

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



801B

FROM: TLMA - Planning Department

SUBMITTAL DATE:  
January 19, 2012

**SUBJECT: GENERAL PLAN AMENDMENT NO. 1101 / CHANGE OF ZONE NO. 7757 / PLOT PLAN NO. 24866 (FTA-2010-03)** - Intent to Adopt Mitigated Negative Declaration – Applicant: Operation Safehouse c/o Kathy McAdara – Engineer/Representative: HMC Architects – Fourth Supervisorial District – Thousand Palms Zoning District – Western Coachella Valley Area Plan: Community Development: Medium Density Residential (CD:MDR) (2-5 D.U./Ac.) - Location: Northerly of East Lynn Street, easterly of Thelma Avenue, westerly of Monte Vista Way at 72-695 La Canada Way – .48 Gross Acres - Zoning: One family Dwellings (R-1) - **REQUEST:** The General Plan Amendment proposes to modify the land use designation from Medium Density Residential (CD: MDR) (2-5 D.U./Ac.) to Highest Density Residential (HHDR) (20+ D.U./Ac.). The change of zone proposes to modify the existing One Family Dwellings (R-1) zone to the General Residential – 480 Square Foot Minimum (R-3-480) zone. The plot plan proposes a two-story 16 unit apartment complex for homeless youth comprised of two buildings up to 23 feet in height with a total of 12,175 square feet.

**RECOMMENDED MOTION:**

**ADOPT MITIGATED NEGATIVE DECLARATION for ENVIRONMENTAL ASSESSMENT NO. 42317**, 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,

*Carolyn Syms Luna*

Carolyn Syms Luna  
Planning Director

Initials:  
CSL:jo

Continued on Next Page

REVIEWED BY EXECUTIVE OFFICE

DATE

Tina Grande

Departmental Concurrence

FORM APPROVED COUNTY COUNSEL  
BY: *Tiffany N. North*  
DATE: 1/30/12

Policy

Consent

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

Prev. Agn. Ref.

District: 4<sup>th</sup>

Agenda Number:

16.1

The Honorable Board of Supervisors

Re: GENERAL PLAN AMENDMENT NO. 1101 / CHANGE OF ZONE NO. 7757 / PLOT PLAN NO. 24866 (FTA-2010-03)

Page 2 of 2

**ADOPT GENERAL PLAN AMENDMENT NO. 1101**, proposing to amend the General Plan Land Use Designation on the Western Coachella Valley Community Area Plan from Community Development: Medium Density Residential (CD:MDR) (2-5 D.U./Ac.) to Community Development: Highest Density Residential (CD:HHDR) (20+ D.U./Ac.), in accordance with Exhibit #6; including final adoption of the General Plan Amendment Resolution No. 2012-038 by the Board of Supervisors; and,

**ADOPT RESOLUTION NO. 2012-038** amending the Riverside County General Plan concerning General Plan Amendment No. 1101; and,

**ADOPT ORDINANCE NO. 348.4736 (CHANGE OF ZONE NO. 7757)**, proposing to change the site's zoning from One-Family Dwellings (R-1) to General Residential – 480 Square Foot Minimum (R-3-480) zone in accordance with attached Exhibit #3; including final adoption of the Zoning Ordinance and Map by the Board of Supervisors; and,

**APPROVE PLOT PLAN NO. 24866**, subject to the attached Conditions of Approval, and based upon the findings and conclusions incorporated in the staff report.

Agenda Item No.:  
Area Plan: Western Coachella Valley  
Zoning District: Thousand Palms  
Supervisory District: Fourth  
Project Planner: Jay Olivas  
Board of Supervisors: February 28, 2012

GENERAL PLAN AMENDMENT NO. 1101  
CHANGE OF ZONE NO. 7757  
PLOT PLAN NO. 24866 (FTA-2010-03)  
E.A. Number: 42317  
Applicant: Operation Safehouse  
Engineer/Rep: HMC Architects

## COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

### PROJECT DESCRIPTION AND LOCATION:

**General Plan Amendment No. 1101** proposes to amend the existing General Plan Land Use Designation for the subject property from Community Development: Medium Density Residential (CD-MDR) (2-5 D.U./Ac.) to Community Development: Highest Density Residential (CD-HHDR) (20+ D.U./Ac.).

**Change of Zone No. 7757** proposes to change the site's zoning from One- Family Dwellings (R-1) to General Residential – 480 Square Foot Minimum (R-3-480) zone.

**Plot Plan No. 24866** proposes to construct a two-story 16 unit apartment complex for homeless youth comprised of two buildings up to 23 feet in height with a total of 12,175 square feet.

The project is located in the Western Coachella Valley Area Plan in Thousand Palms: more specifically, northerly of East Lynn Street, easterly of Thelma Avenue, westerly of Monte Vista Way at 72-695 La Canada Way.

### BACKGROUND:

The proposed Operation Safehouse apartments are for homeless youth (typically 18-24 year olds) who have aged out of the foster system, plus a managers unit. Qualified family members may also reside in the apartments such as infants and legally emancipated youth from 16-18 years old. The apartment complex will provide up to 18 months of housing and jobs training. Approximately 21 persons are expected to reside in the 16 apartment units. The apartments will have pedestrian access to Safehouse of the Desert which is an existing emergency youth center located immediately adjacent to the south and was approved by Public Use Permit No. 876 in 2005.

### ISSUES OF POTENTIAL CONCERN:

Issues identified and resolved during the development review process consist of the apartment design including proposed unit sizes below 750 square feet minimum, proposed two-story building heights (23 feet) within a single-family residential neighborhood, and special review of parking to allow parking reduction authorized under Zoning Ordinance Section 18.12. The project was also subject to floodplain management review under County Ordinance No. 458 (Regulating Flood Hazard Areas).

Proposed unit sizes range from approximately 480 square feet to 890 square feet for the proposed homeless youth apartment complex containing 16 units. Unit sizes must be minimum 750 square feet under Zoning Ordinance Section 18.11. Since the apartment project is for homeless youth, and would be less obtrusive to neighbors with smaller unit sizes as opposed to larger units, and will comply with applicable California Building Codes, the portion of units (nine out of 16 units) proposed to be under 750 square feet are being supported under this plot plan. Additionally, the subject land (APN 650-131-018)

purchased by Safehouse includes a 55 year deed restriction based on Regulatory Agreement with Economic Development Agency approved by Riverside County Board of Supervisors on March 23, 2010 for low to moderate income households. The plot plan limits occupancy further to homeless youth and qualified family members including managers unit (COA.10.Planning.21) for a 55 year period.

To accommodate unit sizes below 750 square feet with zoning designation, Section 18.35 (Asterisk) of Zoning Ordinance No. 348 allows an asterisk or any other character to follow a zoning symbol on any official zoning map. The project proposes the General Residential – 480 square foot minimum (R-3-480) zone.

The proposed apartment complex is a two-story structure located within a single-family residential neighborhood with single story units. The two-story apartment design is limited to 23 feet in height and includes translucent (non-transparent) windows with “bumpouts” on the second story portion restricting views to neighboring properties, plus extensive landscape buffering such as date palm trees 24-feet on-center and new wrought-iron fencing/block walls located on westerly boundary immediately adjacent to existing single-family homes.

The project proposes 10 total parking spaces. Zoning Ordinance Section 18.12 normally would require 27 spaces based on the one-bedroom and two-bedroom units. The reduction in parking is supported in accordance with Section 18.12 (e.) Alternative Programs for Parking in that the project proposes additional bike spaces (21 bike spaces total), use of the Safehouse van, and use of immediately adjacent Safehouse facility for counseling purposes for affected residents. Additionally, the homeless youth population is determined less likely to own a car thereby substantially reducing need for parking spaces.

Regional flood issues have been resolved since project has gone through floodplain management review with the Coachella Valley Water District and local drainage issues have been resolved with the Transportation Department.

