the report and knowledge of cultural materials found in the vicinity of the project site, combined with correspondence from local native American tribes it has been determined appropriate to condition that an archaeological monitor and native American monitors be onsite during grading activities.

Mitigation: 60 Series (Prior to Issuance of a Grading Permit) conditions have been applied to this project to require proof of contract for tribal monitoring during all ground disturbing activities, and proof of contract with a qualified archaeologist for on-site archaeological monitoring.

Monitoring: The County Archaeologist will confirm compliance with these conditions of approval.

9. Paleontological Resources	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Directly or indirectly destroy a unique paleontological resource, or site, or unique geologic feature?				

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

Findings of Fact: The subject property is identified as having high potential for paleontological resources.

Mitigation: A 60 Series (Prior to Issuance of a Grading Permit) condition has been applied to this project to require the preparation of a PRIMP (Paleontological Resource Impact Mitigation Program) by a qualified paleontologist for submittal to the County Geologist for review and approval. Compliance with the approved PRIMP and its components during grading activities.

Monitoring: The County Geologist will confirm compliance with this condition.

GEOLOGY AND SOILS Would the project

10. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death?				
b) Be subject to rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones," GIS database, Geotechnical Report No. 2057

Findings of Fact: Geotechnical Report No. 2057, prepared on 3/31/08, indicated that no know faults are currently mapped on, or project towards the site, and no signs of active surface faulting were observed during photolinenement analysis; and that risks associated with primary surface ground rupture should be considered low.

Mitigation: None proposed

Monitoring: None required

11. Liquefaction Potential Zone

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

Source: Riverside County General Plan Figure S-3 "Generalized Liquefaction," Geotechnical Report No. 2057

Findings of Fact: Geotechnical Report No. 2057, prepared on 3/31/08, indicated that the risk of liquefaction and liquefaction-related hazards on site are considered high. The Report recommended remedial grading including the overexcavation and recompaction for the proposed pad areas.

Mitigation: None proposed

Monitoring: None required

12. Ground-shaking Zone

Be subject to strong seismic ground shaking?

Source: Riverside County General Plan Figure S-4 "Earthquake-Induced Slope Instability Map," and Figures S-13 through S-21 (showing General Ground Shaking Risk), Geotechnical Report No. 2057

Findings of Fact: Geotechnical Report No. 2057, prepared on 3/31/08, indicated that the most significant geologic hazard to the project is the potential for moderate to severe ground motion. The Report recommended remedial grading including the overexcavation and recompaction for the proposed pad areas.

Mitigation: None proposed

Monitoring: None required

13. Landslide Risk

a) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project,

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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", Geotechnical Report No. 2057

Findings of Fact: The subject site is very flat and therefore not subject to landslide risk.

Mitigation: None proposed

Monitoring: None required

14. Ground Subsidence

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

Source: Resolution No. 94-125, Geotechnical Report No. 2057

Findings of Fact: Geotechnical Report No. 2057, prepared on 3/31/08, indicated that the estimated ultimate settlement is calculated to be approximately 1 inch.

Mitigation: None proposed

Monitoring: None required

15. Other Geologic Hazards

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

Source: On-site Inspection, Project Application Materials, Geotechnical Report No. 2057

Findings of Fact: Geotechnical Report No. 2057, prepared on 3/31/08, indicated that the risks associated with tsunamis and seiches are considered negligible.

Mitigation: None proposed

Monitoring: None required

16. Slopes

a) Change topography or ground surface relief features?

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

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Riv. Co. 800 Scale Slope Maps, Project Application Materials

Findings of Fact: ~~The subject site is very flat. The project proposes minor changes in topography to create an onsite retention basin. The project does not propose to create any cut or fill slopes greater than 2:1 or higher than 10 feet in vertical height. If necessary, grading will be phased to avoid the existing subsurface sewage disposal systems until such time as the mobilehome unit(s) served by said system has been removed and/or relocated to one of the proposed mobilehome spaces.~~

Mitigation: None proposed

Monitoring: None required

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
17. Soils	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Be located on expansive soil, as defined in SECTION 1802.3.2 of the California Building Code (2007), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact: Development of the project will not result in substantial soil erosion because standards applied to grading activities will minimize the potential for soil erosion. The project is not identified as being located on expansive soils, and will therefore not create a substantial risk to life or property.

Mitigation: None proposed

Monitoring: None required

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
18. Erosion	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Change deposition, siltation, or erosion that may modify the channel of a river or stream or the bed of a lake?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in any increase in water erosion either on or off site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: U.S.D.A. Soil Conservation Service Soil Surveys

Findings of Fact: Development of the project will not change or modify a river channel or lake bed. Any incremental increase in runoff will be contained within the proposed onsite retention basin

Mitigation: None proposed

Monitoring: None required

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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19. Wind Erosion and Blowsand from project either on or off site.

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

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

Findings of Fact: The project site is located within areas known to be impacted by wind erosion. The project has been conditioned to require the preparation of a PM10 Fugitive Dust Mitigation Plan to reduce impacts by wind blown particulates.

Mitigation: Conditions have be applied to provide mitigation for wind blown particulates.

Monitoring: Building and Safety will monitor the grading activities to ensure compliance with all applicable regulations and requirements.

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 accident conditions involving the release of hazardous materials into the environment?

c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?

d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

e) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?

Source: Project Application Materials

Findings of Fact: The project will not involve the routine transport, use or disposal of hazardous materials, nor can it be reasonably foreseen that release of hazardous material would occur. The development of the project will not impair or interfere with any emergency response or evacuation plans. The subject property is not located within a ¼ mile of an existing or proposed school. The project site is not located in an area included on a list of hazardous materials sites.

Mitigation: None proposed

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Monitoring: None required

21. Airports

a) Result in an inconsistency with an Airport Master Plan?

b) Require review by the Airport Land Use Commission?

c) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?

d) For a project within the vicinity of a private airstrip, or heliport, would the project result in a safety hazard for people residing or working in the project area?

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

Findings of Fact: Approximately 300 feet of the westerly portion of the subject property is located within Compatibility Zone E (Other Airport Environs) of the Jacqueline Cochran Regional Airport. An Airport Land Use Commission Development Review was conducted for the subject property and it was determined that the proposed project was consistent with the 2005 Airport Land Use Capability Plan for the Jacqueline Cochran Airport subject to certain conditions of approval.

Mitigation: The project has been conditioned under a 10. series (General Condition) to require compliance with the ALUC's conditions of approval.

Monitoring: Planning Department and Code Enforcement

22. Hazardous Fire Area

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

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

Findings of Fact: The subject property is not located within High Fire Area and is not within a Fire Responsibility Area.

Mitigation: None proposed

Monitoring: None required

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
HYDROLOGY AND WATER QUALITY Would the project				
23. Water Quality Impacts	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance-Rate-Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors and odors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact: The project will not alter the existing drainage pattern of the site or area, and will not violate any water quality standards or waste discharge requirements. It will not deplete ground water supplies or interfere with groundwater recharge. While the development of the project will create additional runoff water, the proposed on-site detention basin will contain said runoff. The project site is not located within a designated 100-year flood hazard area, and the detention basin will not create any significant environmental effects.

Mitigation: None proposed

Monitoring: None required

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Changes in absorption rates or the rate and amount of surface runoff?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam (Dam Inundation Area)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Changes in the amount of surface water in any water body?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact: The project will not alter the existing drainage pattern of the site or area. While the development of the project will create additional runoff water, the proposed on-site detention basin will contain said runoff. The project site is not located within a Dam Inundation Area. The development of this project will not change the amount of surface water in any water body.

Mitigation: None proposed

Monitoring: None required.

LAND USE/PLANNING Would the project

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

Source: RIVERSIDE COUNTY GENERAL PLAN, GIS database, Project Application Materials

Findings of Fact: The subject property already contains an existing Polanco Mobilehome Park containing 13 units, which was permitted in accordance with State law. The project proposes to relocate the families and/or mobilehomes into mobilehome spaces to be created by this permit. The General Plan permits farm worker housing within the Agricultural foundation/land use designation as an interim use within areas predominately in agricultural uses and appears will remain so for the near future if adequate infrastructure exists to ensure safe, sound and decent housing for farm workers and does not create any significant land use incompatibilities and doesn't jeopardize public health safety and welfare.

Mitigation: The project has been conditioned to operate this mobilehome park as a Migrant Agricultural Worker Mobilehome Park.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Monitoring: The Department of Building and Safety and the Code Enforcement Department will ensure the park is operated in accordance to the conditions of approval.

26. Planning

a) Be consistent with the site's existing or proposed zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Be compatible with existing surrounding zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be compatible with existing and planned surrounding land uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be consistent with the land use designations and policies of the Comprehensive General Plan (including those of any applicable Specific Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact: The project has been found to be consistent with the site's A-2-10 zoning classification on the basis that the zone allows Farm Labor Camps and the Director has determined that a Migrant Agricultural Worker Mobilehome Park is similar in character and intensity a Farm Labor Camp, and such a Park is a form of Farm Worker Housing, as described in Land Use Policy 16.3 of the General Plan.

Mitigation: None proposed

Monitoring: None required

MINERAL RESOURCES Would the project

27. Mineral Resources	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Result in the loss of availability of a known mineral resource in an area classified or designated by the State that would be of value to the region or the residents of the State?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be an incompatible land use located adjacent to a State classified or designated area or existing surface mine?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Expose people or property to hazards from proposed, existing or abandoned quarries or mines?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact: The project is not located near any known mineral resources and will not result in the loss any mineral resource recovery site. The site is not adjacent to any designated area or

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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surface mining permit and will not expose people or property to hazards from proposed, existing or abandoned quarries or mines.

Mitigation: None proposed

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

NA A B C D

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?

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

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

Findings of Fact: While the project is located within Compatibility Zone E of the Jacqueline Cochran Regional Airport, the existing and anticipated future noise impacts from the airport are less than 55 CNEL and therefore not significant. The project is not in the vicinity of a private airstrip.

Mitigation: None proposed

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 easterly boundary of the project site is approximately 570 feet westerly of the South Pacific rail line. An acoustical analysis was prepared, and was subsequently reviewed and approved by the County's Office of Industrial Hygiene. The report recommended mitigation be provided by requiring the construction of a 6 foot high masonry block wall or combination berm and block wall along the easterly project boundary and along Pierce Street.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Mitigation: The project has been conditioned for the construction of the above described wall prior to occupancy of the units within the new mobilehome spaces.

Monitoring: The Department of Building and Safety will permit the walls and confirm the construction as part of its inspection process.

30. Highway Noise

NA A B C D

Source: On-site Inspection, Project Application Materials

Findings of Fact: The easterly boundary of the project site is approximately 300 feet westerly of Highway 111. An acoustical analysis was prepared, and was subsequently reviewed and approved by the County's Office of Industrial Hygiene. The report recommended mitigation be provided by requiring the construction of a 6 foot high masonry block wall or combination berm and block wall along the easterly project boundary and along Pierce Street.

Mitigation: The project has been conditioned for the construction of the above described wall prior to occupancy of the units within the new mobilehome spaces.

Monitoring: The Department of Building and Safety will permit the walls and confirm the construction as part of its inspection process.

31. Other Noise

NA A B C D

Source: Project Application Materials, GIS database

Findings of Fact: No other noise sources were identified as affecting the subject property.

Mitigation: None proposed

Monitoring: None required

32. Noise Effects on or by the Project

a) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?

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

c) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Project Application Materials

Findings of Fact: The proposed project being a residential mobilehome park is not anticipated to generate noise levels that would substantially increase ambient noise levels and will therefore not expose anyone to noise levels in excess of standards established in the general plan.

Mitigation: None proposed

Monitoring: None required

POPULATION AND HOUSING Would the project

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

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

Findings of Fact: The project will create additional housing within the unincorporated area of Riverside County and such housing will provide safe, sound and decent housing for farm workers.

Mitigation: None proposed

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:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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34. Fire Services

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan Safety Element

Findings of Fact: The development of the project will create an incremental increase in the use of fire protection services. The project has been conditioned to pay Development Impact Fees (DIF) of which a portion of that fee is for Fire facilities.

Mitigation: None proposed

Monitoring: None required

35. Sheriff Services

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan

Findings of Fact: The development of the project will create an incremental increase in the use of law enforcement services. The project has been conditioned to pay Development Impact Fees (DIF) of which a portion of that fee is for public facilities.

Mitigation:

Monitoring:

36. Schools

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

Findings of Fact: The project has been conditioned to comply with State Law.

Mitigation: None proposed

Monitoring: None required

37. Libraries

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan

Findings of Fact: The development of the project will create an incremental increase in the use of library facilities and services. The project has been conditioned to pay Development Impact Fees (DIF) of which a portion of that fee is for library materials.

Mitigation: None proposed

Monitoring: None required

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

Source: Riverside County General Plan

Findings of Fact: The development of the project will create an incremental increase in the use of local health services and facilities. The project has been conditioned to pay Development Impact Fees (DIF) of which a portion of that fee is for public facilities.

Mitigation: None proposed

Monitoring: None required

RECREATION

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

Source: GIS database, Ord. No. 659 (Establishing Development Impact Fees), Parks & Open Space Department Review

Findings of Fact: The development of the project will create an incremental increase in the use of recreational facilities and services. The project has been conditioned to pay Development Impact Fees (DIF) of which a portion of that fee is for regional parks, multipurpose trails and Community Centers and Parks.

Mitigation: None proposed

Monitoring: None required

40. Recreational Trails	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riv. Co. 800 Scale Equestrian Trail Maps, Open Space and Conservation Map for Western County trail alignments

Findings of Fact: The development of the project will create an incremental increase in the use of recreational trails in the area. The project has been conditioned to pay Development Impact Fees (DIF) of which a portion of that fee is for regional parks, multipurpose trails and Community Centers and Parks.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Mitigation: None proposed

Monitoring: None required

TRANSPORTATION/TRAFFIC Would the project

41. Circulation

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

b) Result in inadequate parking capacity?

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

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

e) Alter waterborne, rail or air traffic?

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

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

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

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

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

Source: Riverside County General Plan

Findings of Fact: The project will cause an incremental increase in daily traffic trips on roads abutting and in the vicinity of the subject property. The project has been designed to address local drainage issues and concerns.

Mitigation: Conditions of approval have been applied to this project to mitigate potential impacts to roads and circulation facilities in the vicinity.

Monitoring: The Transportation Department will monitor compliance with the conditions throughout the development of the project.

42. Bike Trails

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Riverside County General Plan

Findings of Fact: The development of the project will create an incremental increase in the use of bike trails in the area. The project has been conditioned to pay Development Impact Fees (DIF) of which a portion of that fee is for regional parks, multipurpose trails and Community Centers and Parks.

Mitigation: None proposed

Monitoring: None required

UTILITY AND SERVICE SYSTEMS Would the project

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
43. Water	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Require or result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Department of Environmental Health Review

Findings of Fact: The project site is currently serviced by existing on-site water system.

Mitigation: The project has been conditioned to abandon the existing water system for potable water purposes and connect to a CVWD water connection.

Monitoring: The Department of Environment Health will ensure that the existing water system is appropriately dealt with, and the installation of water service to the CVWD lines is completed.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
44. Sewer	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, the construction of which would cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Department of Environmental Health Review

Findings of Fact:

Mitigation: The project has been conditioned to connect to a CVWD sewer connection.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Monitoring: The Department of Environment Health will ensure the installation of sewer service to the CVWD facilities is completed.

45. Solid Waste

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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b) Comply with federal, state, and local statutes and regulations related to solid wastes (including the CIWMP (County Integrated Waste Management Plan)?)

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan, Riverside County Waste Management District correspondence

Findings of Fact: The project has been designed to provide appropriate solid waste collection and recycling facilities, and the conditions of approval will insure completion of said facilities prior to occupancy of the new mobilehome spaces.

Mitigation: None proposed

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?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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b) Natural gas?

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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d) Storm water drainage?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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e) Street lighting?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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f) Maintenance of public facilities, including roads?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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g) Other governmental services?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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h) Conflict with adopted energy conservation plans?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan

Findings of Fact: The subject property either already has access to the above listed utilities or through development of this project will install or extend these utilities, but it can be determined that will not create a significant negative environmental impact.

Mitigation: None proposed

Monitoring: None required

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

47. Other:

Source: Staff review

Findings of Fact: No other issues or concern were identified in the review of this proposed project.

Mitigation: None proposed

Monitoring: None required

MANDATORY FINDINGS OF SIGNIFICANCE

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

Source: Staff review, Project Application Materials

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

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

Source: Staff review, Project Application Materials

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

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

Source: Staff review, project application

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Findings of Fact: The proposed project would not result in environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly.

VI. EARLIER ANALYSES

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

Earlier Analyses Used, if any: Not applicable

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

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

DM:dm
V:\11_PLANNING Primary Folder\Planning Cases-Desert Office\CUP03583\DH-PC-BOS Hearings\EA41763.doc
Revised 2/18/10

CONDITIONAL USE PERMIT Case #: CUP03583

Parcel: 757-341-008

10. GENERAL CONDITIONS

~~EVERY DEPARTMENT~~

10. EVERY. 1 USE - PROJECT DESCRIPTION RECOMMND

The use hereby permitted is to construct and operate a migrant agricultural worker mobilehome park containing 44 spaces. Ancillary uses include an approximately 7,700 square foot recreation area consisting of a grass playground with a half basketball court, 2 trash enclosures, 5 visitor parking spaces, a retention basin. The easterly portion of the subject property is identified as "No Use Proposed" and totals approximately 2.5 acres.

10. EVERY. 2 USE - HOLD HARMLESS RECOMMND

The applicant/permittee or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside (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 Conditional Use Permit No. 3583. The COUNTY will promptly notify the applicant/permittee 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 applicant/permittee of any such claim, action, or proceeding or fails to cooperate fully in the defense, the applicant/permittee shall not, thereafter, be responsible to defend, indemnify, or hold harmless the COUNTY.

~~10. EVERY. 3 USE - DEFINITIONS RECOMMND~~

The words identified in the following list that appear in all capitals in the attached conditions of Conditional Use Permit No. 3583 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Conditional Use Permit No. 3583, Exhibit A, Amended No. 1, dated 5/06/08, (site plan), and Exhibit E, Amended No. 2, dated 02/16/10, (conceptual planting plan)

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

The project developer 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

CONDITIONAL USE PERMIT Case #: CUP03583

Parcel: 757-341-008

10. GENERAL CONDITIONS

10. EVERY. 4 USE - 90 DAYS TO PROTEST (cont.) RECOMMND

imposition of any and all fees, dedications, reservations and/or other exactions imposed on this project as a result of this approval or conditional approval of this project.

BS GRADE DEPARTMENT

10.BS GRADE. 3 USE -GIN INTRODUCTION RECOMMND

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

10.BS GRADE. 5 USE-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 and Safety Department.

10.BS GRADE. 6 USE-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. 7 USE-G1.6 DUST CONTROL RECOMMND

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

10.BS GRADE. 8 USE-G2.3SLOPE EROS CL PLAN RECOMMND

Erosion control - landscape plans, required for manufactured slopes greater than 3 feet in vertical height, are to be signed by a registered landscape architect and bonded per the requirements of Ordinance 457 (refer to dept. form 284-47).

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

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

CONDITIONAL USE PERMIT Case #: CUP03583

Parcel: 757-341-008

10. GENERAL CONDITIONS

10.BS GRADE. 10 USE-G2.6SLOPE STABL'TY ANLYS 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 (horiz. to vert.) or over 30' in vertical height - unless addressed in a previous report.

10.BS GRADE. 11 USE-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 & Water Conservation District.

10.BS GRADE. 12 USE-G2.8MINIMUM DRNAGE GRADE RECOMMND

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

10.BS GRADE. 13 USE-G2.9DRNAGE & TERRACING RECOMMND

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

10.BS GRADE. 14 USE-G2.10 SLOPE SETBACKS RECOMMND

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

10.BS GRADE. 15 USE-G2.23 OFFST. PAVED PKG RECOMMND

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

10.BS GRADE. 16 USE-G.3.1NO B/PMT W/O G/PMT RECOMMND

Prior to the issuance of any building permit, the property owner shall obtain a grading permit and/or approval to

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10. GENERAL CONDITIONS

10.BS GRADE. 16 USE-G.3.1NO B/PMT W/O G/PMT (cont.) RECOMMND

construct from the Grading Division of the Building and Safety Department.

10.BS GRADE. 17 USE-G3.3RETAINING WALLS RECOMMND

Lots which propose retaining walls will require separate permits. They shall be obtained prior to the issuance of any other building permits - unless otherwise approved by the Building and Safety Director. The walls shall be designed by a Registered Civil Engineer - unless they conform to the County Standard Retaining Wall designs shown on the Building and Safety Department form 284-197.

10.BS GRADE. 18 USE-G3.4CRIB/RETAIN'G WALLS RECOMMND

Cribwall (retaining) walls shall be designed by a qualified professional who shall provide the following information for review and approval - this shall be in addition to standard retaining wall data normally required. The plans shall clearly show: soil preparation and compaction requirements to be accomplished prior to footing-first course installation, method/requirement of footing-first course installation, properties of materials to be used (i.e. Fc=2500 p.s.i.). Additionally special inspection by the manufacturer/dealer and a registered special inspector will be required.

10.BS GRADE. 19 USE-G4.1E-CL 4:1 OR STEEPER RECOMMND

Plant & irrigate all manufactured slopes steeper than a 4:1 (horizontal to vertical) ratio and 3 feet or greater in vertical height with grass or ground cover; slopes 15 feet or greater in vertical height shall be planted with additional shrubs or trees or as approved by the Building & Safety Department's Erosion Control Specialist.

10.BS GRADE. 20 USE-G4.3PAVING INSPECTIONS RECOMMND

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

10.BS GRADE. 21 USE-G2.17LOT TO LOT DRN ESMT RECOMMND

A recorded easement is required for lot to lot drainage.

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10.BS GRADE. 22

USE-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. 23

USE* -PM10 PLAN REQUIRED

RECOMMND

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

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

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

10.BS GRADE. 24

USE*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 (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

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10. GENERAL CONDITIONS

~~10.BS GRADE. 24~~ USE*TRANS & CVWD REVIEW REQ'D (cont.) RECOMMND

and CVWD indicating their approval of the plans or waiver of the review.

E HEALTH DEPARTMENT

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

CVWD sewer and water is required for this project. The developer may be required to install additional facilities ~~for domestic water and sanitation.~~ CVWD sewer and water must be available before issuance of any permits for this project.

FIRE DEPARTMENT

10.FIRE. 1 USE-#50-BLUE DOT REFLECTOR RECOMMND

Blue retroreflective pavement markers shall be mounted on ~~private street, 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 USE-#31-ON/OFF NOT LOOPED HYD RECOMMND

A combination of on-site and off-site super fire hydrant(s) (6"x4"x 2-2-1/2"), will be located not less than 25 feet or more than 165 feet from any portion of the building as measured along approved vehicular travel ways. The required ~~fire flow shall~~ be available from any adjacent hydrants(s) in the system.

10.FIRE. 3 USE-#89-RAPID HAZMAT BOX RECOMMND

Rapid entry Hazardous Material data and key storage cabinet shall be installed on the outside of the building. Plans shall be submitted to the Riverside County Fire Department for approval prior to installation.

10.FIRE. 4 USE-#25-GATE ENTRANCES RECOMMND

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

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~~10.FIRE. 4 USE-#25-GATE ENTRANCES (cont.) RECOMMND~~

radius shall be used.

PLANNING DEPARTMENT

10.PLANNING. 1 USE - COMPLY WITH ORD./CODES RECOMMND

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

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

10.PLANNING. 2 USE - FEES FOR REVIEW RECOMMND

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

10.PLANNING. 3 USE - LIGHTING HOODED/DIRECTED RECOMMND

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

10.PLANNING. 4 USE - LAND DIVISION REQUIRED RECOMMND

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

10.PLANNING. 5 USE - PERMIT SIGNS SEPARATELY RECOMMND

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

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10. GENERAL CONDITIONS

10.PLANNING. 5 USE - PERMIT SIGNS SEPARATELY (cont.) RECOMMND
only) of Ordinance No. 348.

10.PLANNING. 8 USE - MIGRANT AG WORKER MH REQ RECOMMND

A mobilehome park for migrant agricultural workers the rental of which is restricted as follows:

a. Not less than 80 percent of the mobilehome spaces are restricted to rental by migrant agricultural workers for a period of time not to exceed nine months in any 12 month period.

b. The remainder of the mobilehome spaces are restricted to rental by permanent agricultural workers, and occupancy by the owner or operator of the mobilehome park.

A migrant agricultural worker is defined as an itinerant agricultural worker that travels from place to place for employment in the planting, growing and harvesting to seasonal crops.

10.PLANNING. 9 USE - NO OFF-ROAD USES ALLOWED RECOMMND

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

10.PLANNING. 10 USE - EXTERIOR NOISE LEVELS RECOMMND

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

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~~10. PLANNING. 11 USE - NOISE MONITORING REPORTS RECOMMND~~

The permit holder may be required to submit periodic noise monitoring reports as determined by the Department of Building and Safety as part of a code enforcement action. Upon written notice from the Department of Building and Safety requiring such a report, the permittee or the permittee's successor-in-interest shall prepare and submit an approved report within thirty (30) calendar days to the Department of Building and Safety, unless more time is allowed through written agreement by the Department of Building and Safety. The noise monitoring report shall be approved by the Office of Industrial Hygiene of the Health Service Agency (the permittee or the permittee's successor-in-interest shall be required to place on deposit sufficient funds to cover the costs of this approval prior to commencing the required report).

10. PLANNING. 12 USE - AGRICULTURE CODES RECOMMND

~~This property is located within the Coachella Valley and all landscape planting shall comply with the requirements of the State Agriculture Code and the directives of the Riverside County Agricultural Commissioner. All landscaping plans submitted to the Planning Department shall included the following notation: "Warning: Plant material listed may or may not have been approved by the Agricultural Commissioner's office. Landscape contractor, please contact the developer for status of Agricultural Commissioner's approval or denial. Plan material not conforming with quarantine laws may be destroyed and civil action taken. All plant material is subject to inspection at the discretion of the Agricultural Commissioner's office. All plant material must be free from Red Scale (Aonidiella aurantii.)"~~

10. PLANNING. 14 USE - PREVENT DUST & BLOWSAND RECOMMND

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

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10. GENERAL CONDITIONS

10.PLANNING. 15 USE - CAUSES FOR REVOCATION RECOMMND

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

10.PLANNING. 16 USE - CEASED OPERATIONS RECOMMND

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

10.PLANNING. 17 USE - SITE MAINTENANCE RECOMMND

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

10.PLANNING. 19 USE - MAINTAIN FLOOD FACILITY RECOMMND

The permit holder 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. 20 USE - COMPLY WITH NPDES (1) RECOMMND

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

10.PLANNING. 21 USE - ORD NO. 659 (DIF) RECOMMND

Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection, the applicant shall comply with the provisions of Riverside County Ordinance No. 659, which requires the payment of the appropriate fee set forth in the Ordinance. Riverside County Ordinance No. 659 has been established to set forth policies, regulations and fees related to the funding and construction of facilities necessary to address the direct

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10. GENERAL CONDITIONS

10.PLANNING. 21 USE - ORD NO. 659 (DIF) (cont.) RECOMMND

and cumulative environmental effects generated by new development projects described and defined in this Ordinance, and it establishes the authorized uses of the fees collected.

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

10.PLANNING. 22 USE - MAXIMUM DWELLING UNITS RECOMMND

A maximum of forty-four (44) mobilehome or manufactured dwelling unit spaces are approved by this permit.

10.PLANNING. 24 USE - BUSINESS LICENSING RECOMMND

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

10.PLANNING. 25 USE - ORD 875 CVMSHCP FEE (1) RECOMMND

In accordance with Riverside County Ordinance No. 875, to assist in providing revenue to acquire and preserve open space and habitat, a local development mitigation fee shall be paid for each development project or portion of an expanded development project to be constructed in the Coachella Valley and surrounding mountains. The amount of the fee for residential, density less than 8.0 dwelling units per acre is \$1,284.00 per unit and subject to an automatic annual fee adjustment (Section 11.)

10.PLANNING. 26 USE - VIABLE LANDSCAPING RECOMMND

All plant materials within landscaped areas shall be maintained in a viable growth condition throughout the life of this permit. To ensure that this occurs, the Planning

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10.PLANNING. 26 USE - VIABLE LANDSCAPING (cont.) RECOMMND

Department shall require inspections in accordance with the Planning Department's Milestone 90 condition entitled "USE - LNDSCP/IRRIG INSTALL INS."

10.PLANNING. 27 USE - LANDSCAPING REVIEW/COMPL RECOMMND

All landscaping plans shall be prepared in accordance with Ordinance 859 (as adopted and any amendments thereto), the Riverside County Guide to California Landscaping, and Ordinance 348, Section 18.12. Such plans shall be reviewed and approved by the Planning Department, the appropriate maintenance authority, and shall be in conformance with the PRELIMINARY LANDSCAPING plans.

10.PLANNING. 29 USE - NO USE PRPSED LIMIT RECOMMND

The balance of the undeveloped portion of the property, APN 757-341-008 shall be designated as "NO USE PROPOSED", and shall require approval of an appropriate land use application prior to utilization of any additional land uses subject to the requirements of County Ordinance No. 348.

10.PLANNING. 30 USE - ALUC LETTER RECOMMND

The permit holder shall remain in compliance with the requirements of the Airport Land Use Commission's letter dated July 9, 2008, a copy of which is on file with the Riverside County Planning Department. The letter requires that any outdoor lighting that is installed shall be hooded or shielded to prevent either the spillage of lumens or reflection into the sky; and the prohibition of the following uses within the portion of the property located within the Airport Influence Area: Any use which would direct a steady light or flashing light of red, white, green or amber colors associated with airport operations toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal or visual approach slope indicator; any use that would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport; any use that would generate smoke or water vapor or which would attract large concentrations of birds; any use which would generate electrical interference that

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10. GENERAL CONDITIONS

10.PLANNING. 30 USE - ALUC LETTER (cont.) RECOMMND

may be detrimental to the operationo of aircraft and/or aircraft instrumentation.

10.PLANNING. 31 MAP - IF HUMAN REMAINS FOUND RECOMMND

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

10.PLANNING. 32 MAP - INADVERTENT ARCHAEO FIND RECOMMND

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

1. All ground disturbance activities within 100 feet of the discovered cultural resources shall be halted until a meeting is convened between the developer, the archaeologist, the Native American tribal respresentative 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 representative and the archaeologist, a decision shall be made, with the concurrence of the Planning Director, as to the appropriate mitigation

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10. GENERAL CONDITIONS

~~10. PLANNING. 32 MAP - INADVERTENT ARCHAEO FIND (cont.) RECOMMND~~

(documentation, recovery, avoidance, etc.) for the cultural resources.

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

10. PLANNING. 33 USE - GEO02057 RECOMMND

County Geologic Report (GEO) No. 2057, submitted for this project (CUP03583) was prepared by Sladden Engineering and is entitled: "Geotechnical Investigation, Proposed Mobile Home Park, 61320 Pierce Street, APN: 757-341-008, Mecca Area, Riverside County, California, Project No. 544-08045," dated March 31, 2008. In addition, Sladden prepared "Response to County of Riverside Review Comments dated August 1, 2008 and Technical Review Comments dated July, 15, 2008, County Geologic Report No. 2057. This document is herein incorporated as a part of GEO No. 2057.

GEO No. 2057 concluded:

1. The most significant geologic hazard to the project is the potential for moderate to severe ground motion.

2. No known faults are currently mapped on or projecting towards the site and no signs of active surface faulting were observed during photolineament analysis of the site vicinity.

3. Risks associated with primary surface ground rupture should be considered low.

4. The risk of liquefaction and liquefaction related hazards at the site should be considered high.

5. The estimated ultimate settlement is calculated to be approximately one inch.

6. Risks associated with tsunamis and seiche are considered negligible.

7. Tile subdrain systems exist on-site.

GEO No. 2057 recommended:

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10. GENERAL CONDITIONS

10.PLANNING. 33 USE - GEO02057 (cont.) RECOMMND

1. Remedial grading including overexcavation and recompaction for the proposed pad areas.

2. The tile subdrain system should be maintained subsequent to the development of the site.

GEO No. 2057 satisfies the requirement for a Geologic Study for Planning / CEQA purposes. GEO No. 2057 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. 34 USE - STATE HWY ACCESS PROHIBI RECOMMND

In accordance with the recommendations of Caltrans District #8 in their letter dated July 8, 2008, at no time will access be allowed from the mobilehome park onto the highway (SR 111).

10.PLANNING. 35 USE - MAINTAIN PARKING SPACES RECOMMND

Each mobilehome space shall provide and maintain a paved area to provide two (2) parking spaces.

TRANS DEPARTMENT

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

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

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10. GENERAL CONDITIONS

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

occurring in all. All questions regarding the true meaning of the conditions shall be referred to the Transportation Department.

10.TRANS. 2 USE - ENCROACHMENT PERMIT RECOMMND

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

10.TRANS. 3 USE - SOUTH VALLEY PARKWAY RECOMMND

The County is in the process of establishing a Road and Bridge Benefit District (RBBD) for the South Valley Parkway area, which includes this project site, in order to mitigate cumulative traffic impacts. A "South Valley Parkway Traffic Study and Roadway Phasing Plan", dated April 4, 2007, has been prepared which identifies cumulative impacts and the needed levels of transportation improvements to achieve acceptable Levels of Service.

In order to mitigate its proportional share of cumulative impacts anticipated for this area, this project shall, at the option of the applicant, either:

1) Agree to participate in a Road and Bridge Benefit District at such time as the District is formed. In the event that the project proceeds to record maps prior to the formation of the District, the project applicant shall enter into a Pre-RBBD Formation Agreement with the County, whereby the project applicant agrees to pay the proportionate fair share attributable to this project prior to the issuance of building permits.

2) As a alternative to 1) above, the project shall be required to construct its proportionate fair share improvements on Pierce Street. This is based on the project contributing 0.02% of the total cumulative traffic from new development to the South Valley Parkway area.

10.TRANS. 4 USE - FLOOD HAZARD REPORT 1 RECOMMND

This is a proposal to construct a 44 space agriculture worker mobile home park in 61320 Pierce Street, Thermal, CA 92274. Total lot size is 8.7 acres (APN 757-341-008). Proposed agriculture worker mobile home park will be

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~~10. TRANS. 4~~ USE - FLOOD HAZARD REPORT 1 (cont.) ~~RECOMMND~~

located on the western 6.04 acre site. The eastern 2.7 acres will be for future development. CUP3583 covers only the land use for the western 6.04 acre site. Any future land use for the 2.7 acre area shall require approval of an appropriate land use application (plot plan and/or conditional use permit) pursuant to the requirements of ordinance No. 348. 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. 5 USE - FLOOD HAZARD REPORT 2 RECOMMND

This project is located in an area designated Zone D on Federal Flood Insurance Rate Maps which are in effect at this time by the Federal Emergency Management Agency. Zone D is defined as an area of undetermined but possible risk of flood hazard.

~~10. TRANS. 6~~ USE - FLOOD HAZARD REPORT 3 ~~RECOMMND~~

The project proponent shall accept and properly dispose of all offsite drainage flowing onto or through the site. The project proponent will obtain approval from Riverside County Transportation Department regarding the offsite storm water diversion, channel design and related erosion control measures.

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.