**SUMMARY OF FINDINGS:**

- |    |  |  |
|----|--|--|
| 1. | Existing General Plan Land Use (Ex. #6): | Community Development: Medium Density Residential (CD-MDR) (2-5 D.U./AC.)                    |
| 2. | Existing Zoning (Ex. #3):                | One Family Dwellings (R-1)   |
| 3. | Surrounding Zoning (Ex. #3):             | One Family Dwellings (R-1)   |
| 4. | Existing Land Use (Ex. #1):              | Vacant (former County Fire Station demolished)   |
| 5. | Surrounding Land Use (Ex. #1):           | Homeless Youth Shelter, Single Family Residences; Chamber of Commerce Building               |
| 6. | Project Data:                            | Total Acreage: .48 Acres<br>Bldg. Sq. Ft.: 12,175 square feet<br>Bldg. Height: Up to 23 feet |
| 7. | Environmental Concerns:                  | See attached Environmental Assessment  |

**CONCLUSIONS:**

1. The proposed project is in conformance with the proposed Community Development: Highest Density Residential (CD: HHDR) (20+ D.U./AC.) Land Use Designation, and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with the proposed General Residential – 480 Square Foot Minimum (R-3-480) zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The public's health, safety and general welfare are protected through project design.
4. The proposed project is conditionally compatible with the present and future logical development of the area.
5. The project will not have a significant effect on the environment and there is no evidence that the project will have adverse effects on wildlife resources.

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

1. The project site is designated Community Development: Medium Density Residential (CD: MDR) (2-5 D.U./AC.) on the Western Coachella Valley Area Plan and is proposed to be changed by general plan amendment to Highest Density Residential (CD: HHDR) (20+ D.U./AC.).
2. The proposed HHDR (20+ D.U./AC.) land use designation is consistent with the proposed project for an apartment complex due to a proposed density of approximately 33 dwelling units per acre within the allowed density range.
3. The project site is currently zoned One-Family Dwellings (R-1) with surrounding zoning consisting of One-Family Dwellings (R-1).
4. The project is consistent with the proposed General Residential – 480 Square Foot Minimum (R-3-480) zone since multiple family apartment projects are conditionally consistent in the R-3-480 zone.
5. The proposed project would be compatible with surrounding zones due to compliance with minimum building setbacks consisting of 10 foot front and rear yard setbacks and five foot side yard setbacks consistent with the proposed R-3-480 zone.
6. The .48 gross acre site consists of vacant land. Surrounding land uses consist of vacant land to the north, an emergency youth shelter to the south, a chamber of commerce building to the east, and single family homes to the west.

7. The project is consistent with existing and surrounding land uses in that the proposed project is compliant with setbacks of the proposed R-3-480 zone and is conditioned to provide additional buffering including landscaping and combination block wall/wrought iron fence along the westerly boundary immediately adjacent to existing residences.
8. The project contains two story heights up to 23 feet which is conditionally compatible to the neighborhood since the apartment building provides translucent (non-transparent) windows with side wall "bump outs" limiting views to neighboring properties.
9. The project is in compliance with Zoning Ordinance Section 18.12 (e.) Alternative Programs for Parking to reduce required parking from 27 spaces to 10 spaces in that the project proposes additional bike spaces (21 bike spaces total), use of the Safehouse van, and use of immediately adjacent Safehouse facility for counseling purposes. Additionally, the homeless youth population is determined less likely to own a car thereby substantially reducing need for parking spaces.
10. Domestic water shall be provided by the Coachella Valley Water District. Domestic water shall be provided in conformance with the water land use standards of the General Plan.
11. Domestic sanitation shall be provided by the Coachella Valley Water District. Domestic sanitation shall be provided in conformance with the sewer land use standards of the General Plan.
12. The project is adjacent to La Canada Way (60' Right-of-Way) with primary access to the site from La Canada Way which contains existing ultimate right- of- way improvements. The project will be in compliance with the requirements of the circulation element of the General Plan.
13. The project is approximately one quarter mile from a fire station. The project will provide appropriate fire protection improvements, such as a water system, in conformance with the fire services policies of the General Plan.
14. The project was transmitted to the Thousand Palms Community Council. The Community Council recommended approval in concept at the March 31, 2011 council meeting.
15. The initial study performed pursuant to Environmental Assessment No. 42317 identified the following potentially significant impacts:
  - a. Air Quality
  - b. Geology/Soils
  - c. Hydrology/Water Quality
  - d. Transportation/Traffic

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

16. The project is within the Coachella Valley Multiple Species Habitat Conservation Plan and is not located within a Conservation Area of that plan. This project fulfills the requirements of that plan through conformance with Ordinance No. 875.
17. This project is a "Fast Track" (FTA-2010-03) project designated by the Economic Development Agency (EDA) and is intended to provide for beneficial jobs and economic growth.

**INFORMATIONAL ITEMS:**

1. As of this writing (1/19/12), no letters in support or opposition have been received from the general public.
2. The subject site consists of Assessor's Parcel Number 650-131-018.
3. The subject GPA 1101 went through General Plan Implementation Processing (GPIP) on July 14, 2010 at the Planning Commission and September 14, 2010 at the Board of Supervisors with recommendation to proceed with proposed land use designation of Highest Density Residential (20+ D.U./AC.).
4. The subject GPA went through SB18 tribal notification procedure with comment period ending October 6, 2010. No requests for tribal consultation were received. The only comment from Agua Caliente Tribal letter of May 27, 2011 indicated no concern.
5. The project site was recently incorporated into City of Cathedral City sphere of influence. A copy of the hearing notice was sent to the City. No comments to date have been received.

**RESOLUTION NO. 2012-038  
AMENDING THE RIVERSIDE COUNTY GENERAL PLAN  
(GENERAL PLAN AMENDMENT NO. 1101)**

**WHEREAS**, pursuant to the provisions of Government Code Section 65350 et seq., a public hearing was held before the Riverside County Board of Supervisors on February 28, 2012 to consider the proposed amendment to the Western Coachella Area Plan of the Riverside County General Plan; and,

**WHEREAS**, all provisions of the California Environmental Quality Act (“CEQA”) and Riverside County CEQA implementing procedures have been satisfied; and,

**WHEREAS**, the proposed general plan amendment was discussed fully with testimony and documentation presented by the public and affected government agencies; now, therefore,

**BE IT RESOLVED, FOUND, DETERMINED AND ORDERED** by the Board of Supervisors of the County of Riverside in regular session assembled on February 28, 2012 that:

**General Plan Amendment No. 1101 (GPA No. 1101)** is a proposal to amend the Land Use Element by amending the Land Use Designation in the Western Coachella Valley Area Plan from Medium Density Residential (CD: MDR) (2-5 D.U./Ac.) to Highest Density Residential (HHDR) (20+ D.U./Ac.) of an approximately 0.48 acre property located northerly of East Lynn Street, easterly of Via Ventana, westerly of Monte Vista Way in the Thousand Palms Zoning District of the Fourth Supervisorial District, as shown on the exhibit entitled “GPA001101 Proposed General Plan, Exhibit 6” a copy of which is attached hereto and incorporated herein by reference. General Plan Amendment No. 1101 is associated with Change of Zone No. 7757, Plot Plan No. 24866 and Environmental Assessment No. 42317 (collectively referred to herein as “the Project”), which were considered concurrently with this amendment at the public hearing before the Board of Supervisors. Change of Zone No. 7757 proposes to change the zoning classification from One Family Dwellings (R-1) to General Residential – 480 square foot minimum (R-3-480) on an approximately 0.48 acre property. Plot Plan No. 24866 proposes to construct a two-story 16 unit apartment complex for homeless youth (“Operation Safehouse Apartments”) comprised of two buildings up to 23 feet in height of 12, 175 square feet. The proposed Operation Safehouse apartments are for 18-24 year olds who have aged out of the foster care system. Under the Plot Plan, the apartment complex

BY:  TIFFANY N. NORTON 1/23/12

1 will provide up to 18 months of housing and jobs training. Approximately 21 persons are expected to  
2 reside in the 16 apartment units which range in size from approximately 480 square feet to 890 square  
3 feet. The Project was designated as a Fast Track Project (FTA-2010-03) by the Economic Development  
4 Agency and is intended to provide for beneficial jobs and economic growth.