10. TRANS. 7 USE - DRAIN EASEMENT RECOMMND

Coachella Valley Water District will need additional facilities to provide for the orderly expansion of its domestic water and sanitation systems. These facilities may include pipelines, wells, reservoirs, booster pumping stations, lift stations and other facilities. The project proponent may be required to install these facilities and provide land and/or easement on which some of these facilities will be located. All drainage easements shall be recorded by separate instrument and noted as follows, "Drainage Easement - no building, obstructions, or

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10. GENERAL CONDITIONS

~~10.TRANS. 7 USE - DRAIN EASEMENT (cont.) RECOMMND~~

encroachments are allowed."

10.TRANS. 8 USE - FLOOD CONTROL FACILITIES RECOMMND

This project lies within the area of the Eastern Coachella Valley Master Stormwater Planning Project, which will provide flood protection to the communities of Thermal, Vista Santa Rosa, Oasis, Mecca and North shore. Coachella Valley Water District, in cooperation with Riverside County and the Torres-Martinez Desert Cahuilla Indian Tribe, are in the early stages of this planning effort. Upon completion of the design phase, developers and property owners within the area may be required to dedicate right-of-way for flood control facilities and/or participate in the financing of a portion of these facilities.

10.TRANS. 9 USE - RETENTION BASIN RECOMMND

Per the project hydrology study (dated August 7, 2008), the project proponent's engineer has calculated that the ~~incremental increase of stormwater runoff from the 100-year~~ storm event is the following:

100-Year Storm Event	3-hr duration	6-hr duration	24-hr duration
Undeveloped Volume - cf	38,836	48,741	66,463
Developed Volume - cf	42,533	55,998	83,381
Difference - cf	3,697	7,257	16,918
Difference - cf	3,697	7,257	16,918

(note: cf is for cubic foot)

Of these three duration storms, the highest incremental increase from 100-year storm event is 16,918 cubic feet from the 24-hour duration storms. The developer proposes total 19,720 cubic feet for retention design purpose, which is equivalent to 0.90 inch effective rain fall incremental for the 6.04 acre project site for the 100-year storm event.

The proposed retention basin is sized with the following dimensions:

Elevation	Area(sf)	Volume(cf)	Accumulative volume(cf)
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10.TRANS. 9	USE - RETENTION BASIN (cont.)			RECOMMND
339.8	7,285	---	---	
340.8	12,210	9,750	9,750	
341.5	16,285	9,970	19,720	

The basin storage capacity is 19,720 cubic feet, greater than the 16,918 cubic feet incremental increase runoff volume from the 100-year, 24-hour duration storm event.

Per the calculations and proposed storage capacity, the project proponent will have provided enough storage capacity for the project to retain on-site the incremental increase of runoff from the 100-year storm event.

10.TRANS. 10 USE - PERP DRAIN PATT/FACILITY RECOMMND

Development of this property shall be coordinated with the development of adjacent properties. This may require the construction of temporary and/or permanent drainage facilities or offsite construction and grading.

10.TRANS. 11 USE 10-YR AND 100-YR ST CONVEY RECOMMND

The 10-year storm flow shall be contained within the curb and 100-year storm flow shall be contained within the public street right-of-way. In either situation the (Flow depth X Flow velocity) shall be less than or equal to 6. The typical street section shall be in accordance with Ordinance 460 and Ordinance 461.

10.TRANS. 12 USE - DRAINAGE PROTECTION 1 RECOMMND

The project proponent shall protect downstream properties from damages caused by alteration of drainage patterns, i.e., concentration or diversion of flow. Protection shall be provided by constructing adequate drainage facilities including enlarging existing facilities and/or by securing a drainage easement. All drainage easements shall be recorded by separate instrument and noted as follows, "Drainage Easement - no building, obstructions, or encroachments are allowed."

10.TRANS. 13 USE - ST HWY 111 RELINQUISHED RECOMMND

State Highway 111 was relinquished to County of Riverside Transportation Department on February 10, 2009 and renamed "Harrison Street". Therefore any reference made to State

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10. GENERAL CONDITIONS

~~10. TRANS. 13 USE - ST HWY 111 RELINQUISHED (cont.) RECOMMND~~

Highway 111 shall be changed to "Harrison Street" as a result of this condition.

"HARRISON STREET" WAS CORRECTED TO READ "GRAPEFRUIT BOULEVARD" BY PLANNING COMMISSIONERS AT PLANNING COMMISSION ON MARCH 3, 2010.

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20. PLANNING. 1 USE - EXPIRATION DATE-CUP/PUP RECOMMND

This approval shall be used within two (2) years of the approval date; otherwise, it shall become null and void and of no effect whatsoever. By use is meant the beginning of substantial construction contemplated by this approval within two (2) year period which is thereafter diligently pursued to completion or to the actual occupancy of existing buildings or land under the terms of the authorized use. Prior to the expiration of the two year period, the permittee may request a one (1) year extension of time in which to begin substantial construction or use of this permit. Should the one year extension be obtained and no substantial construction or use of this permit be initiated within three (3) years of the approval date this permit, shall become null and void.

20. PLANNING. 2 USE - LIFE OF THE PERMIT RECOMMND

This permit is for a Migrant Agricultural Worker Mobilehome Park to provide Farm Worker Housing as an interim use, in accordance with the General Plan Policy LU 16.3. The life of Conditional Use Permit No. 3583 shall be valid for 10 years and shall terminate on July 1, 2020. This permit shall thereafter be null and void and of no effect whatsoever.

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60. BS GRADE. 4 USE-G2.1 GRADING BONDS RECOMMND

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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 4 USE-G2.1 GRADING BONDS (cont.) RECOMMND

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

60.BS GRADE. 5 USE-G2.3SLOPE EROS CL PLAN RECOMMND

Erosion control - landscape plans, required for manufactured slopes greater than 3 feet in vertical height, are to be signed by a registered landscape architect and bonded per the requirements of Ordinance 457, see form 284-47.

60.BS GRADE. 6 USE-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.. 7 USE-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 & Water Conservation District.

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60. PRIOR TO GRADING PRMT ISSUANCE

~~60.BS GRADE. 12 USE-G1.4 NPDES/SWPPP (cont.) RECOMMND~~

~~ordinance, regulations specific to the N.P.D.E.S., this project (or subdivision) shall comply with them.~~

60.BS GRADE. 13 USE IMPORT/EXPORT RECOMMND

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

60.BS GRADE. 14 USE* -PM10 PLAN REQUIRED RECOMMND

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

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

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

60.BS GRADE. 15 USE*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 (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 a waiver of the review.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 16 USE* PM 10 CLASS REQUIRED RECOMMND

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

PLANNING DEPARTMENT

60.PLANNING. 3 USE - 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 USE - FEE STATUS RECOMMND

Prior to the issuance of grading permits for Conditional Use Permit No. 3583, the Planning Department shall determine the status of the deposit based fees. If the fees are in a negative status, the permit holder shall pay the outstanding balance.

60.PLANNING. 5 MAP- NATIVE AM. MONITORING RECOMMND

Tribal monitor(s) from the appropriate Native American Tribe(s) shall be required on-site during all ground disturbing activities, including grading, stockpiling of materials, engineered fill, rock crushing, etc. The land divider/permit holder shall retain a qualified tribal monitor from the Torres-Martinez Band of Desert Cahuilla Indians. Prior to issuance of a grading permit, the

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 5 MAP- NATIVE AM. MONITORING (cont.)

RECOMMND

developer shall submit a copy of a signed contract between the the above mentioned Tribe and the land divider/permit holder for the monitoring of the project, and which addresses the treatment of cultural resources, to the Planning Department and to the Department of Building and Safety. The Native American Monitor(s) shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow recovery of cultural resources, in coordiantion with the project archaeologist,

60.PLANNING. 6 MAP - ARCHAEOLOGIST RETAINED

RECOMMND

Both the Torres-Martinez Band of Desert Cahuilla Indians and the Cabazon Band of Mission Indians have requested archaeological monitoring of the parcel during grading and earth-disturbing activities due to the potential for subsurface cultural deposits, as indicated in their c orrespondence include in the Phase I cultural report (PD-A-4517) dated June 24, 2008. Therefore, prior to the issuance of rough grading permits, a qualified archaeologist (pursuant to the Secretary of the Interior's standards and guidelines) shall be retained by the land divider for archaeological monitoring and mitigation services as needed for archaeological and/or cultural resources. A pre-grade meeting between the archaeologist, tribal representative(s), and the excavation and grading contractor shall take place to discuss appropriate grading and ground disturbing methods within and around those archaeologically and culturally sensitive areas within the project. During grading operations, when deemed necessary in the professional opinion of the retained archaeologist (and/or as determined by the Planning Director), the archaeologist, the archaeologist's on-site representative(s) and the Native American tribal representative(s) shall actively monitor all project related grading and shall have the authority to temporarily divert, redirect, or halt grading activity to allow recovery of archaeological and/or cultural resources. Prior to the issuance of grading permits, a copy of a fully executed contract for archaeological monitoring and mitigation services, including the NAME, ADDRESS and TELEPHONE NUMBER of the retained archaeologist shall be submitted to the Planning Department and the B&S Grading Division. If the retained archaeologist, after consultation with the appropriate Native American tribe,

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60. PRIOR TO GRADING PRMT ISSUANCE

~~60.PLANNING. 6 MAP - ARCHAEOLOGIST RETAINED (cont.) RECOMMND~~

finds no potential for impacts to archaeological and/or cultural resources after one week of full time monitoring, monitoring shall cease and a Phase IV Monitoring report shall be submitted to the Planning Department by the retained qualified archaeologist prior to final inspection for the project. A copy of the report shall be provided to the monitoring tribe, the Eastern Information Center, and the County.

~~60.PLANNING. 7 MAP - CULTURAL RES. DISP. AG. RECOMMND~~

Should the Torres-Martinez Band of Desert Cahuilla request repatriation of prehistoric Native American material culture and human remains recovered during monitoring of the grading, prior to grading permit issuance, the applicant shall provide the Planning Director evidence of a fully executed agreement with the appropriate Native American Tribe that addresses the treatment and disposition of all cultural resources impacted as a result of the development. If the tribe does not request repatriation, then a curation agreement with an acceptable curation facility will be required. The Developer shall relinquish ownership of all cultural resources, including all archaeological artifacts that are of Native American origin, found in the project area to the Torres-Martinez Band of Desert Cahuilla Indians or designated curation facility, as determined prior to grading, for proper treatment and disposition.

60.PLANNING. 8 USE - PALEO PRIMP & MONITOR RECOMMND

This site is mapped in the County's General Plan as having a high potential for paleontological resources (fossils). Proposed project site grading/earthmoving activities could potentially impact this resource. Hence:

PRIOR TO ISSUANCE OF GRADING PERMITS:

1.The applicant shall retain a qualified paleontologist approved by the County of Riverside to create and implement a project-specific plan for monitoring site grading/earthmoving activities (project paleontologist).

2.The project paleontologist retained shall review the approved development plan and shall conduct any pre-construction work necessary to render appropriate

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60. PRIOR TO GRADING PRMT ISSUANCE.

~~60. PLANNING. 8 USE - PALEO PRIMP & MONITOR (cont.) RECOMMND~~

monitoring and mitigation requirements as appropriate. These requirements shall be documented by the project paleontologist in a Paleontological Resource Impact Mitigation Program (PRIMP). This PRIMP shall be submitted to the County Geologist for review and approval prior to issuance of a Grading Permit.

Information to be contained in the PRIMP, at a minimum and in addition to other industry standard and Society of Vertebrate Paleontology standards, are as follows:

A. The project paleontologist shall participate in a pre-construction project meeting with development staff and construction operations to ensure an understanding of any mitigation measures required during construction, as applicable.

B. ~~Paleontological monitoring of earthmoving activities will be conducted on an as-needed basis by the project~~ 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 project paleontologist or his/her assign will have the authority to reduce monitoring once he/she determines the probability of encountering fossils has dropped below an acceptable level.

C. If the project paleontologist finds fossil remains, earthmoving activities will be diverted temporarily around the fossil site until the remains have been evaluated and recovered. Earthmoving will be allowed to proceed through the site when the project paleontologist determines the fossils have been recovered and/or the site mitigated to the extent necessary.

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

E. If fossil remains are found, fossiliferous rock will be recovered from the fossil site and processed to allow for the recovery of smaller fossil remains. Test samples may be recovered from other sampling sites in the rock unit if

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 8 USE - PALEO PRIMP & MONITOR (cont.) (cont.) RECOMMND

appropriate.

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

G.A qualified paleontologist shall prepare a report of findings made during all site grading activity with an appended itemized list of fossil specimens recovered during grading (if any). This report shall be submitted to the County Geologist for review and approval prior to building final inspection as described elsewhere in this conditions set.

All reports shall be signed by the project paleontologist and all other professionals responsible for the report's content (eg. Professional Geologist, Professional Engineer, etc.), as appropriate. Two wet-signed original copies of the report shall be submitted directly to the office of the County Geologist along with a copy of this condition and the grading plan for appropriate case processing and tracking. These documents should not be submitted to the project Planner, the Plan Check staff, the Land Use Counter or any other County office.

60.PLANNING. 9 USE - WASTE MANAGEMENT CLEARAN RECOMMND

A clearance letter from the Riverside County Waste Management District shall be provided to the Riverside

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 9 USE - WASTE MANAGEMENT CLEARAN (cont.) RECOMMND

County Planning Department verifying compliance with the conditions stated in their letter dated March 4, 2008, requiring the applicant to submit three (3) copies of a Recyclables Collection and Loading Area Plot Plan to their Department for review and approval. The Plot Plan shall be in accordance with the standards described in their letter.

60.PLANNING. 10 USE - LIQUEFACTION MITIGATION RECOMMND

County Geologic Report (GEO) No. 2057 concluded the risk of liquefaction and liquefaction related hazards at the site should be considered high. The liquefaction mitigation recommendations provided by the consultant of record (Sladden Engineering) for this project (CUP03583) include:

3. Remedial grading including overexcavation and recompaction for the proposed pad areas.

4. The tile subdrain system should be maintained subsequent to the development of the site.

Hence, the consultant of record for the site grading and construction operations shall adhere to these mitigation recommendations at a minimum.

TRANS DEPARTMENT

60.TRANS. 1 USE - TRANSPORTATION CLEARANCE RECOMMND

A clearance from the Transportation Department is required prior to the issuance of a grading permit.

60.TRANS. 2 USE - SOUTH VALLEY PARKWAY RECOMMND

The County is in the process of establishing a Road and Bridge Benefit District (RBBB) for the South Valley Parkway area, which includes this project site, in order to mitigate cumulative traffic impacts. A "South Valley Parkway Traffic Study and Roadway Phasing Plan", dated April 4, 2007, has been prepared which identifies cumulative impacts and the needed levels of transportation improvements to achieve acceptable Levels of Service.

In order to mitigate its proportional share of cumulative impacts anticipated for this area, this project shall, at the option of the applicant, either:

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60. PRIOR TO GRADING PRMT ISSUANCE

60.TRANS. 2 USE - SOUTH VALLEY PARKWAY (cont.)

RECOMMND

1) Agree to participate in a Road and Bridge Benefit District at such time as the District is formed. In the event that the project proceeds to record maps prior to the formation of the District, the project applicant shall enter into a Pre-RBBD Formation Agreement with the County, whereby the project applicant agrees to pay the proportionate fair share attributable to this project prior to the issuance of building permits.

2) As a alternative to 1) above, the project shall be required to construct its proportionate fair share improvements on Pierce Street. This is based on the project contributing 0.02% of the total cumulative traffic from new development to the South Valley Parkway area.

60.TRANS. 3 USE 10-YR & 100-YR ST CONVEYAN

RECOMMND

The 10-year storm flow shall be contained within the curb and 100-year storm Flow shall be contained within the public street right-of-way. In either situation the (Flow depth X Flow velocity) shall be less than or equal to 6. The typical street section shall be in accordance with Ordinance 460 and Ordinance 461.

60.TRANS. 4 USE - RETENTION BASIN

RECOMMND

Per the project hydrology study (dated August 7, 2008), the project proponent's engineer has calculated that the incremental increase of stormwater runoff from the 100-year storm event is the following:

100-Year Storm event	3-hr duration	6-hr duration	24-hr duration
Undevel. Volume - cf	38,836	48,741	66,463
Developed Volume - cf	42,533	55,998	83,381
Difference - cf	3,697	7,257	16,918

(note: cf is for cubic foot)

Of these three duration storms, the highest incremental increase from 100-year storm event is 16,918 cubic feet from the 24-hour duration storms. The developer proposes total 19,720 cubic feet for retention design purpose, which is equivalent to 0.90 inch effective rain fall incremental

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60. PRIOR TO GRADING PRMT ISSUANCE

60.TRANS. 4 USE - RETENTION BASIN (cont.) RECOMMND

for the 6.04 acre project site for the 100-year storm event.

The proposed retention basin is sized with the following dimensions:

Elevation	Area(sf)	Volume(cf)	Accumulative Volume(cf)
339.8	7,285	---	---
340.8	12,210	9,750	9,750
341.5	16,285	9,970	19,720

The basin storage capacity is 19,720 cubic feet, greater than the 16,918 cubic feet incremental increase runoff volume from the 100-year, 24-hour duration storm event.

Per the calculations and proposed storage capacity, the project proponent will have provided enough storage capacity for the project to retain on-site the incremental increase of runoff from the 100-year storm event.

60.TRANS. 5 USE-DRAINAGE SUBMIT PLANS 1 RECOMMND

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

60.TRANS. 6 USE-DRAINAGE SUBMIT PLANS 2 RECOMMND

The project proponent shall submit plans for grading, landscaping, and irrigation systems to Coachella Valley Water District for review and approval. This review is for ensuring efficient water management.

60.TRANS. 7 USE-EASEMENT FOR DRAINAGE/FAC RECOMMND

EASEMENT FOR DRAINAGE AND OTHER FACILITIES
The project proponent will prepare and record easements for drainage purposes by separate instrument to the benefit of public; for areas where drainage facilities and other

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60. PRIOR TO GRADING PRMT ISSUANCE

60.TRANS. 7 USE-EASEMENT FOR DRAINAGE/FAC (cont.) RECOMMND

drainage appurtenances are required and/or where drainage flow patterns must be maintained to convey flood plain water. All drainage easements shall be recorded by separate instrument and noted as follows, "Drainage Easement - no building, obstructions, or encroachments are allowed."