5 GPA No. 1101 went through General Plan Initiation Proceedings (“GPIP”) on July 14, 2010 at the  
6 Planning Commission and on September 14, 2010 at the Board of Supervisors. The Board of Supervisors  
7 adopted an order initiating proceedings for GPA No. 1101 on September 14, 2010. The Board of  
8 Supervisors tentatively adopted GPA No. 1101 on February 28, 2012.

9 **BE IT FURTHER RESOLVED** by the Board of Supervisors, based on the evidence presented on  
10 this matter, both written and oral, including Environmental Assessment No. 42317, that:

- 11 1. The site is located in the Western Coachella Valley Area Plan.
- 12 2. The Western Coachella Valley Area Plan Land Use Map determines the extent, intensity,  
13 and location of land uses within the Western Coachella Valley Area Plan.
- 14 3. The site is currently designated Medium Density Residential allowing 2 – 5 dwelling units  
15 per acre within the Community Development Foundation Component.
- 16 4. General Plan Amendment No. 1101 proposes to change the Western Coachella Valley  
17 Area Plan Land Use Designation on an approximately 0.48 acre property from Medium  
18 Density Residential (2-5 D.U./Ac.) within the Community Development Foundation  
19 Component to Highest Density Residential (HHDR) (20+ D.U./Ac.) in the Community  
20 Development Foundation Component. This is an Entitlement/Policy amendment which  
21 can be processed and adopted at anytime.
- 22 5. Surrounding land use designations include Medium Density Residential (2-5 D.U./Ac.) to  
23 the north, south, east, and west.
- 24 6. The site is currently zoned One Family Dwellings (R-1).
- 25 7. The associated Change of Zone No. 7757 proposes to change the zoning classification  
26 from One Family Dwellings (R-1) to General Residential – 480 square foot minimum (R-  
27 3-480) on the site.
- 28

- 1 8. The site is surrounded by properties zoned One Family Dwellings (R-1) to the north, south,  
2 east, and west.
- 3 9. Surrounding land uses include single family residences to the west, commercial and  
4 institutional land uses to the east and south, and vacant land to the north.
- 5 10. GPA No. 1101 does not involve a change in or conflict with the Riverside County Vision.  
6 As stated in the Vision Summary for the Western Coachella Valley Area Plan (WCVAP),  
7 plan residents are dedicated to the preservation of their community identity and  
8 incorporating a level of diversity within an evolving community. The Project will add to  
9 this vision, rather detract from it, but bolstering existing facilities that currently exist  
10 within the Area Plan. The Project is an expansion of an existing facility owned by the  
11 same applicant, Safehouse of the Desert, Inc., and the Project will accommodate a growing  
12 need in the community for services. The Area Plan demands a diversity of housing  
13 opportunities, “from the rural retreat to suburban neighborhood to exclusive custom  
14 estates.” This encouragement of a wide range of housing opportunities is evidence of the  
15 compatibility the Project will have with the current level of housing within the Western  
16 Coachella Valley. The Riverside County vision also states the WCVAP shall promote the  
17 extension of housing policies to communities where a particular shortage exists. The  
18 Project will construct a 16 unit apartment complex on 0.48 acres for “at-risk” youth. The  
19 Project will satisfy the requirements of the Riverside County Housing Element and  
20 Sections 65582, 65583, and 65589.5 of the Government Code to provide transitional  
21 facilities and emergency shelters necessary for the implementation of affordable housing  
22 policies.
- 23 11. GPA No. 1101 does not involve a change in, or conflict with, a General Plan Principle.  
24 The General Plan Principles recognizes the importance of innovative planning combined  
25 with effective incentives for those housing types and community forms which are most  
26 efficient in land consumption and extension of infrastructure and are adaptive to transit.  
27 The Project will construct a multi-story (16 unit) apartment project and has been designed  
28 to alleviate and mitigate any negative aesthetic impact to the residents and surrounding

1 environment within the WCVAP. The Project implements the Maturing Communities,  
2 Housing Element, and Efficient Land Use principles of the General Plan (Appendix B)  
3 through the development of a housing stock necessary for the accommodation of emerging  
4 demographics that are present within the WCVAP. The Project is efficient in scale and  
5 appropriately centered within a sub-urban core where access to transit is available..

6 12. GPA No. 1101 does not involve a change in or conflict with any Foundation Component  
7 designation of the General Plan. General Plan Land Use Designation Medium Density  
8 Residential (MDR) (2-5 D.U./Ac.) and Highest Density Residential (HHDR) (20+  
9 D.U./Ac.) are both within the Community Development Foundation Component.

10 13. GPA No. 1101 will contribute to the achievement of the purposes of the General Plan. The  
11 Riverside County Housing Element requires that affordable housing for all income  
12 brackets and socio-economic classes be provided. The Department of Housing and  
13 Community Development (HCD) requires that Counties and Cities update their Housing  
14 Elements every eight (8) years. The County is issued by the HCD, and required by State  
15 Law to meet a specific allocation of affordable housing units – called the Regional  
16 Housing Needs Allocation or RHNA - for the following income categories: Extremely  
17 Low Income (ELI), Very Low Income (VLI), Low Income (LI), and Moderate. The  
18 Project contributes to the achievement of the County’s RHNA. In addition, the Project also  
19 contributes to the County’s compliance with recently passed amendments to Sections  
20 65582, 65583, and 65589.5 of the Government Code which require the County to establish  
21 provisions for and implement facilities that support transitional housing and a migratory  
22 resident population. According to the 4<sup>th</sup> RHNA Cycle, the Coachella Valley needs  
23 affordable housing opportunities across the lower ends of the income scale. The Project  
24 achieves and promotes the County’s abilities to assist residents in these categories with the  
25 provision of both temporary and permanent housing opportunities.

26 14. GPA No. 1101 is consistent with the goals and policies of the Western Coachella Valley  
27 Area Plan and with all policies of the Riverside County General Plan.  
28

- 1           15. Special circumstances or conditions that have emerged that were unanticipated in  
2           preparing the General Plan. More specifically, these circumstances or conditions include  
3           the passage of amendments to Sections 65582, 65583, and 65589.5 of the Government  
4           Code and Senate Bill 375 (SB 375) enacted in 2008. This new State legislation requires  
5           that the County provide for the provision of transitional facilities and emergency shelters  
6           for persons who cannot pay and qualify as a transitional resident necessitating such  
7           accommodations. SB 375 requires that the County review land use projects in conjunction  
8           with the local transportation network and provide for higher densities to achieve reductions  
9           in Vehicle Miles Travel (VMT's) and Greenhouse Gases. Due to new State requirements  
10          to provide for transitional housing opportunities (SB 2) and facilitate higher density  
11          projects in an effort to reduce impacts to Air Quality and sustainability to both the local  
12          and regional environments, the Project meets the applicable findings necessary for  
13          adoption.
- 14          16. GPA No. 1101 will not be detrimental to public health, safety, and welfare.
- 15          17. GPA No. 1101 is consistent with the requirements set forth in Government Code Section  
16          65358(c) as the Project will provide 100% of the residents with affordable and transitional  
17          housing opportunities and thus, the limitation on the frequency of amendments to the  
18          General Plan does not apply to this amendment.
- 19          18. The findings of the initial study performed pursuant to Environmental Assessment No.  
20          42317, a copy which is attached hereto, are incorporated herein by reference. The  
21          Environmental Assessment determined that the proposed general plan amendment and the  
22          associated change of zone and plot plan ("the Project") could have impacts on, or be  
23          impacted by Air Quality, Geology and Soils, Hydrology and Water Quality, and  
24          Transportation. However, it was determined that each of these impacts were less than  
25          significant or would be mitigated to a level of non-significance through the application of  
26          adopted County Ordinances, Conditions of Approval, and through the mitigation measures  
27          indicated in the initial study. The initial study concluded that the Project, as mitigated,  
28          would not have a significant effect on the environment.

1           **BE IT FURTHER RESOLVED** by the Board of Supervisors that it **ADOPTS** the Mitigated  
2 Negative Declaration for Environmental Assessment No. 42317, and **ADOPTS** General Plan Amendment  
3 No. 1101 from Medium Density Residential (MDR) (2-5 D.U./Ac.) to Highest Density Residential  
4 (HHDR) (20+ D.U./Ac.) within the Community Development Foundation Component as described herein  
5 and shown on the exhibit entitled “GPA01101 Proposed General Plan, Exhibit 6.”

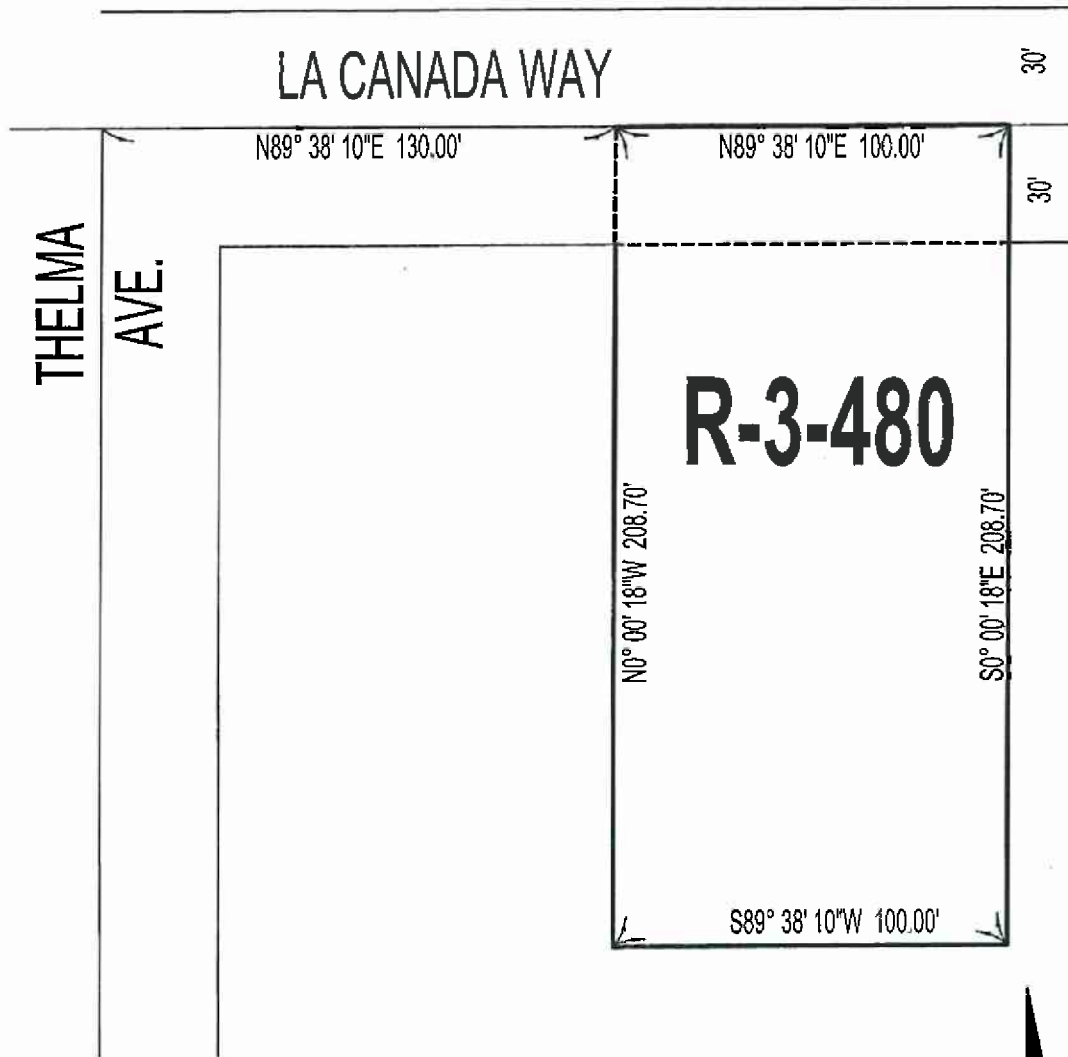
6           **BE IT FURTHER RESOLVED** by the Board of Supervisors that the custodians of the  
7 documents upon which this decision is based are the Clerk of the Board of Supervisors and the County  
8 Planning Department, and that such documents are located at 4080 Lemon Street, Riverside, California.

9

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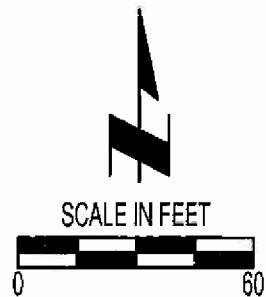
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LEGEND

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|---------|---|
| R-3-480 | GENERAL RESIDENTIAL,<br>480 SQ FEET MINIMUM |
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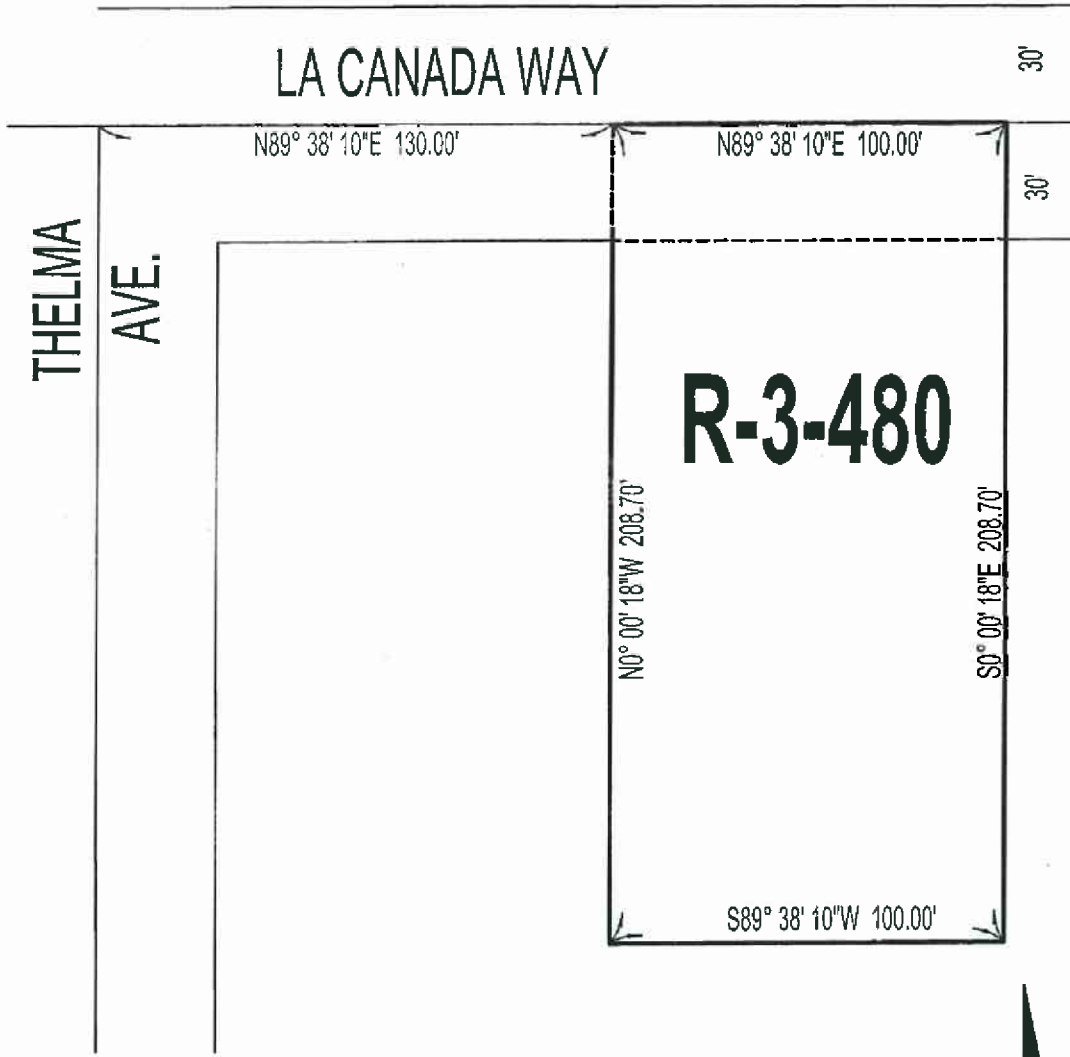