70. PRIOR TO GRADING FINAL INSPECT

TRANS DEPARTMENT

70.TRANS. 1 USE - EROSION CONTROL RECOMMND

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

80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

80.BS GRADE. 2 USE* -G3.1NO B/PMT W/O G/PMT RECOMMND

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

E HEALTH DEPARTMENT

80.E HEALTH. 1 USE -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 7/16/08.

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80. PRIOR TO BLDG PRMT ISSUANCE

FIRE DEPARTMENT

80.FIRE. 1 USE-#17A-BLDG PLAN CHECK \$ RECOMMND

Building Plan check deposit base fee of \$1,056.00, shall be paid in a check or money order to the Riverside County Fire Department after plans have been approved by our office.

80.FIRE. 2 USE -#51-WATER CERTIFICATION RECOMMND

The applicant or developer shall be responsible to submit written certification from the water company noting the location of the existing fire hydrant and that the existing water system is capable of delivering 1000 GPM fire flow for a 2 hour duration at 20 PSI residual operating pressure. If a water system currently does not exist, the applicant or developer shall be responsible to provide written certification that financial arrangements have been made to provide them.

80.FIRE. 3 USE-#4-WATER PLANS RECOMMND

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

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

80.FIRE. 4 MAP-#50A- WATER TANK SYSTEM RECOMMND

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

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80. PRIOR TO BLDG PRMT ISSUANCE

PLANNING DEPARTMENT

80.PLANNING. 1 USE - MAXIMUM DWELLING UNITS RECOMMND

A maximum of forty-four (44) dwelling units are allowed under this permit.

80.PLANNING. 3 USE - FENCING PLAN REQUIRED RECOMMND

A fencing plan shall be submitted showing all wall and fence locations as shown on the APPROVED EXHIBIT A, the Landscaping Plan, and the Thermo; Design Guidelines, along with typical views of each type fence or wall proposed. The plan shall indicate that anti-graffiti coatings will be applied to the fences and walls, as applicable.

80.PLANNING. 6 USE - SCHOOL MITIGATION RECOMMND

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

80.PLANNING. 8 USE - FEE STATUS RECOMMND

Prior to issuance of building permits for Conditional Use Permit No. 3583, the Planning Department shall determine the status of the deposit based fees for project. If the case fees are in a negative state, the permit holder shall pay the outstanding balance.

80.PLANNING. 9 USE - LANDSCAPING SECURITIES RECOMMND

Performance securities, in amounts to be determined by the Director of Building and Safety to guarantee the installation of plantings, irrigation system, walls and/or fences, in accordance with the approved plan, shall be filed with the Department of Building and Safety. Securities may require review by County Counsel and other staff. Permit holder is encouraged to allow adequate time to ensure that securities are in place. The performance security may be released one year after structural final inspection report, and the One-Year Post Establishment report confirms that the planting and irrigation components have been adequately installed and maintained. A cash security shall be required when the estimated cost is \$2,500.00 or less.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 10

USE - LANDSCAPE INSPECTION

RECOMMND

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

80.PLANNING. 12

USE - LANDSCAPE PLOT PLAN

RECOMMND

The permit holder shall file seven (7) sets of a Landscaping and Irrigation Plan to the County Planning Department for review and approval. Said plan shall be submitted to the Department in the form of a plot plan application pursuant to County Ordinance No. 348, Section 18.30.a.(1) (Plot Plans not subject to the California Environmental Quality Act and not subject to review by any governmental agency other than the Planning Department), along with the current fee. The plan shall be in compliance with Ordinance No. 859, Ordinance No. 348, Section 18.12, Sections 19.300 through 19.304., and the conditions of approval of this permit. The plan shall show all open space areas. The plan shall address all areas and conditions of the permit requiring landscaping and irrigation to be installed including, but not limited to, (retention basin planting, common area and/or park landscaping). Emphasis shall be placed on using plant species that are drought tolerant and which have low water usage.

Landscaping and Irrigation Plot Plans shall be prepared consistent with Ordinance No. 859 (as adopted and any amendments thereto), the Riverside County Guide to California Landscaping, and Ordinance No. 348, Section 18.12.

Landscaping plans for areas that are totally within the road right-of-way shall be submitted to the Transportation Department only. Slope Landscaping plans for slopes exceeding 3 feet in height shall be submitted to the Building & Safety Department.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 12 USE - LANDSCAPE PLOT PLAN (cont.) RECOMMND

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

80.PLANNING. 13 USE - AIRPORT NOTICE RECOMMND

The applicant/mobilehome park operator shall submit a written letter expressing their committment to provide a copy of the Notice of Airport In Vicinity to all tenants, existing and future; and provide proof of recordation of the Notice as a deed notice.

TRANS DEPARTMENT

80.TRANS. 2 USE - TUMF RECOMMND

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

80.TRANS. 3 USE - R-O-W DEDICATION RECOMMND

Sufficient public street right-of-way along State Highway No. 111 shall be conveyed for public use to provide for a 64-foot half-width right-of-way.

Sufficient public street right-of-way along Pierce Street shall be conveyed for public use to provide for a 50-foot half-width right-of-way.

80.TRANS. 4 USE - STREETLIGHTS - L&LMD RECOMMND

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

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

ADDITIONAL USE PERMIT Case #: CUP03583

Parcel: 757-341-008

80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 5 USE - STREETLIGHT PLAN 1

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

80.TRANS. 6 USE - LANDSCAPING COMM/IND

RECOMMND

Landscaping within public road right-of-way shall comply with Transportation Department standards and Ordinance 461 and shall require approval by the Transportation Department. The landscape design shall incorporate a desert theme, including the extensive use of native desert and drought tolerant plant species. Irrigation systems shall incorporate the use of drip irrigation to the maximum extent feasible. The use of non-organic landscape elements such as rocks, decorative paving sand gravel is encouraged. The uses of grass, sod or other water intense ground cover plant materials will not be permitted.

Landscaping plans shall be designed within State Highway 111 and Pierce Street and submitted to the Transportation Department. Landscaping plans shall be submitted on standard County Plan sheet format (24" X 36"). Landscaping plans shall be submitted with the street improvement plans.

Assurance of continuous maintenance is required by processing and filing a 'Landscape Maintenance Agreement' through the Transportation Department Plan Check Division; or if desired the developer may file an application for annexation into Landscaping and Lighting Maintenance District No. 89-1-Consolidated by contacting Judy Watterlond, Transportation Department at (951) 955-6829.

80.TRANS. 7 USE - SOUTH VALLEY PARKWAY

RECOMMND

The County is in the process of establishing a Road and Bridge Benefit District (RBBB) for the South Valley Parkway

CONDITIONAL USE PERMIT Case #: CUP03583

Parcel: 757-341-008

80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 7 USE - SOUTH VALLEY PARKWAY (cont.)

RECOMMND

area, which includes this project site, in order to mitigate cumulative traffic impacts. A "South Valley Parkway Traffic Study and Roadway Phasing Plan", dated April 4, 2007, has been prepared which identifies cumulative impacts and the needed levels of transportation improvements to achieve acceptable Levels of Service.

In order to mitigate its proportional share of cumulative impacts anticipated for this area, this project shall, at the option of the applicant, either:

1) Agree to participate in a Road and Bridge Benefit District at such time as the District is formed. In the event that the project proceeds to record maps prior to the formation of the District, the project applicant shall enter into a Pre-RBBD Formation Agreement with the County, whereby the project applicant agrees to pay the proportionate fair share attributable to this project prior to the issuance of building permits.

2) As a alternative to 1) above, the project shall be required to construct its proportionate fair share improvements on Pierce Street. This is based on the project contributing 0.02% of the total cumulative traffic from new development to the South Valley Parkway area.

80.TRANS. 8 USE - DRAIN EASEMENT

RECOMMND

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

90. PRIOR TO BLDG FINAL INSPECTION

B&S DEPARTMENT

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

NOTAPPLY

Prior to building permit final, a development in FEMA

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90. PRIOR TO BLDG FINAL INSPECTION

~~90.B&S. 1 BP*FEMA FORM APPRVL REQUIRED (cont.) NOTAPPLY~~

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

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

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

BS GRADE DEPARTMENT

90.BS GRADE. 1 USE*G4.3PAVING INSPECTIONS RECOMMND

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

E HEALTH DEPARTMENT

~~90.E HEALTH. 1 ABANDON EXISTING SEPTIC SYSTEM RECOMMND~~

All existing septic systems to be properly abandoned under permit from Environmental Health Department prior to final.

90.E HEALTH. 2 USE -INACTIVATE WATER SYSTEM RECOMMND

The existing well must be disconnected from the potable distribution system and the State Small water system inactivated by Water Engineering staff prior to final. CVWD water will serve this project per "will serve" letter dated 7/16/08.

FIRE DEPARTMENT

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

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

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

Display Boards will be as follows: Each complex shall have

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90. PRIOR TO BLDG FINAL INSPECTION

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

an illuminated diagrammatic representation of the actual layout which shows name of complex, all streets, building designators, unit numbers, and fire hydrant locations within dimension and located next to roadway access. The minimum size shall be no less than 4 feet x 4 feet.

90.FIRE. 3 USE-#12A-SPRINKLER SYSTEM RECOMMND

Install a complete fire sprinkler system per NFPA 13 2002 edition in all buildings requiring a fire flow of 1500 GPM or greater if any building size exceeds 3620 sq. ft. Sprinkler system(s) with pipe sizes in excess of 4" in diameter will require the project structural engineer to certify (wet signature) the stability of the building system for seismic and gravity loads to support the sprinkler system. All fire sprinkler risers shall be protected from any physical damage. The post indicator valve and fire department connection shall be located to the front, within 50 feet of a hydrant, and a minimum of 25 feet from the building(s). A statement that the building(s) will be automatically fire sprinkled must be included on the title page of the building plans.

Applicant or developer shall be responsible to install a U.L. Central Station Monitored Fire Alarm System. Monitoring system shall monitor the fire sprinkler system(s) water flow, P.I.V.'s and all control valves. Plans must be submitted to the Fire Department for approval prior to installation. Contact fire department for guideline handout

90.FIRE. 4 USE-#27-EXTINGUISHERS RECOMMND

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

90.FIRE. 5 USE-#36-HOOD DUCTS RECOMMND

A U.L. 300 hood duct fire extinguishing system must be installed over the cooking equipment. Wet chemical extinguishing system must provide automatic shutdown of all

CONDITIONAL USE PERMIT Case #: CUP03583

Parcel: 757-341-008

90. PRIOR TO BLDG FINAL INSPECTION

90.FIRE. 5 USE-#36-HOOD DUCTS (cont.) RECOMMND

electrical componets and outlets under the hood upon activation. System must be installed by a licensed C-16 contractor. Plans must be submitted with current fee to the Fire Department for review and approval prior to installation.

NOTE: A dedicated alarm system is not required to be installed for the exclusive purpose of monitoring this suppression system. However, a new or pre-existing alarm system must be connected to the extinguishing system. (* separate fire alarm plans must be submitted for connection)

PLANNING DEPARTMENT

90.PLANNING. 1 USE - PARKING PAVING MATERIAL RECOMMND

Confirmation that a minimum of five (5) parking spaces have been provided in accordance with the APPROVED EXHIBIT A. The parking area and the interior driveways shall be surfaced with asphaltic concrete or concrete to current standards as approved by the Department of Building and Safety.

90.PLANNING. 2 USE - ACCESSIBLE PARKING RECOMMND

Confirmation that a minimum of one (1) accessible parking space for persons with disabilities has be provided. Each parking space reserved for persons with disabilities shall be identified by a permanently affixed reflectorized sign constructed of porcelain on steel, beaded text or equal, displaying the International Symbol of Accessibility. The sign shall not be smaller than 70 square inches in area and shall be centered at the interior end of the parking space at a minimum height of 80 inches from the bottom of the sign to the parking space finished grade, or centered at a minimum height of 36 inches from the parking space finished grade, ground, or sidewalk. A sign shall also be posted in a conspicuous place, at each entrance to the off-street parking facility, not less than 17 inches by 22 inches, clearly and conspicuously stating the following:

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

CONDITIONAL USE PERMIT Case #: CUP03583

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 2 USE - ACCESSIBLE PARKING (cont.) RECOMMND

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

90.PLANNING. 4 USE - UTILITIES UNDERGROUND RECOMMND

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

90.PLANNING. 5 USE - CURBS ALONG PLANTERS RECOMMND

A six inch high curb with a twelve (12) inch wide walkway shall be constructed along planters on end stalls adjacent to automobile parking areas. Public parking areas shall be designed with permanent curb, bumper, or wheel stop or similar device so that a parked vehicle does not overhang required sidewalks, planters, or landscaped areas.

90.PLANNING. 7 USE - EXISTING STRUCTURES RECOMMND

All existing mobilehomes on the property shall removed and/or relocated to the new mobilehome spaces, as they are completed. If a replacement mobilehome is installed within a new space, the unit it replaced shall be removed from the subject property within one week of occupancy of the replacement unit.

90.PLANNING. 9 USE - WALL & FENCE LOCATIONS RECOMMND

A site inspection shall confirm the construction of all and/or fence locations shall be in conformance with APPROVED EXHIBIT A, the Preliminary Landscaping Plan, and the Thermal Design Guidelines. Specifically, a 6 foot high slumpstone block wall with a split face cap shall be provided along the rear of the mobilehome park, and along the front property line (adjacent to spaces #1, 28 & 29.) A 6 foot high chainlink fence with green lock-top vertical slats shall be provided around the park area, and well/water tank area. And the existing 6 foot high

ADDITIONAL USE PERMIT Case #: CUP03583

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 9 USE - WALL & FENCE LOCATIONS (cont.) RECOMMND

chainlink fencing along the northerly and southly property lines shall be replaced with a split rail type fence.

90.PLANNING. 11 USE- LNDSCPNG PROJ SPECIFIC INEFFECT

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

a. Vines to be placed on trash enclosure

90.PLANNING. 11 USE - COMPLY W/ ACOUSTIC STUDY RECOMMND

The permit holder shall construct and design the project in compliance with the recommendations of an approved acoustical study, as reviewed and, as the case may be, modified by the Department of Enviornmental Health, Office of Industrial Hygiene and approved by the Planning Department.

The permit holder may be requiried to submit to the Planning Department a written certification from a state licensed professional that the project was constructed in compliance with the recommendations of the approved acoustical study.

The Planning Department may require further inspection by county staff to assure project compliance with this condition of approval.

90.PLANNING. 12 USE - HOME ADDRESS LIGHTING RECOMMND

Prior to final building inspection approval of EACH mobile home space, a wall or sturdy column-mounted internally lighted address identification sign shall be prominently placed on the front of each mobile home unit or space in order to facilitate observation of the property's address or space number from the internal driveway. The illumination source for the address identification sign shall be controlled by a photocell sensor or a timer.

90.PLANNING. 13 USE - LNDSCPE/IRRIG INSTALL RECOMMND

The permit holder's landscape architect responsible for preparing the Landscaping and Irrigation Plans shall arrange for an Installation Inspection with the Planning Department at least fifteen (15) working days prior to final Inspection of the structure or issuance of occupancy permit, whichever occurs first. Upon successful completion

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 13 USE - LNDSCP/IRRIG INSTALL (cont.) RECOMMND

of the Installation Inspection and compliance with the Planning Department's Milestone 80 conditions entitled "USE-LANDSCAPING SECURITIES and LANDSCAPE INSPECTION DEPOSIT," both the County Planning Department's Landscape Inspector and the permit holder's landscape architect shall execute a Certificate of Completion that shall be submitted to the Planning Department and the Department of Building and Safety.

90.PLANNING. 14 USE - COMPLY W/ LNDSCP/IRR PLN RECOMMND

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

90.PLANNING. 15 USE - PALEO MONITORING REPORT RECOMMND

Prior to Final Inspection, the applicant shall submit to the County Archaeologist ONE CERTIFIED PAPER COPY AND two (2) CD copies of the certified Paleontology Monitoring Report. The report shall be certified by a professionally-qualified paleontologist listed on the County's Paleontology Consultant List.

90.PLANNING. 16 USE - ARCHO MONITORING REPORT RECOMMND

Prior to Final Inspection, the applicant shall submit to the County Archaeologist one certified paper copy and two (2) CD copies of the certified Phase IV Cultural Resources Monitoring Report. The report shall follow the posted report scope of work on the TLMA website and be certified by a County Registered Archaeologist.

90.PLANNING. 17 USE - PALEO MONITORING REPORT RECOMMND

PRIOR TO BUILDING FINAL INSPECTION:

03/04/10
10:10

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 45

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 17 USE - PALEO MONITORING REPORT (cont.)

RECOMMND

The applicant shall submit to the County Geologist one wet-signed copy of the Paleontological Monitoring Report prepared for site grading operations at this site. The report shall be certified by the professionally-qualified Paleontologist responsible for the content of the report. This Paleontologist must be on the County's Paleontology Consultant List. The report shall contain a report of findings made during all site grading activities and an appended itemized list of fossil specimens recovered during grading (if any) and proof of accession of fossil materials into the pre-approved museum repository. In addition, all appropriate fossil location information shall be submitted to the San Bernardino County Museum and Los Angeles County Museum of Natural History, at a minimum, for incorporation into their Regional Locality Inventories.

90.PLANNING. 18 USE - TRASH ENCLOSURES

RECOMMND

A site inspection by the Department of Building and Safety shall confirm the construction of a Recyclables Collection and Loading Area, in compliance with the APPROVED EXHIBIT A and the approved Recyclables Collection and Loading Plot Plan.

90.PLANNING. 19 USE - 2 PARKING SPACES PER UNI

RECOMMND

A site inspection shall confirm that each completed concrete or portland cement concrete) parking area for two (2) vehicles, as shown on the APPROVED EXHIBIT A.
(2) vehicles, as shown on the APPROVED EXHIBIT A.