MAP NO. 40.043  
**CHANGE OF OFFICIAL ZONING PLAN  
 THOUSAND PALMS  
 DISTRICT**

CHANGE OF ZONE CASE NO. 7757  
 AMENDING ORDINANCE NO. 348  
 ADOPTED BY ORDINANCE NO. 348.4736  
 FEBRUARY 28, 2012

RIVERSIDE COUNTY BOARD OF SUPERVISORS

SEC 18 T.4S., R.6E, S.B.B & M.



LEGEND

|         |   |
|---------|---|
| R-3-480 | GENERAL RESIDENTIAL,<br>480 SQ FEET MINIMUM |
|---------|---|



MAP NO. 40.043  
**CHANGE OF OFFICIAL ZONING PLAN  
 THOUSAND PALMS  
 DISTRICT**

CHANGE OF ZONE CASE NO. 7757  
 AMENDING ORDINANCE NO. 348  
 ADOPTED BY ORDINANCE NO. 348.4736  
 FEBRUARY 28, 2012

RIVERSIDE COUNTY BOARD OF SUPERVISORS

ASSESSORS PARCEL NO 650-131-018

RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA01101/CZ07757/PP24866

Supervisor Benoit  
District 4

Date Drawn: 1/11/12  
Exhibit 1

LAND USE



Zoning Area: Thousand Palms  
Township/Range: T4SR6E  
Section: 18

Assessors Bk. Pg. 650-13  
Thomas Bros. Pg. 788 D2  
Edition 2009



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 955-3200 (Western County), or in Indio at (760) 863-8277 (Eastern County) or website at <http://www.planning.riverside.ca.gov/index.html>

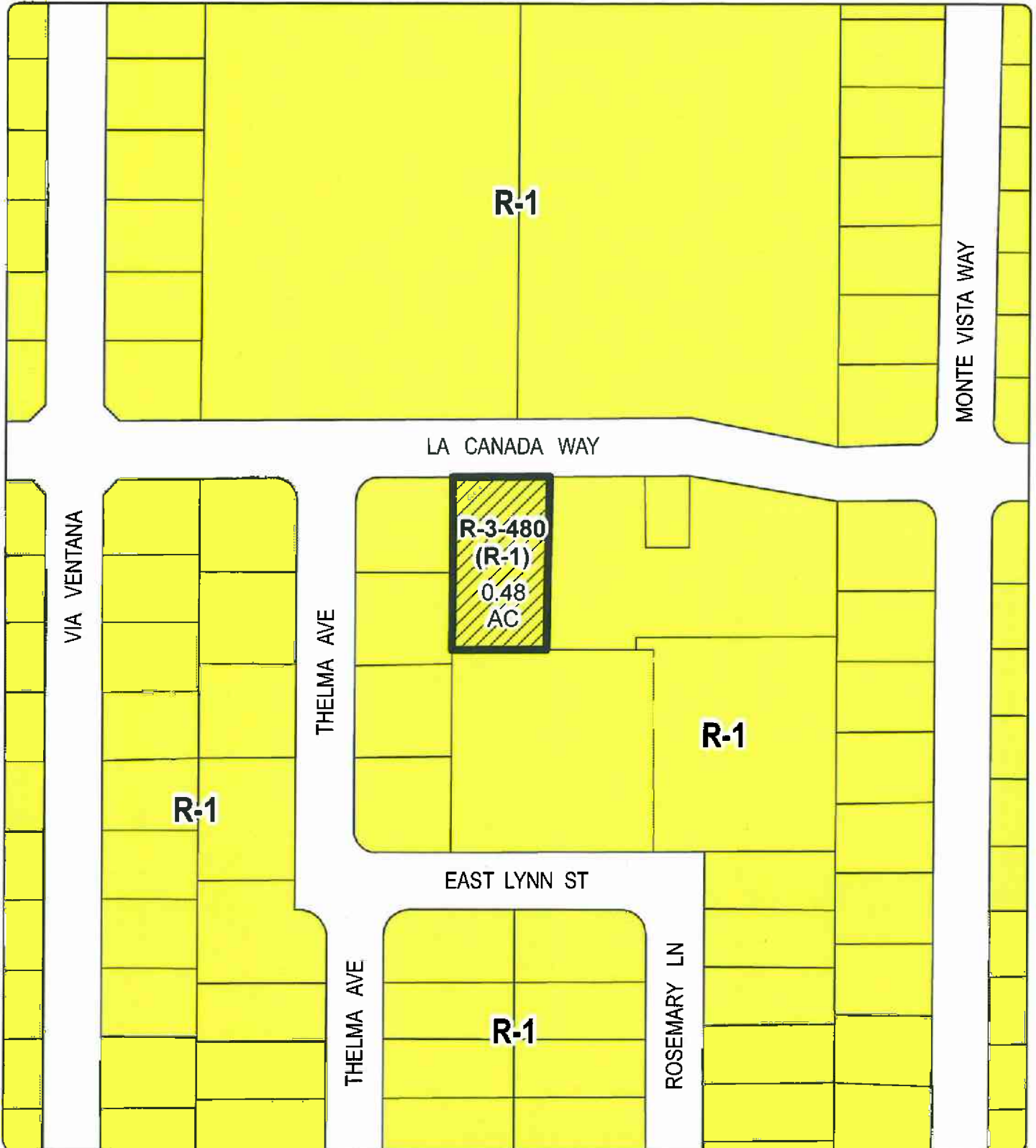
RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA01101/CZ07757/PP24866

PROPOSED ZONING

Supervisor Benoit  
District 4

Date Drawn: 1/11/12  
Exhibit 3



Zoning Area: Thousand Palms  
Township/Range: T4SR6E  
Section: 18

Assessors Bk. Pg. 650-13  
Thomas Bros. Pg. 788 D2  
Edition 2009



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 955-3200 (Western County), or in Indio at (760) 863-8277 (Eastern County) or website at <http://www.lma.co.riverside.ca.us/index.html>