TRANS DEPARTMENT

90.TRANS. 1 USE - IMP PLANS

RECOMMND

Improvement plans for the required improvements must be prepared and shall be based upon a design profile extending a minimum of 300 feet beyond the 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.

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 3 USE - SIGNING & STRIPING RECOMMND

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

90.TRANS. 4 USE STREETLIGHT AUTHORIZATION RECOMMND

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

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

90.TRANS. 5 USE - STREET LIGHTS INSTALL RECOMMND

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

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

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

90.TRANS. 6 USE - UTILITY PLAN RECOMMND

Electrical power, telephone, communication, treet lighting, and cable television lines shall be designed to be placed underground in accordance with ordinance 460 and 461, or as approved by the Transportation Department. The applicant is responsible for coordinating the work with the serving utility company. This also applies to existing overhead lines which are 33.6 kilovolts or below along the project frontage and between the nearest poles offsite in each direction of the project site. A disposition note

CONDITIONAL USE PERMIT Case #: CUP03583

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 6 USE - UTILITY PLAN (cont.) RECOMMND

describing the above shall be reflected on design improvement plans whenever those plans are required. A written proof for initiating the design and/or application of the relocation issued by the utility company shall be submitted to the Transportation Department for verification purposes.

90.TRANS. 7 USE - UTILITY INSTALL RECOMMND

lectrical 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. 8 USE - LANDSCAPING COMM/IND RECOMMND

Landscaping within public road right-of-way shall comply with Transportation Department standards and Ordinance 461 and shall require approval by the Transportation Department. Landscaping shall be improved within State Highway 111 and Pierce Street.

Assurance of continuous maintenance is required by processing and filing a 'Landscape Maintenance Agreement' through the Transportation Department Plan Check Division; or if desired the developer may file an application for annexation into Landscaping and Lighting Maintenance District No. 89-1-Consolidated by contacting Judy Watterlond, Transportation Department at (951) 955-6829.

90.TRANS. 9 USE - EXISTING MAINTAINED RECOMMND

Pierce Street along project boundary is a paved County maintained road designated as a Secondary Highway and shall be improved 6-inch concrete curb and gutter, 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

ADDITIONAL USE PERMIT Case #: CUP03583

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 9 USE - EXISTING MAINTAINED (cont.)

RECOMMND

with County Standard No. 94 pages 1 & 2. (64'/100')
(Modified)

NOTE: A 5-foot wide sidewalk shall be constructed
9-feet from curb line within the 18-foot parkway.

NOTE: The limits of above mentioned project is 300-feet
west of existing State Highway 111. Therefore this
project is not conditioned for State Highway 111's
improvements. When future development is proposed
full improvements will be required at that time.

90.TRANS. 10 USE - SOUTH VALLEY PARKWAY

RECOMMND

The County is in the process of establishing a Road and
Bridge Benefit District (RBBB) for the South Valley Parkway
area, which includes this project site, in order to
mitigate cumulative traffic impacts. A "South Valley
Parkway Traffic Study and Roadway Phasing Plan", dated
April 4, 2007, has been prepared which identifies
cumulative impacts and the needed levels of transportation
improvements to achieve acceptable Levels of Service.

In order to mitigate its proportional share of cumulative
impacts anticipated for this area, this project shall, at
the option of the applicant, either:

1) Agree to participate in a Road and Bridge Benefit
District at such time as the District is formed. In the
event that the project proceeds to record maps prior to the
formation of the District, the project applicant shall
enter into a Pre-RBBB Formation Agreement with the County,
whereby the project applicant agrees to pay the
proportionate fair share attributable to this project prior
to the issuance of building permits.

2) As a alternative to 1) above, the project shall be
required to construct its proportionate fair share
improvements on Pierce Street. This is based on the project
contributing 0.02% of the total cumulative traffic from new
development to the South Valley Parkway area.

90.TRANS. 11 USE - DRIVEWAY

RECOMMND

The driveway(s) shall be constructed in accordance with
County Standard No. 207A and shall be located in accordance

CONDITIONAL USE PERMIT Case #: CUP03583

Parcel: 757-341-008

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 11 USE - DRIVEWAY (cont.) RECOMMND

with Exhibit "A", Amended No. 1 for Conditional Use Permit No. 3583.

90.TRANS. 12 USE-DRAINAGE IMPROVEM COMPLETE RECOMMND

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

90.TRANS. 13 USE - OWNER MAINT NOTICE RECOMMND

The owner of the project site shall be responsible for the maintenance of the drainage facility, including but not limited to the catch basin, surface retention basin. A viable maintenance mechanism acceptable to the County should be provided for retention systems. The owner/project proponent shall obtain approval from Riverside County Transportation Department regarding the maintenance of the retention systems. These maintenance wording shall be shown on the title sheet of improvement plans.

90.TRANS. 14 USE-EASEMENT FOR DRAINAGE/FACI RECOMMND

EASEMENT FOR DRAINAGE AND OTHER FACILITIES

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

COUNTY OF RIVERSIDE

TRANSPORTATION AND LAND MANAGEMENT AGENCY

Tony Carstens · Agency Director

Planning Department

Ron Goldman, Planning Director

DATE: February 26, 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

RIV. CO. GIS DRAFTING

RIV. CO. COMMISSIONER PORRAS

RIV. CO. SUPERVISOR WILSON

RIV. CO. SHERIFF'S DEPT.

~~RIV. CO. WASTE MANAGEMENT DEPT.~~

RIV. CO. TRAILS COORDINATOR: J. Jolliffe 9th floor

RIV. CO. PLANNER. – Mitra Mehta 9th floor

RIV. CO. PLANNER: – Matt Straite 9th floor

RIV. CO. OFFICE OF INDUSTRIAL HYGIENE

RIV. CO. HOUSING AUTHORITY – EDA

RIV. CO. TRANSPORTATION/FLOOD REVIEW (3)

CVWD/ IID/ SCG/ VERIZON/ CALTRANS #8/ THERMAL
COMMUNITY COUNCIL/ CVUSD/ UCR-EIC/ C.V.
RECREATION & PARKS DIST./ SOUTHERN C.V. COMM.
FACILITIES DIST.

~~DESERT FILE~~ CENTRAL FILE

CONDITIONAL USE PERMIT NO. 3583 – EA No.: 41763 – Mr.
Martin R. Davis – Lower Coachella Valley Zoning District – Fourth
Supervisorial District – Northerly of Avenue 62, southerly of
Avenue 61, easterly of Pierce Street, westerly of Highway 111 – A-
2-10 Zone – 10 Acres - REQUEST: Migrant Agricultural worker
mobile home park with 47 spaces and recreation area.

APN: 757-341-008

CONCURRENT CASE: CFG05112

RELATED CASES: PAR01074

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

All County Agencies and Departments, please have your conditions in the SIERRA LMS no later than April 17, 2008.

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 Judy Deertrack, Project Planner at
(760) 863-8277.

COMMENTS:

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

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

TML: EM

2/26/08

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

COUNTY OF RIVERSIDE

TRANSPORTATION AND LAND MANAGEMENT AGENCY

George A. Johnson · Agency Director

Planning Department

Ron Goldman · Planning Director

DATE: April 2, 2009

TO: BUILDING & SAFETY:
LANDSCAPE DEPT: Attn: Kristy Lovelady

DESERT FILE / CENTRAL FILES

EXHIBIT E-1 AND E-2

CONDITIONAL USE PERMIT NO. 3583 – EA No.: 41763 –
Applicant: Mr. Martin R. Davis – Engineer/Representative: Feiro
Engineering Inc. – Fourth Supervisorial District – Lower Coachella
Valley Zoning District: Agricultural: Agricultural (AG: AG) (10 Acre
Min.) – Location: Northerly of Avenue 62, southerly of Avenue 61,
easterly of Pierce Street, westerly of Highway 111 – Zoning: Heavy
Agricultural, 10 Acre Min. (A-2-10) – 10 Gross Acres - REQUEST:
Migrant Agricultural worker mobile home park with 47 spaces and
recreation area.

APN(s): 757-341-008

CONCURRENT CASE: EA41763, CFG05112.

RELATED CASES: PAR01074

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

All County Agencies and Departments, please have your conditions in the SIERRA LMS **ASAP**.

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 Judy Deertrack, 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: CM

Riverside Office · 4080 Lemon Street, 9th Floor
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COUNTY OF RIVERSIDE

TRANSPORTATION AND LAND MANAGEMENT AGENCY

George A. Johnson · Agency Director

Planning Department

Ron Goldman · Planning Director

DATE: June 10, 2009

TO:
DIV. CO. LANDSCAPE PROGRAM DEPARTMENT
DESERT FILE / CENTRAL FILE

CONDITIONAL USE PERMIT NO. 3583, AMENDED NO. 1 – EA41763 –
Applicant: Mr. Martin R. Davis – Engineer/Representative: Feiro
Engineering Inc. – Fourth Supervisorial District – Lower Coachella Valley
Zoning District: Agricultural: Agricultural (AG: AG) (10 Acre Minimum) –
Location: Northerly of Avenue 62, southerly of Avenue 61, easterly of
Pierce Street, westerly of Highway 111, located at 61320 Pierce Street,
Thermal, CA. – Zoning: Heavy Agricultural, 10 Acre Min. (A-2-10) – 10
Gross Acres - REQUEST: The project proposes a migrant agricultural
worker mobile home park with 47 spaces and recreation area.

APN: 757-341-008

CONCURRENT CASE: EA41763, CFG05112.

RELATED CASES: PAR01074

Please review the case described above, along with the attached map(s) and/or exhibit(s): **EXHIBITS E-1 & E-2 & EXHIBIT A, AMENDED NO. 1**. All LDC Members please have draft conditions in the Land Management System (LMS) **AS SOON AS POSSIBLE**. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the routing on or before the above date. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing.

All other transmitted entities, please have your comments, questions and recommendations to the Planning Department on or before the at date. Your comments/recommendations/conditions are requested so that they may be incorporated in the staff report for this particular case. Should you have any questions regarding this project, please do not hesitate to contact **Judy Deertrack, Project Planner**, at (760) 863-8277 or email at jdeertra@rctlma.org / MAILSTOP# 4035.

COMMENTS:

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

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

TML: CM

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

LAND DEVELOPMENT COMMITTEE

INITIAL CASE TRANSMITTAL

RIVERSIDE COUNTY PLANNING DEPARTMENT - DESERT OFFICE

38-686 El Cerrito Road

Palm Desert, CA 92211

DATE: November 10, 2009

TO:

Riv. Co. Landscape Programs Dept.
Desert File / Central Files

CONDITIONAL USE PERMIT NO. 3583, AMENDED NO. 1 – EA41763 – Applicant: Mr. Martin R. Davis – Engineer/Representative: Feiro Engineering Inc. – Fourth Supervisorial District – Lower Coachella Valley Zoning District: Agricultural: Agricultural (AG: AG) (10 Acre Minimum) – Location: Northerly of Avenue 62, southerly of Avenue 61, easterly of Pierce Street, westerly of Highway 111, located at 61320 Pierce Street, Thermal, CA. – Zoning: Heavy Agricultural, 10 Acre Min. (A-2-10) – 10 Gross Acres - REQUEST: The project proposes a migrant agricultural worker mobile home park with 47 spaces and recreation area. - APN: 757-341-008 – Concurrent Cases: EA41763, CFG05112. – Related Cases: PAR01074

Please review the case described above, along with the attached map(s) and/or exhibit(s): **E-1 & E-2, AMENDED NO. 1 (DATED: 5/21/09)**. All LDC Members please have draft conditions in the Land Management System (LMS) **AS SOON AS POSSIBLE**. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the routing on or before the above date. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing.

All other transmitted entities, please have your comments, questions and recommendations to the Planning Department on or before the above date. Your comments/recommendations/conditions are requested so that they may be incorporated in the staff report for this particular case. Should you have any questions regarding this project, please do not hesitate to contact Judy Deertrack, Project Planner, at (760) 863-8277 or email at jdeertra@rcplma.org / MAILSTOP# 4035.

COMMENTS:

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

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

V:\11_PLANNING Primary Folder\LDC AGENDAS\TRANSMITTAL SHEETS\2009\11 NOVEMBER\NON-LDC TRANSMITTALS\CUP03583A1.Landscape.TML.doc

TML: C.M.

LAND DEVELOPMENT COMMITTEE

3rd CASE TRANSMITTAL

RIVERSIDE COUNTY PLANNING DEPARTMENT - DESERT OFFICE

38-686 El Cerrito Road

Palm Desert, CA 92211

DATE: February 16, 2010

TO:

Riv. Co. Landscape Programs Dept.
Desert File / Central Files

CONDITIONAL USE PERMIT NO. 3583 – EA41763 – Applicant: Robb Davis – Engineer/Representative: Feiro Engineering Inc. – Fourth Supervisorial District – Lower Coachella Valley Zoning District: Agricultural: Agricultural (AG: AG) (10 Acre Minimum) – Location: Northerly of Avenue 62, southerly of Avenue 61, easterly of Pierce Street, westerly of Highway 111, located at 61320 Pierce Street, Thermal, CA. – Zoning: Heavy Agricultural, 10 Acre Min. (A-2-10) – 10 Gross Acres - REQUEST: The project proposes a migrant agricultural worker mobile home park with 47 spaces and recreation area. - APN: 757-341-008 – Concurrent Cases: EA41763, CFG05112.

Please review the case attached exhibits: E-2, AMENDED NO. 3. If it is determined that the exhibits are acceptable, please sign off on your route line in LMS, and complete your conditioning **AS SOON AS POSSIBLE**.

Please be aware that this project has been scheduled for a public hearing on March 3, 2010.

If it is determined that the attached exhibits are not acceptable, please contact me immediately. I would like to discuss the possibility to address any remaining outstanding issues with Conditions of Approval.

Your comments/recommendations/conditions are requested so that they may be incorporated in the staff report for this particular case. Should you have any questions regarding this project, please do not hesitate to contact David Mares, Principal Planner, at (760) 863-7050 or email at dmares@rctlma.org / **MAILSTOP# 4035**.

COMMENTS:

DATE: _____

SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

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

V:\11_PLANNING Primary Folder\Planning Cases-Desert Office\CUP03583\LDC Transmittal Forms\CUP03583-Conceptual Landscape Plan 2-16-10.doc

DM:dm

COUNTY OF RIVERSIDE

TRANSPORTATION AND LAND MANAGEMENT AGENCY

Tony Carstens · Agency Director

Planning Department

Ron Goldman · Planning Director

Memorandum

DATE: April 15, 2008
TO: Judy Deertrack (Planning)
FROM: Phayvanh Nanthavongdouangsy (Planning)
RE: Conditional Use Permit No. 3583- Migrant Agricultural Workers Mobile Home Park

The proposed project referenced above is located within the South Valley Implementation Program (SVIP) boundary. Under the direction of the County, the South Valley Parkway Committee was established to collaboratively address the induced community needs that are anticipated from different development proposals in the area. The following are the results of this County driven effort to date: a recommended Land Use Map with supportive policies, a recommended Circulation Plan, a Community Facility Phasing and Funding Program and Design Guidelines. Be advised that the current land use for this parcel and the surrounding area may change as a result of this General Plan Amendment.

After reviewing the documents in reference to this proposal, Advance Planning offers the following comments for consideration:

1) SVIP Conceptual Land Use Plan

The area bounded within the SVIP is divided into the following 3 districts: Campus, Equestrian and Town Center. The proposed project is located within the Campus District. This district contains the highest residential densities and incorporates an urban center with a variety of commercial uses at the intersection of Highway 86S, Highway 111 and Avenue 62, including the College of the Desert campus and supporting facilities. The proposed project is not compatible with the proposed land use of commercial; nor is it compatible with the objectives of the Campus District (Attachment A: SVIP Conceptual Land Use Map).

2) SVIP Traffic Study

The Committee retained Kimley-Horn and Associates to prepare the traffic study for the area. The results of this traffic study will be utilized by the County to provide guidance on long-term roadway infrastructure needs and will be incorporated into the County's General Plan when the next comprehensive update is prepared in 2008. The SVIP Traffic Study indicates the road Right Of Way (ROW) along the western boundary of the project area (Pierce Street) is 100' and along the eastern boundary of the project area (Grapefruit Blvd) is 128' (Attachment B: SVIP Traffic Study Map). The project provides adequate areas for ROW expansions; however the setback along Pierce Street is concerning.

2) Housing Element

Because farmworker housing is often substandard or non-existent, the County has made farmworker housing a priority and has been actively pursuing the provision of farmworker

housing opportunities in conjunction with non-profit agencies. The lack of housing for farmworkers has led many workers to camp out or to sleep in their vehicles. Where housing is available, it is often expensive, overcrowded, and lacking adequate sanitary facilities. This proposed housing center is much needed for farmworkers and will help fulfill the County's vision to provide safe and adequate housing for its residents of different income levels.

3) Proposed Lifetime for the CUP

The proposed project is consistent with the current land use designation of Agriculture as an interim use with a life span of 5 to 10 years or until the surrounding areas are developed. Advance planning would encourage the life term for the CUP to be set at 10 years.

The proposed project is not compatible with the proposed SVIP land use plan; however the project may be conditionally compatible, with the provision that the mobile home park operation shall cease when the use is no longer compatible as a result of new development in the surrounding areas.

Thank you for the opportunity to review this project. If you have any questions, please contact me at 951-955-0962.



AIRPORT LAND USE COMMISSION RIVERSIDE COUNTY

RECEIVED

JUL 11 2008

Riverside County
Planning Department
Desert Office

CHAIR July 9, 2008

Simon Housman
Rancho Mirage

VICE CHAIRMAN
Rod Ballance
Riverside

COMMISSIONERS

Arthur Butler
Riverside

Robin Lowe
Hemet

John Lyon
Riverside

Glen Holmes
Hemet

Melanie Fesmire
Indio

STAFF

Director
Ed Cooper

John Guerin
Brenda Ramirez
Sophia Nolasco
Barbara Santos

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

www.rcaluc.org

Ms. Judy Deertrack, Urban Regional Planner IV
County of Riverside Planning Department
Mail Stop #4035

RE: AIRPORT LAND USE COMMISSION (ALUC) DEVELOPMENT REVIEW

File No.: ZAP1009TH08
Related File No.: CUP03583
APN: 757-341-008

Dear Ms. Deertrack:

Under the delegation of the Riverside County Airport Land Use Commission (ALUC), staff reviewed the above referenced proposal for an agricultural workers mobile home park, in the community of Thermal in unincorporated Riverside County. The conditional use permit proposes a 46-space park on approximately 9.13 gross acres.

The site's western portion is located in Airport Zone "E" of the 2005 Jacqueline Cochran Regional Airport Land Use Compatibility Plan. The site is approximately 13,600 feet easterly/southeasterly of the southerly terminus of Runway 17-35. The elevation of the site is 148 feet below mean sea level. The elevation of the closest runway point is 114.3 feet below mean sea level. Federal Aviation Administration review would be required for any structure exceeding 24 feet above mean sea level. No FAA review is required for this project.

As ALUC Director, I find the above-referenced project **CONSISTENT** with the 2005 Jacqueline Cochran Regional Airport Land Use Compatibility Plan, subject to the following conditions:

1. Any outdoor lighting that is installed shall be hooded or shielded to prevent either the spillage of lumens or reflection into the sky.
2. The following uses shall be prohibited within the portion of this property in the Airport Influence Area:
 - (a) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.
 - (b) Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.

AIRPORT LAND USE COMMISSION

July 9, 2008

- (c) Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area, including landfills, trash transfer stations that are open on one or more sides, recycling centers containing putrescible wastes, construction and demolition debris facilities, incinerators, composting operations, fly ash disposal, wastewater management facilities, artificial marshes, production of cereal grains, sunflower, and row crops, livestock operations, aquaculture, and landscaping utilizing water features.
- (d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.

3. The attached notice shall be provided to all prospective buyers and tenants of the property, as well as to all current tenants, and shall be recorded as a deed notice.

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

Sincerely,

RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION



Edward C. Cooper, Director

CC: ALUC Staff
Feiro Engineering/ Lucy Feiro- Agent for Owner
Robb M. Davis - Owner

Riverside County Economic Development Agency – Desert office (Attn.: Daryl Shippy)

Enclosure: Notice of Airport in Vicinity

Y:ALUC\JCRAZAP1009TH08LTR

NOTICE OF AIRPORT IN VICINITY

RECEIVED

JUL 11 2008

Maricopa County
Planning Department
Desert Office

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

61st AVENUE

PIERCE STREET

SITE

62nd AVENUE

PIERCE STREET

STATE HWY 111
S. P. RAILROAD TRACTS

HWY 86 EXPRESSWAY

VICINITY MAP
NO SCALE

RECEIVED

JUL 11 2008

Riverside County
Planning Department
Desert Office



Riverside County
Waste Management Department

Hans W. Kernkamp, General Manager-Chief Engineer

March 4, 2008

RECEIVED

MAR 10 2008

Riverside County
Planning Department
Desert Office

Judy Deertrack, Project Planner
Riverside County Planning Department
38686 El Cerrito Road,
Palm Desert, CA 92211

RE: Conditional Use Permit No. 3583 — Migrant Agricultural Worker Mobile Home Park and Labor Camp

Dear Ms. Deertrack:

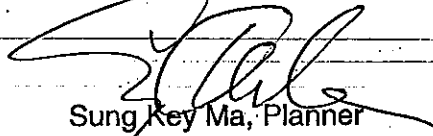
The Riverside County Waste Management Department (Department) has reviewed the proposed project, located northerly of Avenue 62, southerly of Avenue 61, easterly of Pierce Street, and westerly of Highway 111 in Lower Coachella Valley. In order to mitigate the project's potential solid waste impacts, and to help the County's efforts to comply with State law in diverting solid waste from landfill disposal, the Department is recommending that the following conditions be made a part of any Conditions of Approval for the project:

1. **Prior to issuance of a grading permit**, the applicant shall submit three (3) copies of a Recyclables Collection and Loading Area plot plan to the Riverside County Waste Management Department for review and approval. The plot plan shall conform to **Design Guidelines for Recyclables Collection and Loading Areas**, provided by the Waste Management Department, and shall show the location of and access to the collection area for recyclable materials, along with its dimensions and construction detail, including elevation/façade, construction materials and signage. The plot plan shall clearly indicate how the trash and recycling enclosures shall be accessed by the hauler.
2. The applicant shall construct the recyclables collection and loading area in compliance with the Recyclables Collection and Loading Area plot plan, as approved and stamped by the Riverside County Waste Management Department and as verified by the Riverside County Building and Safety Department through site inspection.
3. A Waste Recycling Plan (WRP) shall be submitted to the Waste Management Department for approval. At a minimum, the WRP must identify the materials (i.e., concrete, asphalt, wood, etc.) that will be generated by construction and development, the projected amounts, the measures/methods that will be taken to recycle, reuse, and/or reduce the amount of materials, the facilities and/or haulers that will be utilized, and the targeted recycling or reduction rate. Materials can be taken directly to recycling facilities (Riverside County Waste Management Department, Recycling Section, can be contacted directly at 951.486.3200 for a list of facilities), or arrangements can be made through the franchise hauler and/or a construction clean-up business.

- a) Evidence (i.e., receipts or other type verification) to demonstrate project compliance with the approved WRP shall be presented by the project proponent to the Planning/Recycling Division of the Riverside County Waste Management Department in order to clear the project for occupancy permits.
4. Since hazardous materials are not accepted at Riverside County landfills, the project proponent shall take any hazardous wastes, including paint used during construction, to facilities that are permitted to receive them, in accordance with local, state, and federal regulations. For further information, please contact the Household Hazardous Waste Collection Program at 1-800-304-2226.
 5. 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.
 6. Consider xeriscaping and using drought tolerant/low maintenance vegetation in all landscaped areas of the project.

Thank you for the opportunity to review this proposal. If you have any questions, please call me at (951) 486-3283.

Sincerely,



Sung Key Ma, Planner



Dedicated to delivering state-of-the-art occupational and environmental consultation to businesses, governmental agencies and communities of Riverside County

RECEIVED

JUL 25 2008

Riverside County
Planning Department
Desert Office

Date: July 15, 2008

To: Judith Deertrack
Riverside County Planning Department
38686 El Cerrito Road
Palm Desert, California 92211
Fax: (760) 863-7555

From: Steven T. Uhlman, REHS, CIH, JD
Public Health Program Chief
Department of Public Health
Office of Industrial Hygiene
P.O. BOX 7600
Riverside, California 92513-7600
Phone: (951) 358-5050 Fax: (951) 358-5443

Report written by: Leah McNamara
Industrial Hygienist I *lm*

Report Reviewed by: Steven D. Hinde, REHS, CIH *SDH*
Senior Industrial Hygienist

Project Reviewed: Conditional Use Permit No. 3583

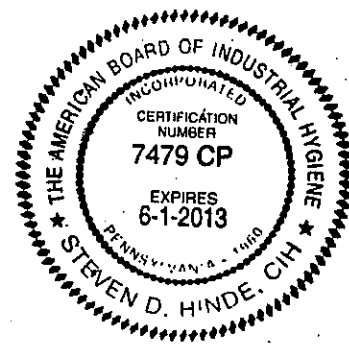
Reference Number: 96432

Applicant: Robb M. Davis
155 Bing Crosby
Rancho Mirage, CA 92270
Phone: (760) 578-7483

Noise Consultant: Gordon Bricken & Associates
1621 E. Seventeenth Street, Suite K
Santa Ana, CA 92705
Phone: (714) 835-0249

Review Stage: First Review

Information Provided: "Acoustical Analysis, Farm Workers Site, County of Riverside."



Noise Standards:

1. The "Noise Element" section of the Riverside County General Plan states, "to avoid future noise hazard, the maximum capacity design standard (average daily trips) for highways and major roads" (including airports) "shall be used for determining the maximum future noise level" or, in the case of freeways and airports, the projected conditions for 20 years in the future may be used.
2. The interior noise levels in residential dwellings shall not exceed 45 Ldn (CNEL).
3. The exterior noise level shall not exceed 65 Ldn.

Highway Prediction Model:

Using FHWA RD 77-108 Highway Traffic Prediction Model, the noise consultant shall estimate noise impacts (Ldn) from the Highways (design capacity "C" Level of Service).

Acoustical Parameters for County Highways:

1. Average daily traffic (ADT) design capacity of 28,700 assumed for SR 111 (the County General Plan classifies SR 111 as a 4 lane "Arterial" roadway). Average daily traffic (ADT) of 20,700 assumed for Pierce Street (the County General Plan classifies Pierce Street as "Secondary" roadways), quoted from the "Eastern Coachella Valley Area Plan Circulation Figure 8", which is dated 10/07/2003.
2. Truck/Auto Mix as follows (Riverside Co. Road Department):

For Arterial Highways

VEHICLE	Overall %	DAY(7AM-7PM)	EVENING(7PM-10PM)%	NIGHT(10PM-7AM)%
Auto	92	69.5	12.9	9.6
Med. Truck	3	1.44	0.06	1.5
Heavy Truck	5	2.4	0.1	2.5

For Secondary Highways

VEHICLE	Overall %	DAY(7AM-7PM)	EVENING(7PM-10PM)%	NIGHT(10PM-7AM)%
Auto	97.2	73.6	13.6	10.22
Med. Truck	1.87	0.9	0.04	0.9
Heavy Truck	0.74	0.35	0.04	0.35

3. Traffic Speed of 40 MPH.
4. The distance from the center of Pierce Street to the nearest building face is estimated to be 60 feet. The distance from the center of State Route 111 to the nearest building face is estimated to be 470 feet.
5. Modeling for Pierce Street and State Route 111 was done using both "hard site" and "soft site" assumptions.
6. The standard residential design with windows closed provides a 20 dB, A-weighted (reduction inside) attenuation.
7. Barrier calculations based on receptor at 10 feet from the barrier and at a 5 foot elevation for barrier height at or less than six feet. However, a receptor placement of 3-foot elevation is required when a barrier height is greater than six feet.
8. Interior calculations based on receptor at a 5-foot elevation inside the dwelling in the room nearest the noise source and 14 feet above the pad for the second floor in the middle of the room nearest the noise source.

Findings:

The consultant's report is adequate. Based on our calculations, the wall heights recommended should provide sufficient attenuation to reduce exterior roadway noise levels to below 65 Ldn.

Recommendations:

1. The following conditions shall be applied to the project based on the information provided by the acoustical consultant:

Six-foot high (noise barriers) masonry block walls or combination berm and block wall shall be constructed along the eastern site (SR 111) of lots 15, 16, 43 & 44 of CUP 3583.

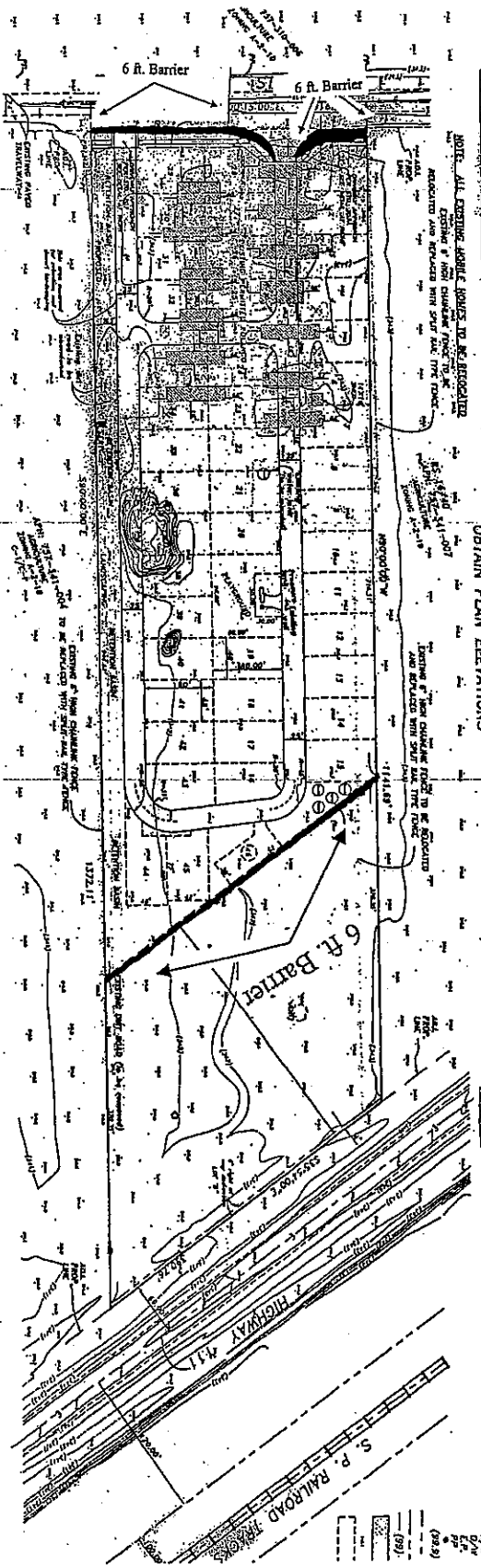
Six foot high (noise barriers) masonry block privacy walls or combination berm and block wall shall be constructed along western site boundary (Pierce Street) of lots 1, 28 & 29 of CUP 3583.

(Height taken from Table 10 on page 12 of the Acoustical Report, see attached map)

These walls shall be erected so that the top of each wall extends at least 6 feet (depending on location) above the pad elevation of the shielded lot. In cases where the road is elevated above the pad, the wall shall extend at least 6 feet (depending on location) above the highest point between the homes and the road.

2. Our Department must receive, review and approve an acoustical report addressing indoor noise impacts. The exterior unmitigated impact (second stories) for Pierce Street is 69 Ldn and for State Route 111 combined with the Union Pacific Railroad is 70 Ldn. Home design must be shown to reduce interior noise to at or below 45 Ldn for those homes along Pierce Street and State Route 111.
 3. The applicant shall pay review fees (prior to pulling building permits) to the Department of Public Health for all time spent in review of this project. Fees will be assessed at the Department's hourly rate for Industrial Hygienists.
-
-

SCALE 1" = 200'



NOTE: ALL EXISTING ABOVE GROUND TO BE RELOCATED

NOTE: ADD 500' TO 1929 DATUM TO OBTAIN PLAN ELEVATIONS

GENERAL CONGREGATION FUTURE HWY 111 IMPROVEMENTS

EXHIBIT 3
SITE MAP



Sheriff

82-695 DR. CARREON BLVD. - INDIO, CA 92201 - (760) 863-8990

RECEIVED

APR 20 2008

Riverside County
Planning Department
Desert Office

April 17, 2008

Judy Deertrack
County of Riverside Planning Department
38686 El Cerrito Road
Palm Desert, California 92211

RE: Conditional use permit #3583, EA #41763, Request: Migrant Agricultural worker mobile home park with 47 spaces and recreation area, north of Avenue 62, south of Avenue 61 and east of Pierce Street.

Dear Judy Deertrack,

Thank you for the opportunity to comment on the above described project. The following issues of concern related to public safety and law enforcement are presented.

LAW ENFORCEMENT STAFFING LEVELS:

The Riverside County Sheriff's Department, Indio Station, will serve this project. The desired staffing level in all unincorporated areas of Riverside County is 1.2 deputies per 1,000 persons. This is based on calls for service, response times, call types, call volumes and population. For the proposed 47 dwelling units, we estimate a population increase of 273 at build out. This is based on 5.8 persons per household.

Current staffing levels are falling below the 1.2 deputies per 1000 population. This project in consideration with other local projects will continue to degrade the level of service **unless programmed with collection of development funds.**

The Riverside County Sheriff's Department requests financial mitigation to provide future service. We request as a condition of approval, a recurring revenue stream be identified as specific to law enforcement/public safety. During the build-out of this project, the law enforcement/public safety cost mitigation revenue should be proportionate to the number of residents occupying the project.

PRE-CONSTRUCTION AND CONSTRUCTION PHASES:

Construction site: Prior to construction of the project, a material storage area should be established and enclosed by a six foot chain link fence to minimize theft of materials and/or equipment. It is recommended that a list of serial and/or

license numbers of equipment stored at the location be maintained both at the site and any off-site main office.

Thefts and burglaries of building materials are on the rise. To reduce thefts and burglaries during the construction phases of this project, the developer and builders need to provide site security. The Riverside County Sheriff's Department recommends the developer and builders use bonded security guards licensed by the State of California Bureau of Security & Investigative Services Department to handle project security.

The public and non-essential employees should be restricted in access to the construction areas. Current emergency contact information for the project should be kept on file with the Riverside County Sheriff's Department, Indio Station.

PLAYGROUND:

Residence/user safety is a concern related to the design and construction of the playground area. High visibility from surrounding areas, access control (entrances, exits, fencing, landscaping, locks, other barriers) and equipment placement will be critical. To help reduce nuisance complaints, plan for hours of use and guidelines.

PROPERTY DIRECTORIES:

One lit property map/directory (to help emergency service personnel quickly locate all spaces, office, manager, laundry rooms, playground, retention basins, etc. when responding to calls for service) shall be located at each entrance to the mobile home park. The directory should provide sufficient information and detail of mapping the property including the property address, all spaces, laundry rooms, office, manager's space, playground, retention basins and emergency contact telephone numbers including after hours contact information.

ADDRESSING:

Address numbers including all space numbers should be illuminated during the hours of darkness and positioned to be **readily readable** from the streets. Numbers that are a minimum height of 12" are recommended for the mobile home park entrance(s) and 4" for all inside space numbers (in front of every mobile home space).

MOBILE HOMES:

If used mobile homes are allowed inside the mobile home park, all old space number lettering shall be taken off of the mobile homes prior to being brought into the mobile home park. This helps emergency personnel to find the correct spaces during calls for service.