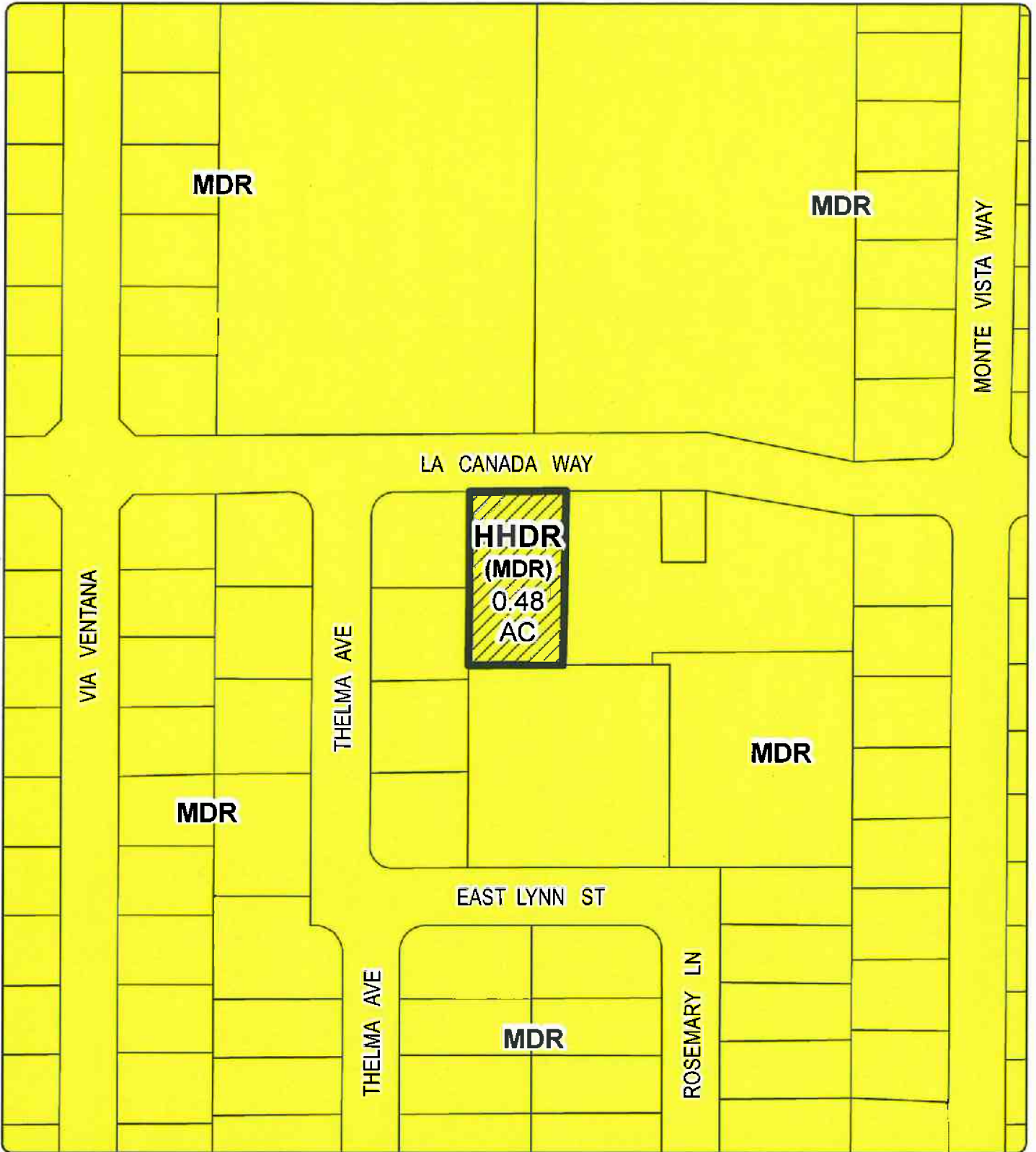
RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA01101/CZ07757/PP24866

PROPOSED GENERAL PLAN

Supervisor Benoit  
District: 4

Date Drawn: 1/11/12  
Exhibit 6



Zoning Area: Thousand Palms  
Township/Range: T4SR6E  
Section: 18

Assessors Bk. Pg. 650-13  
Thomas Bros. Pg. 788 D2  
Edition 2009



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 955-3200 (Western County), or in Indio at (760) 863-8277 (Eastern County) or website at <http://www.lrms.co.riverside.ca.us/index.htm>

**HMC ARCHITECTS**  
 2541 CONCORDIA STREET  
 ONTARIO, CALIFORNIA 91764  
 Telephone: 951-483-9978  
 Fax: 951-483-1600

**PROJECT DESCRIPTION (#9 & #49)**

SCOPE OF WORK: ALL CONSTRUCTION AND SERVICES REQUIRED FOR THE PROPOSED OPERATION SAFEHOUSE OF THE DESERT. THE PROPOSED SAFEHOUSE OF THE DESERT WILL BE CONSTRUCTED ON THE EXISTING 1.16 ACRES OF LAND LOCATED AT THE CORNER OF CALIFORNIA HIGHWAY 91 AND STATE ROUTE 151. THE PROPOSED SAFEHOUSE OF THE DESERT WILL BE CONSTRUCTED ON THE EXISTING 1.16 ACRES OF LAND LOCATED AT THE CORNER OF CALIFORNIA HIGHWAY 91 AND STATE ROUTE 151. THE PROPOSED SAFEHOUSE OF THE DESERT WILL BE CONSTRUCTED ON THE EXISTING 1.16 ACRES OF LAND LOCATED AT THE CORNER OF CALIFORNIA HIGHWAY 91 AND STATE ROUTE 151.

**LEGAL DESCRIPTION (#10)**

THE 1.16 ACRES PROPERTY LOCATED AT THE CORNER OF CALIFORNIA HIGHWAY 91 AND STATE ROUTE 151, IN THE COUNTY OF SAN BERNARDINO, CALIFORNIA, IS DESCRIBED AS FOLLOWS:  
 APN: 030-111-018  
 THE 1.16 ACRES PROPERTY LOCATED AT THE CORNER OF CALIFORNIA HIGHWAY 91 AND STATE ROUTE 151, IN THE COUNTY OF SAN BERNARDINO, CALIFORNIA, IS DESCRIBED AS FOLLOWS:  
 APN: 030-111-018  
 THE 1.16 ACRES PROPERTY LOCATED AT THE CORNER OF CALIFORNIA HIGHWAY 91 AND STATE ROUTE 151, IN THE COUNTY OF SAN BERNARDINO, CALIFORNIA, IS DESCRIBED AS FOLLOWS:  
 APN: 030-111-018

**OPERATION SAFEHOUSE OF THE DESERT**

2541 La Canada Way  
 Thousand Palms, California 92276

OPERATION SAFEHOUSE OF THE DESERT

**PROJECT & PROPERTY INFORMATION**

**APPLICANT:**  
 Operation Safehouse, Inc.  
 2541 La Canada Way  
 Thousand Palms, California 92276  
 Phone: 951-483-9978  
 Fax: 951-483-1600

**LAND OWNER:**  
 Neighborhood Agency for the County of Riverside  
 2500 La Brea Avenue  
 Los Angeles, California 90008  
 Phone: 213-480-2000  
 Fax: 213-480-2001

**EXHIBIT PREPARER:**  
 HMC ARCHITECTS  
 2541 La Canada Way  
 Thousand Palms, California 92276  
 Phone: 951-483-9978  
 Fax: 951-483-1600

**APN:** 030-111-018

**PROJECTING ARCHITECTS:**  
 HMC ARCHITECTS  
 2541 La Canada Way  
 Thousand Palms, California 92276  
 Phone: 951-483-9978  
 Fax: 951-483-1600

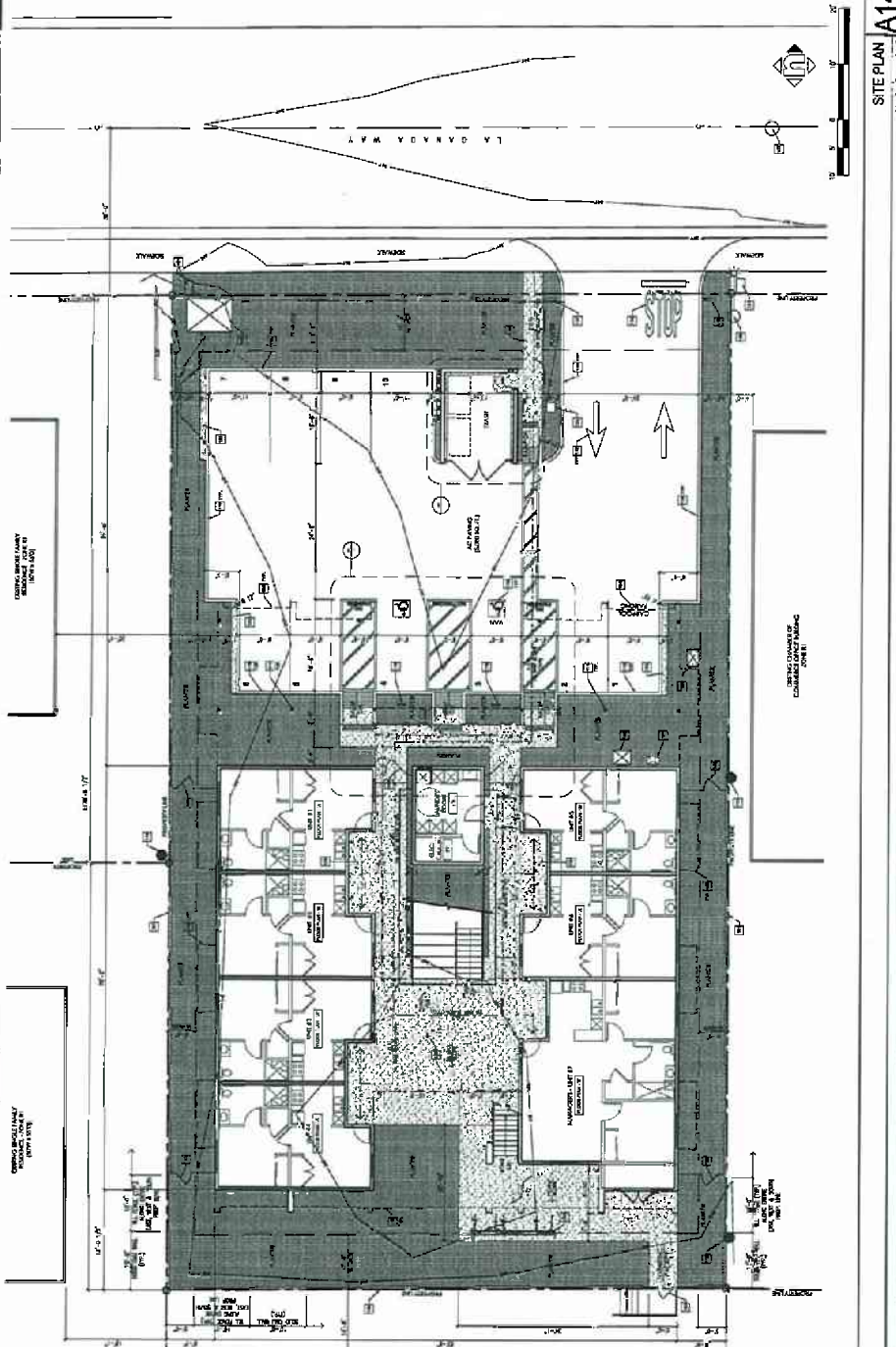
**DATE:** 03/11/15

**PROJECT NO.:** 030-111-018

**AS NOTED:** 03/11/15

**DATE:** 03/11/15

**EXHIBIT A)**



**SITE PLAN A14**

- NOTE: NOT ALL KEYNOTES APPLY TO THIS SHEET.**
- PROPOSED PARKING REQUIREMENTS:**
- 1.16 ACRES
  - 2.00 ACRES
  - 3.00 ACRES
  - 4.00 ACRES
  - 5.00 ACRES
  - 6.00 ACRES
  - 7.00 ACRES
  - 8.00 ACRES
  - 9.00 ACRES
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  - 46.00 ACRES
  - 47.00 ACRES
  - 48.00 ACRES
  - 49.00 ACRES
  - 50.00 ACRES
- PROPOSED SITE AREA (#39)**
- 1.16 ACRES PROPERTY = 17,790 SQ. FT.
- BUILDING FOOTPRINT = 4,498 SQ. FT. = 25.3%
- ASPHALTING AREA = 5,299 SQ. FT. = 29.8%
- CONCRETE AREA = 2,823 SQ. FT. = 15.9%
- LANDSCAPE AREA = 5,170 SQ. FT. = 29.0%
- TOTAL = 17,790 SQ. FT. = 100.0%
- BLUE SHED AREA = 5,170 SQ. FT. = 29.0%
- CONCRETE AREA = 2,823 SQ. FT. = 15.9%
- ASPHALTING AREA = 5,299 SQ. FT. = 29.8%
- LANDSCAPE AREA = 5,170 SQ. FT. = 29.0%
- TOTAL = 17,790 SQ. FT. = 100.0%
- PROPOSED PARKING:**
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- BUILDING FOOTPRINT = 4,498 SQ. FT. = 25.3%
- ASPHALTING AREA = 5,299 SQ. FT. = 29.8%
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- TOTAL = 17,790 SQ. FT. = 100.0%
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- ASPHALTING AREA = 5,299 SQ. FT. = 29.8%
- LANDSCAPE AREA = 5,170 SQ. FT. = 29.0%
- TOTAL = 17,790 SQ. FT. = 100.0%
- SITE KEYNOTES:**
- 1. 1.16 ACRES PROPERTY
  - 2. 2.00 ACRES PROPERTY
  - 3. 3.00 ACRES PROPERTY
  - 4. 4.00 ACRES PROPERTY
  - 5. 5.00 ACRES PROPERTY
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  - 49. 49.00 ACRES PROPERTY
  - 50. 50.00 ACRES PROPERTY
- PLANNING REQUIREMENTS:**
- 1. 1.16 ACRES PROPERTY
  - 2. 2.00 ACRES PROPERTY
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  - 47. 47.00 ACRES PROPERTY
  - 48. 48.00 ACRES PROPERTY
  - 49. 49.00 ACRES PROPERTY
  - 50. 50.00 ACRES PROPERTY



**BUILDING AREA**

| GROUND LEVEL - 50. FT. |           | NON-DWELLING |  |
|------------------------|-----------|--------------|--|
| ROOM                   | DWELLING  | 508 sq ft    |  |
| UNIT #1                | 508 sq ft |              |  |
| UNIT #2                | 508 sq ft |              |  |
| UNIT #3                | 508 sq ft |              |  |
| UNIT #4                | 508 sq ft |              |  |
| UNIT #5                | 508 sq ft |              |  |
| UNIT #6                | 508 sq ft |              |  |
| MANAGER'S UNIT #7      | 508 sq ft |              |  |
| LAUNDRY ROOM           | 508 sq ft |              |  |
| ELECT. CLOSET          | 508 sq ft |              |  |
| W.I. CLOSET            | 508 sq ft |              |  |
| ENCLOSURE TOTAL        | 508 sq ft |              |  |
| NON-DWELLING TOTAL     | 508 sq ft |              |  |
| GROUND LEVEL TOTAL     | 508 sq ft |              |  |

**GENERAL NOTES**

1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
2. REFER TO ALL NOTES ON SHEETS A-1 THROUGH A-12 FOR ADDITIONAL INFORMATION.
3. REFER TO ALL NOTES ON SHEETS A-1 THROUGH A-12 FOR ADDITIONAL INFORMATION.