PARKING ISSUES:

No on-street parking should be allowed inside the mobile home park to have adequate space for regular and emergency vehicle traffic. Fire lanes should be

properly marked. The remaining parking spaces inside the mobile home park are presumed to be designated guest, laundry room and/or playground/retention basin spaces if applicable. The spaces should be marked with proper signs to include the property owner to tow unauthorized vehicles per 22658 California Vehicle Code. The proper number of handicapped parking spaces should be provided per regulation and local requirements.

LIGHTING:

Streets, playground, parking lots, driveways, circulation areas, aisles, passageways, recesses, and grounds should be provided with lighting of sufficient wattage to provide adequate illumination to make clearly visible the presence of any person on or about the premises **from at least 25 feet away** during the hours of darkness.

LANDSCAPING:

Landscaping should be of the type and situated in locations to maximize observation while providing the desire degree of aesthetics. Security planting materials are encouraged along fence and property lines and under vulnerable windows. Landscaping should not conceal doors or windows from view, obstruct visibility of the parking lot from the street or business buildings, nor provide access to the roof or windows.

LINE OF SIGHT/NATURAL SURVEILLANCE:

Wide-angled-peep-holes should be installed into all outside-solid doors on all mobile homes for security reasons.

SIGNAGE/PARKING LOT:

All entrances to the mobile home park should be posted with appropriate signs per 22658(a) C.V.C., to assist in removal of vehicles at the property owners or managers request. Signs should be at least 2'x1' in overall size with white background and black 2" lettering.

MAINTENANCE OF THE ENVIRONMENT:

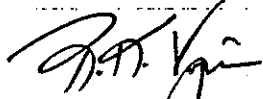
The maintenance and the "image" of the mobile home park can have a major impact on whether it will become victimized because it indicates someone is watching and cares.

ADDITIONAL RECOMMENDATIONS:

Prior to project completion, the surface walls, fences, building, logo monuments, etc. should be graffiti resistant either via surface composition, applied paint type and/or planned shielding by landscaping or plants. Whenever possible, open fencing design such as decorative wrought iron or tubular steel should be utilized in order to maximize natural surveillance while establishing territoriality. Wrought iron fencing has worked well in other projects to reduce graffiti.

Should the planning department, owner, developer or construction staff have any questions regarding the listed law enforcement and public safety concerns, please contact Corporal Andy Gerrard at 760-863-8990.

Sincerely,
Stanley Sniff



Rodney Vigue, Captain
Indio Station Commander

File: 0163.1
060836-3

COUNTY OF RIVERSIDE

TRANSPORTATION AND LAND MANAGEMENT AGENCY

RECEIVED

JUL 29 2008

CVWD

George A. Johnson Agency Director

Planning Department

Ron Goldman, Planning Director

✓ Route/e-ml G. Celehar
e-ml T. Demissie
D. Charlton
M. Johnson
P. Reyes

DATE: July 25, 2008

TO: BUILDING & Safety:
Code Enf./ Grading
TRANSPORTATION (2)
HEALTH DEPARTMENT(2)
FIRE PROTECTION
FLOOD DISTRICT CVWD
RIV. CO. PARKS
RIV. CO. GEOLOGIST
RIV. CO. LANDSCAPE PROGRAM
THERMAL COMM. COUNCIL
DESERT FILE/ CENTRAL FILE

EXHIBIT A AMENDED NO. 1

CONDITIONAL USE PERMIT NO. 3583 – EA No.: 41763 – Mr. Martin R. Davis – Lower Coachella Valley Zoning District – Fourth Supervisorial District – Northerly of Avenue 62, southerly of Avenue 61, easterly of Pierce Street, westerly of Highway 111 – A-2-10 Zone – 10 Acres - REQUEST: Migrant Agricultural worker mobile home park with 47 spaces and recreation area.
APN: 757-341-008
CONCURRENT CASE: CFG05112
RELATED CASES: PAR01074

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

All County Agencies and Departments, please have your conditions in the SIERRA LMS no later than **ASAP**.

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 Judy Deertrack, Project Planner at (760) 863-8277.

COMMENTS: *Judy,
Please see enclosed District's letter dated July 16, 2008
for conditions applicable to CUP NO. 3583*

DATE: 7/30/08 SIGNATURE: [Signature]
PRINT NAME: Tessfaye Demissie TITLE: Asst. Stormwater Engineer

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

TML: JU
7/25/08

SCANNED scs/nbi



Established in 1918 as a public agency

Coachella Valley Water District

Directors:

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

Officers:

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

July 16, 2008

File: 0163.1
0421.1
0721.1

Judith Deertrack
Riverside County Planning Department
38-686 El Cerrito Road
Palm Desert, CA 92211

RECEIVED

JUL 21 2008

Riverside County
Planning Department
Desert Office

Dear Ms. Deertrack:

Subject: Conditional Use Permit No. 3583

This area is protected from regional stormwater flows by the East Side Dike and Coachella Valley Stormwater Channel and may be considered safe from regional stormwater flows except in rare instances.

This project lies within the area of the Eastern Coachella Valley Master Stormwater Planning Project, which will provide flood protection to the communities of Thermal, Vista Santa Rosa, Oasis, Mecca and North Shore. The District, in cooperation with Riverside County and the Torres Martinez Desert Cahuilla Indian Tribe, are in the early stages of this planning effort. Upon completion of the design phase, developers and property owners within the area may be required to dedicate right-of-way for flood control facilities and/or participate in the financing of a portion of these facilities.

This area is designated Zone D on the Federal Flood Insurance Rate Maps which are in effect at this time. Zone D is defined as an area of undetermined but possible risk of flood hazard.

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

Design for retention basins for this area must consider high groundwater levels and clay soils.

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.

July 16, 2008

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

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

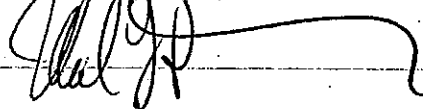
Plans for grading, landscaping and irrigation systems shall be submitted to the District for review. This review is for ensuring efficient water management.

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

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

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

Yours very truly,



Mark L. Johnson
Director of Engineering

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

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

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

Mobile Park Consulting, Inc.
c/o Robb Davis
155 Bing Crosby
Rancho Mirage, CA 92270

TD:ch\eng\sw\08\july\CUP 3583
060836-3

DEPARTMENT OF TRANSPORTATION

DISTRICT 8

PLANNING

64 WEST 4th STREET, 6th Floor MS 725

SAN BERNARDINO, CA 92401-1400

PHONE (909) 383-4557

FAX (909) 383-6890

TTY (909) 383-6300

**RECEIVED**

JUL 15 2008

*Flex your power!
Be energy efficient!*Riverside County
Planning Department
Desert Office

July 8, 2008

Ms. Judy Deertrack
County of Riverside
Transportation and Land Management Agency
P. O Box 1409
Riverside, CA 92502-1409

Dear Ms. Deertrack:

Migrant Worker Mobile Home Park
Conditional Use Permit 03583, Assessor Parcel Number 757-341-008
08-RIV 111, PM 21.5

The California Department of Transportation reviewed the site plan for Conditional Use Permit 03583 (CUP-03583), which proposes a 47-space migrant agricultural worker mobile home park and recreation area. This will be located northerly of Avenue 62, southerly of Avenue 61, easterly of Pierce Street, westerly of and abutting State Route 111 (SR 111).

The project as proposed does not appear to have impacts to the State Highway system. However, the site plan shows an existing dirt road with access to SR 111 to be removed, please condition that no access will be allowed onto the highway.

Although no grading is proposed at this time, we ask for an opportunity to review any grading and drainage plans submitted to the county, to determine any impacts to the state right of way. In addition any proposed alterations within State right of way may only be performed upon issuance of a valid encroachment permit. Information regarding permit application and submittal requirements may be obtained by contacting:

Office of Encroachment Permits
California Department of Transportation
464 West 4th Street, 6th Floor, MS 619
San Bernardino, CA 92401-1400
(909) 383-4526

Or you may visit our web page at <http://www.dot.ca.gov/hq/traffops/developserv/permits>.

Ms. Judy Deertrack
July 8, 2008
Page 2

Should this proposal be later modified please forward copies of revised plans as necessary so that we may reevaluate all proposed changes for potential impact to SR 111.

We appreciate the opportunity to offer comments concerning this project. If you have any questions regarding this letter, please contact me at (909) 383-4557 for assistance.

Sincerely,



DANIEL KOPULSKY
Office Chief
Community Planning/IGR-CEQA

From: "Joel Morse" <jmorse@tbplanning.com>
To: "Matt Straite" <mstraite@rctlma.org>
Date: 5/28/2008 3:27 PM
Subject: Thermal CC - Farm Worker CUP
Attachments: 2008-5-27 CNH Memo to Thermal CC .pdf

Hi Matt: FYI

Both Don Newell (the applicant) and I went to the Thermal Community Council last night and delivered the attached objection to the CUP. I also presented the objection and answered questions.

The CUP applicant indicated that CNH was satisfied with a 10 year CUP life. Please note that we object to any CUP for farm worker housing at this location, regardless of the length of time stipulated in the permit.

Additionally, I have requested information from the desert office and have not received it. I would like to see a copy of the site plan, to determine what improvements they are making. Can you assist me in this?

By the way, the CC "approved" the plan.

<<http://www.tbplanning.com/>>

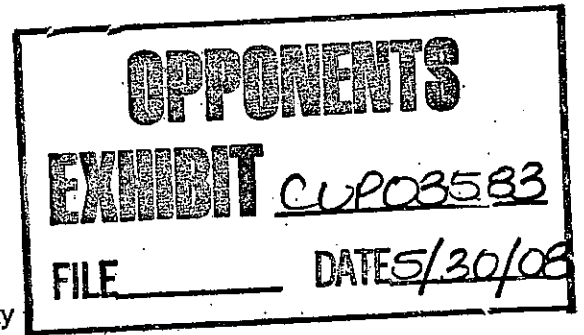
Joel Morse, Principal

T&B PLANNING

Tustin: (714) 505-6360

Fax: (714) 505-6361

www.tbplanning.com <<http://www.tbplanning.com/>>



CNH Homes

462 North Scovell, Suite A-1

San Jacinto, CA 92582

Phone: (951) 654-3502 - FAX: (951) 654-3504

TO: Thermal Community Council

FROM: Joel Morse

SUBJECT: APPLICATION FOR CUP 03583 - FARM WORKER MOBILE HOME PARK

DATE: May 27, 2008

The owner/applicant of SP 350 recognizes and appreciates the need for affordable farm worker housing, but believe that this location is not appropriate and is opposed to this location for the use because:

1. The County and private developers have been working for more than three years and have spent many hundreds of thousands of dollar to create a vision for this part of the Coachella Valley (South Valley Implementation Plan - SVIP). The proposed CUP is not consistent with the intent of the SVIP, which is expected to be adopted as part of the 2008 General Plan update.
2. This site is within the boundaries of the "Campus District" of the SVIP, which contains draft Land Use Policies identifying this area as containing high density urban residential and intense commercial land uses focused towards the College of the Desert campus and the intersection of Highway 111, Highway 86S, and Avenue 62, less than ½ mile from this site.
3. Specific Plan 350 has been in process for more than 3 years at the County, has been an active participant and funding member of the SVIP group and is designed as a high density residential and commercial community, including town-homes directly adjacent to the CUP site.
4. Specific Plan 350 is one of the few SVIP related projects which is moving forward, having recently submitted the Second Screencheck Specific Plan and Environmental Impact Report.
5. The proposed Farm Worker Mobile Home Park, if approved, would have a devastating effect on viability and marketability of Specific Plan 350, because of the incompatible nature of the land uses.
6. Specific Plan 350 has been designed in a manner consistent with the intent and purpose of the South Valley Implementation Program, with urban residential densities and commercial uses.

Cc: Honorable Roy Wilson, 4th District Supervisor
Commissioner Jim Porras
Ron Goldman, Planning Director

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

APPLICATION FOR LAND USE AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

- PLOT PLAN CONDITIONAL USE PERMIT TEMPORARY USE PERMIT
 REVISED PERMIT PUBLIC USE PERMIT VARIANCE

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: CUP03583 DATE SUBMITTED: 2/13/07
EA 41763 CFC65112

APPLICATION INFORMATION

Applicant's Name: Robb Davis E-Mail: _____

Mailing Address: 155 BING CROSBY
Rancho MIRAGE CA 92270
City Street State ZIP

Daytime Phone No: (760) 578-7483 Fax No: (760) 321-1561

Engineer/Representative's Name: FERRI ENGINEERING, Inc E-Mail: lucy@ferri.net

Mailing Address: PO Box 12980
Palm Desert CA 92255
City Street State ZIP

Daytime Phone No: (760) 346-8015 Fax No: (760) 346-2548

Property Owner's Name: Mobile Park CONSULTING, INC. E-Mail: N/A

Mailing Address: 155 BING CROSBY # 155
Rancho MIRAGE CA 92270
City Street State ZIP

Daytime Phone No: (760) 578-7483 Fax No: (760) 318-4983

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

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

APPLICATION FOR LAND USE AND DEVELOPMENT

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

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

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

Robb Davis
PRINTED NAME OF APPLICANT

[Signature]
SIGNATURE OF APPLICANT

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

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

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

Mobile Park Consulting, Inc
PRINTED NAME OF PROPERTY OWNER(S)

Robb Davis Premier
SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

[Signature]
SIGNATURE OF PROPERTY OWNER(S)

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

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

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 757-341-008

Section: 36 Township: 6S Range: 8E

Approximate Gross Acreage: 10+

General location (nearby or cross streets): North of 62nd Ave, South of

61st Ave, East of Pierce St, West of Hwy 111

Thomas Brothers map, edition year, page number, and coordinates: Pg 5592, B2 2007
EDITION

APPLICATION FOR LAND USE AND DEVELOPMENT

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

To provide employee housing for farm workers
47 lot mobile home park

Related cases filed in conjunction with this request:

PAR NO. 01074

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

If yes, provide Case No(s). _____ (Parcel Map, Zone Change, etc.)

E.A. No. (if known) _____ E.I.R. No. (if applicable): _____

Have any special studies or reports, such as a traffic study, biological report, archaeological report, geological or geotechnical reports, been prepared for the subject property? Yes No

If yes, indicate the type of report(s) and provide a copy: _____

Is water service available at the project site: Yes No

If "No," how far must the water line(s) be extended to provide service? (No. of feet/miles) _____

Is sewer service available at the site? Yes No

If "No," how far must the sewer line(s) be extended to provide service? (No. of feet/miles) UNKNOWN

Will the proposal result in cut or fill slopes steeper than 2:1 or higher than 10 feet? Yes No

How much grading is proposed for the project site?

Estimated amount of cut = cubic yards: UNKNOWN

Estimated amount of fill = cubic yards UNKNOWN

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

Import _____ Export _____ Neither _____

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

APPLICATION FOR LAND USE AND DEVELOPMENT

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

N/A

How many anticipated truckloads? N/A truck loads.

What is the square footage of usable pad area? (area excluding all slopes) 36,000± EA. SPACE sq. ft.

Is the development proposal located within 8½ miles of March Air Reserve Base? Yes No

If yes, will any structure exceed fifty-feet (50') in height (above ground level)? Yes No

Does the development project area exceed more than one acre in area? Yes No

If yes, in which one of the following watersheds is it located (refer to Riverside County GIS for watershed location)?

Check answer:

Santa Ana River Santa Margarita River San Jacinto River Colorado River

HAZARDOUS WASTE SITE DISCLOSURE STATEMENT

Government Code Section 65962.5 requires the applicant for any development project to consult specified state-prepared lists of hazardous waste sites and submit a signed statement to the local agency indicating whether the project is located on or near an identified site. Under the statute, no application shall be accepted as complete without this signed statement.

I (we) certify that I (we) have investigated our project with respect to its location on or near an identified hazardous waste site and that my (our) answers are true and correct to the best of my (our) knowledge. My (Our) investigation has shown that:

The project is not located on or near an identified hazardous waste site.

The project is located on or near an identified hazardous waste site. Please list the location of the hazardous waste site(s) on an attached sheet.

Owner/Representative (1) Jens R Feio Date 1/31/08
Owner/Representative (2) _____ Date _____

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

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

CONDITIONAL USE PERMIT NO. 3583 – Intent to Adopt Mitigated Negative Declaration – Applicant: Robb Davis – Engineer/Representative: Fiero Engineering. – Fourth Supervisorial District – Lower Coachella Valley Zoning District – Eastern Coachella Valley Plan – Agriculture: Agriculture – Location: northerly of Avenue 62, southerly of Avenue 61, easterly of Pierce Street, and Westerly of State Route 86 South. – 8.28 Gross Acres – Zoning: Heavy Agriculture - 10 Acre Minimum (A-2-10) – REQUEST: Convert an existing 13-unit Polanco park into a 44-Unit Migrant Agricultural Worker Mobilehome Park. – APN: 757-341-008.
(Quasi-Judicial)

TIME OF HEARING: 9:00 A.M. or as soon as possible thereafter.
DATE OF HEARING: March 3, 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 David Mares, Principal Planner at 760-866-7050 or e-mail dmares@rctlma.org, or go to the County Planning Department's Planning Commission agenda web page at www.tlma.co.riverside.ca.us/planning/pc.html

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

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

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

Please send all written correspondence to:

COUNTY OF RIVERSIDE PLANNING DEPARTMENT
Attn: David Mares
39493 Los Alamos Rd, Murrieta, CA 92563

PROPERTY OWNERS CERTIFICATION FORM

I, Carlos Muñoz certify that on January 13, 2010,

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

APN (s) or case numbers 757-341-008 For

Company or Individual's Name Riverside County Planning Department,

Distance buffered 2400'

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: Carlos Muñoz 

TITLE Planning Technician II

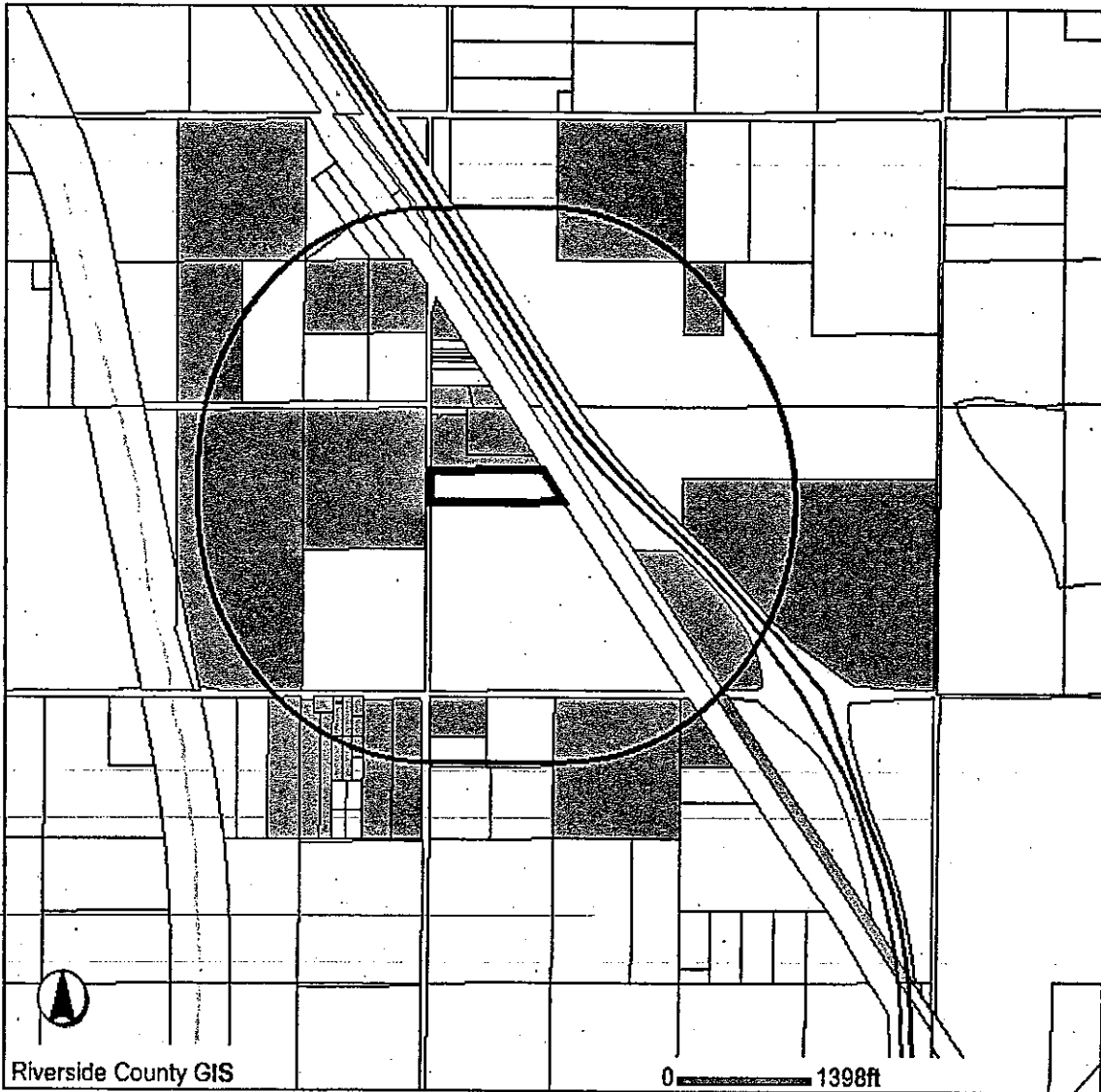
ADDRESS: 38686 El Cerrito Road

Palm Desert, CA 92211

TELEPHONE NUMBER (8 a.m. – 5 p.m.): (760) 863-8277

CASE # CUP03583

CUP03583



Selected parcel(s):

749-050-005 749-050-009 749-050-019 749-050-021 749-300-004 749-300-005 749-300-006
 749-300-007 749-300-008 749-300-009 749-300-010 749-300-016 749-300-017 749-300-018
 749-300-019 749-300-020 749-300-021 749-300-022 757-280-012 757-280-014 757-280-015
 757-280-022 757-301-003 757-310-005 757-310-018 757-320-002 757-320-004 757-330-001
 757-330-009 757-330-010 757-341-002 757-341-007 757-342-004 757-342-005

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...01/13/2010

APN: 749050005 ASMT: 749050005
JAMES F SIRI
MOLLIE R SIRI
14390 SE 172ND ST
CLACKAMAS OR 97015

APN: 749050009 ASMT: 749050009
DESERT TRIANGLE INV GROUP
C/O VELUR LAND INV INC
P O BOX 5111
SHERMAN OAKS CA 91413

APN: 749050019 ASMT: 749050019
RICHARD RUBIO
GLORIA M RUBIO
89101 AVENUE 62
THERMAL CA 92274

APN: 749050021 ASMT: 749050021
SOUTHERN PACIFIC TRANSPORTATION CO
1700 FARNAM ST 10TH FL S
OMAHA NE 68102

APN: 749300004 ASMT: 749300004
MICHAEL ROSENFELD
JUDITH A CAREY
53380 AVENIDA CARRANZA
LA QUINTA CA 92253

APN: 749300005 ASMT: 749300005
JOSE NUNEZ DUARTE
MATILDE DUARTE
P O BOX 213
COACHELLA CA 92236

APN: 749300006 ASMT: 749300006
CARLOS V CORDERO
MARIA ROSARIO CORDERO
JUAN OLIVARES
P O BOX 592
THERMAL CA 92274

APN: 749300007 ASMT: 749300007
IGNACIO HERNANDEZ
MARIA REYES HERNANDEZ
JOSE HERNANDEZ
JOEL HERNANDEZ
P O BOX 1246
THERMAL CA 92274

APN: 749300008 ASMT: 749300008
RAMON M SANCHEZ
ANTONIA R SANCHEZ
RICARDO S CARRANZA
RICARDO MARTINEZ CHAIDEZ, ETAL
C/O RICARDO MARTINEZ CHAIDEZ
P O BOX 351
THERMAL CA 92274

APN: 749300009 ASMT: 749300009
RAMON SANCHEZ
ANTONIA SANCHEZ
P O BOX 705
THERMAL CA 92274

APN: 749300010 ASMT: 749300010
MIGUEL RAMIREZ
P O BOX 1144
THERMAL CA 92274

APN: 749300016 ASMT: 749300016
RAFAEL DEANDA
MARIA O MAGALLON
JOSE J MAGALLON
JESUS RAFAEL DEANDA, ETAL
C/O MARIA O MAGALLON
P O BOX 46
THERMAL CA 92274

APN: 749300017 ASMT: 749300017
RICARDO MARTINEZ CHAIDEZ
P O BOX 351
THERMAL CA 92274

APN: 749300018 ASMT: 749300018
SILVIA YANIRA GAMEZ
P O BOX 327
MECCA CA 92254

APN: 749300019 ASMT: 749300019
RICARDO S CARRANZA
MARIA CARMEN CARRANZA
81117 DURANGO DR
INDIO CA 92201

APN: 749300020 ASMT: 749300020
JOSE GUERRA
SYLVIA GUERRA
P O BOX 467
INDIO CA 92202

APN: 749300021 ASMT: 749300021
CARRANZA CLAUDIO ESTATE OF
ALEJANDRINA CARRANZA
DEMESIO CARRANZA
81730 HIGHWAY 111 STE 4
INDIO CA 92201

APN: 749300022 ASMT: 749300022
ANTHONY VILLALOBOS
DESMESIO CARRENZA
SERAFINA C MELCHOR
C/O ANTHONY VILLALOBOS
83961 CAROLINA CT
INDIO CA 92203

APN: 757280012 ASMT: 757280012
ROBERTO CRUZ
JOSE LUIS CRUZ
JOSE BULMARO CRUZ
MARGARITA FLORES
P O BOX 1412
THERMAL CA 92274

APN: 757280014 ASMT: 757280014
MIGUEL E CORDOVA
DOROTHY G CORDOVA
P O BOX 1373
THERMAL CA 92274

APN: 757280015 ASMT: 757280015
BRUCE W CLARK
DOLORES P CLARK
P O BOX 1830
INDIO CA 92202

APN: 757280022 ASMT: 757280022
COCOPAH NURSERIES INC
81880 ARUS AVE
INDIO CA 92201

APN: 757301003 ASMT: 757301003
CVWD
P O BOX 1058
COACHELLA CA 92236

APN: 757310005 ASMT: 757310005
GGF
100 W BROADWAY STE 950
GLENDALE CA 91210

APN: 757310018 ASMT: 757310018
WM D YOUNG & SONS INC
81880 ARUS AVE
INDIO CA 92201

APN: 757320002 ASMT: 757320002
JOSE T LEMUS
MARIA E LEMUS
P O BOX 463
MECCA CA 92254

APN: 757320004 ASMT: 757320004

APN: 757330001 ASMT: 757330001

CNH INV
5620 STEPHANIE ST
LAS VEGAS NV 89122

GLEN W ERNEST
GINGER BUSKIRK
C/O GINGER BUSKIRK
48780 DESERT FLOWER DR
PALM DESERT CA 92260

APN: 757330009 ASMT: 757330009
MARCELO R ZEPEDA
GLORIA V ZEPEDA
83196 ROSA
THERMAL CA 92274

APN: 757330010 ASMT: 757330010
JOE M OLIVARES
JOSE M OLIVARES
JULIA M OLIVARES
P O BOX 515
MECCA CA 92254

APN: 757341002 ASMT: 757341002
JOSE A ACEVES
P O BOX 911
COACHELLA CA 92236

APN: 757341007 ASMT: 757341007
GENARO L PEREZ
ANTONIA M PEREZ
74465 GOLETA AVE
PALM DESERT CA 92260

APN: 757342004 ASMT: 757342004
DESERT COMMUNITY COLLEGE DIST
43500 MONTEREY AVE
PALM DESERT CA 92260

APN: 757342005 ASMT: 757342005
HENRY H HSIAO
CHEU MEI HSIAO
26661 STETSON PL
LAGUNA HILLS CA 92653

Coachella Valley Water Dist.
P.O. Box 1058
Coachella, CA 92236

Imperial Irrigation District
81600 Avenue 58
La Quinta, CA 92253

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

Verizon
Attn: Chris Brown
295 N. Sunrise Way
N. Palm Springs, CA 92258

Sergio Duran, Chairman
Thermal Community Council
P.O. Box 1243
Thermal, CA 92274

Coachella Valley Unified School Dist.
Facilities Annex
83773 Avenue 55
Coachella, CA 92274

Coachella Valley & Park Dist.
45-305 Oasis Street
Indio, CA 92201

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

SECRETARY
S.C.V.C.S.D.
P.O. Box 302
Thermal, CA 92274

Robb Davis
155 Bing Crosby
Rancho Mirage, CA 92270

Feiro Engineering Inc.
P.O. Box 12980
Palm Desert, CA 92255

Extra Labels for
CUP03583

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: Conditional Use Permit No. 3583

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: David Mares Title: Principal Planner Date: February 11, 2010

Applicant/Project Sponsor: Robb Davis Date Submitted: February 13, 2008

ADOPTED BY: Planning Commission

Person Verifying Adoption: David Mares Date: March 3, 2010

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

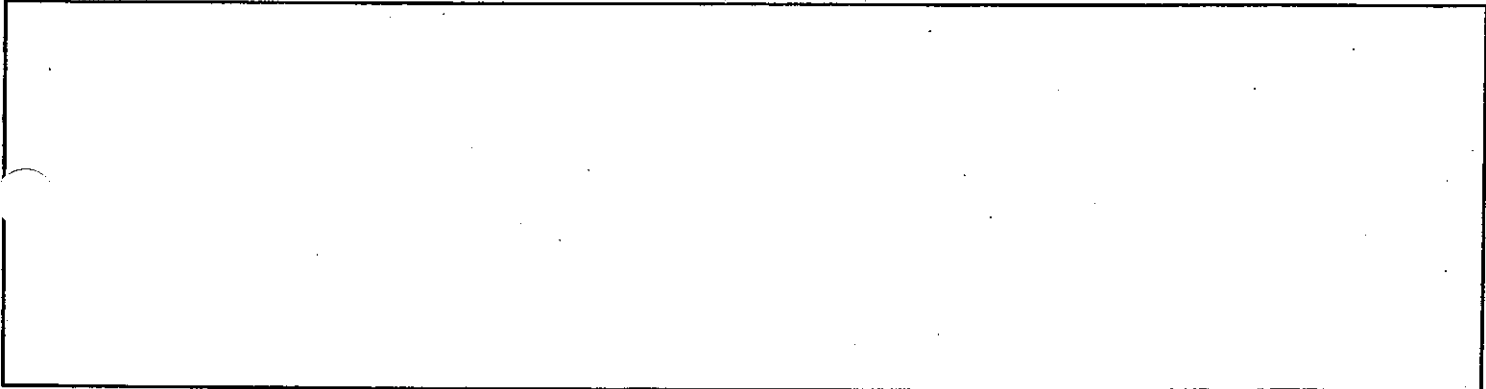
Riverside County Planning Department 38686 El Cerrito Road, Palm Desert, CA 92211

For additional information, please contact David Mares at (760) 863-7050.

Created: 2/18/10
V:\11_PLANNING Primary Folder\Planning Cases-Desert Office\CUP03583\DH-PC-BOS Hearings\Mitigated Negative Declaration for EA41763.doc

Please charge deposit fee case#: ZEA41763 ZCFG05112

FOR COUNTY CLERK'S USE ONLY



COUNTY OF RIVERSIDE

TRANSPORTATION AND LAND MANAGEMENT AGENCY

George A. Johnson · Agency Director

Planning Department

Ron Goldman · Planning Director

TO: Office of Planning and Research (OPR)
P.O. Box 3044
Sacramento, CA 95812-3044
 County of Riverside County Clerk

FROM: Riverside County Planning Department
 4080 Lemon Street, 9th Floor
P. O. Box 1409
Riverside, CA 92502-1409

38686 El Cerrito Road
Palm Desert, California 92211

SUBJECT: Filing of Notice of Determination in compliance with Section 21152 of the California Public Resources Code.

EA 41763 (Conditional Use Permit No. 3583)

Project Title/Case Numbers

David Mares
County Contact Person

(760) 863-7050
Phone Number

N/A
State Clearinghouse Number (if submitted to the State Clearinghouse)

Robb Davis
Project Applicant

155 Bing Crosby, Rancho Mirage, CA 92270
Address

Easterly side of Pierce Street, northerly of Avenue 62, southerly of Avenue 61, and westerly of Highway 111.
Project Location

Convert an existing 13-unit Polanco park into a 44-unit Migrant Agricultural Worker Mobilehome Park.
Project Description

This is to advise that the Riverside County Planning Commission, as the lead agency, has approved the above-referenced project on 3/3/10, and has made the following determinations regarding that project:

1. The project WILL NOT have a significant effect on the environment.
2. A Mitigated Negative Declaration was prepared for the project pursuant to the provisions of the California Environmental Quality Act (\$2,010.25 + \$64.00).
3. Mitigation measures WERE made a condition of the approval of the project.
4. Mitigation Monitoring and Reporting Plan/Program WAS adopted.
5. Statement of Overriding Considerations WAS NOT adopted for the project.

This is to certify that the Mitigated Negative Declaration, with comments, responses, and record of project approval is available to the general public at: Riverside County Planning Department, 38686 El Cerrito Road, Palm Desert, CA 92211.

David Mares

Signature

Principal Planner

Title

March 3, 2010

Date

Date Received for Filing and Posting at OPR: _____

DM/dm
Created: 2/18/10
V:\11_PLANNING Primary Folder\Planning Cases-Desert Office\CUP03583\DH-PC-BOS Hearings\NOD Form for EA41763 - CUP 3583.doc

Please charge deposit fee case#: ZEA41763 ZCFG05112

FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

* REPRINTED * I0800440

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: MR MARTIN R DAVIS \$64.00
paid by: VI 03162C
paid towards: CFG05112 CALIF FISH & GAME: DOC FEE
CFG FOR EA41763 (CUP03583)
at parcel #: 61320 PIERCE ST THER
appl type: CFG3

By _____ Feb 13, 2008 08:35
KHAFLIGE posting date Feb 13, 2008

Account Code	Description	Amount
58353120100208100	CF&G TRUST: RECORD FEES	\$64.00

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

Additional info at www.rctlma.org

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

* REPRINTED * I0801606

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: MR MARTIN R DAVIS \$1,876.75
paid by: VI 01657C
paid towards: CFG05112 CALIF FISH & GAME: DOC FEE
CFG FOR EA41763 (CUP03583)
at parcel #: 61320 PIERCE ST THER
appl type: CFG3

By JCMITCHE May 30, 2008 10:16
posting date May 30, 2008

Account Code	Description	Amount
58353120100208100	CF&G TRUST	\$1,876.75

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) 600-6100

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

Received from: MR MARTIN R DAVIS \$116.25
paid by: VI 01724A
paid towards: CFG05112 CALIF FISH & GAME: DOC FEE
CFG FOR EA41763 (CUP03583)
at parcel #: 61320 PIERCE ST THER
appl type: CFG3

By _____ Mar 26, 2009 15:21
JCMITCHE posting date Mar 26, 2009

Account Code	Description	Amount
58353120100208100	CF&G TRUST	\$116.25

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) 600-6100

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

Received from: MR MARTIN R DAVIS \$17.25
paid by: VI 06788C
paid towards: CFG05112 CALIF FISH & GAME: DOC FEE
CFG FOR EA41763 (CUP03583)
at parcel #: 61320 PIERCE ST THER
appl type: CFG3

By JCMITCHE Jan 11, 2010 11:32
posting date Jan 11, 2010

Account Code	Description	Amount
58353120100208100	CF&G TRUST	\$17.25

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

Additional info at www.rctlma.org