**FLOOR PLAN KEYNOTES**

NOTE: NOT ALL KEYNOTES LISTED APPLY TO THIS SHEET

- LINE OF ECONOMY
- QUADRANT
- GROUND FLOOR

**PROJECT & PROPERTY INFORMATION**

APRIL 2011  
 73895 La Canada Way  
 Thousand Oaks, California 92078

LAND CHANGES  
 COUNTY OF CALIFORNIA  
 COUNTY OF LOS ANGELES  
 COUNTY OF SAN DIEGO  
 COUNTY OF SAN JUAN BAPTISTA  
 COUNTY OF SAN RAFAEL  
 COUNTY OF SANTA BARBARA  
 COUNTY OF SANTA CRUZ  
 COUNTY OF SANTA CLAY  
 COUNTY OF SANTA FE  
 COUNTY OF SANTA TERESA  
 COUNTY OF SAN VICENTE

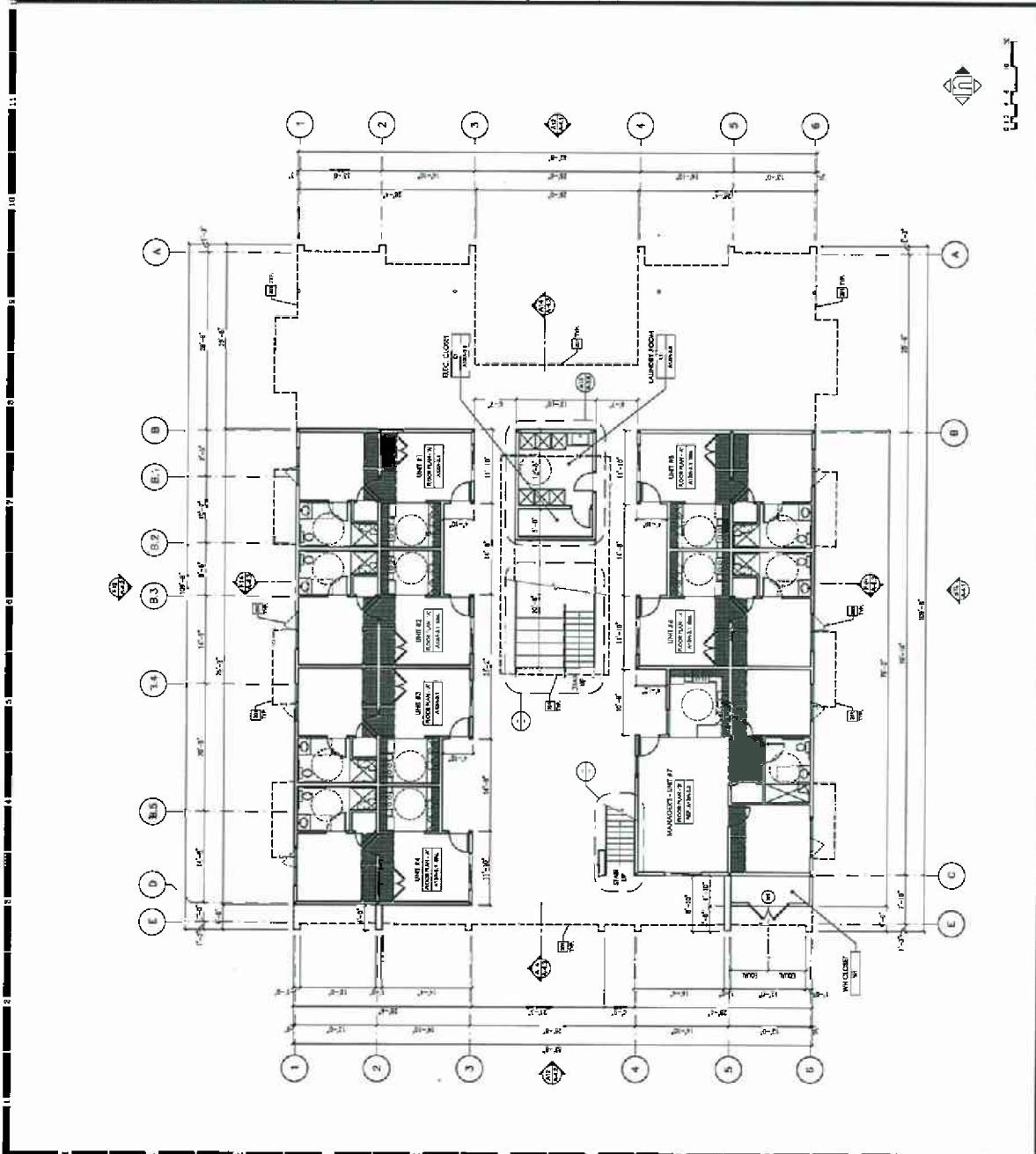
EXHIBIT PREPARER  
 HMC ARCHITECTS  
 3545 COMPTON STREET  
 ONTARIO, CALIFORNIA 91764  
 (951) 988-8879

APN: 019-018-117-018



**GROUND LEVEL PLAN**

**A-2.1**



**GROUND LEVEL PLAN A12**  
 SCALE: 1/8" = 1'-0"

**HMC ARCHITECTS**  
 3540 CONCORDS STREET  
 ONTARIO, CALIFORNIA 91754  
 Telephone: 909.980.9579  
 Fax: 909.483.1400

**PROJECT TITLE:**  
 OPERATION SAFEHOUSE  
 OF THE DESERT  
 72886 La Canada Way  
 Thousand Palms, California 92278

**PROJECT NO.:**  
 201100001

**CLIENT:**  
 Operation Safehouse, Inc.  
 3540 ConCORDS Street  
 Ontario, CA 91754  
 (909) 980-9579

**LAND OWNER:**  
 Operation Safehouse, Inc.  
 3540 ConCORDS Street  
 Ontario, CA 91754  
 (909) 980-9579

**EXHIBIT PREPARER:**  
 HMC ARCHITECTS  
 3540 ConCORDS Street  
 Ontario, CA 91754  
 (909) 980-9579

**PROJECT NO.:** 201100001  
**DATE:** 05/11/11  
**SCALE:** AS NOTED  
**PROJECT NAME:** OPERATION SAFEHOUSE OF THE DESERT  
**PROJECT ADDRESS:** 72886 La Canada Way, Thousand Palms, CA 92278

**PROJECT NO.:** 201100001  
**DATE:** 05/11/11  
**SCALE:** AS NOTED  
**PROJECT NAME:** OPERATION SAFEHOUSE OF THE DESERT  
**PROJECT ADDRESS:** 72886 La Canada Way, Thousand Palms, CA 92278

**PROJECT NO.:** 201100001  
**DATE:** 05/11/11  
**SCALE:** AS NOTED  
**PROJECT NAME:** OPERATION SAFEHOUSE OF THE DESERT  
**PROJECT ADDRESS:** 72886 La Canada Way, Thousand Palms, CA 92278

**PROJECT NO.:** 201100001  
**DATE:** 05/11/11  
**SCALE:** AS NOTED  
**PROJECT NAME:** OPERATION SAFEHOUSE OF THE DESERT  
**PROJECT ADDRESS:** 72886 La Canada Way, Thousand Palms, CA 92278

**PROJECT NO.:** 201100001  
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**PROJECT NAME:** OPERATION SAFEHOUSE OF THE DESERT  
**PROJECT ADDRESS:** 72886 La Canada Way, Thousand Palms, CA 92278

**PROJECT NO.:** 201100001  
**DATE:** 05/11/11  
**SCALE:** AS NOTED  
**PROJECT NAME:** OPERATION SAFEHOUSE OF THE DESERT  
**PROJECT ADDRESS:** 72886 La Canada Way, Thousand Palms, CA 92278

**BUILDING AREA**

| SECOND LEVEL - SQ. FT. |               | NON-DWELLING |  |
|------------------------|---------------|--------------|--|
| ROOM                   | DWELLING      | 781 SQ. FT.  |  |
| UNIT #1                | 512 SQ. FT.   |              |  |
| UNIT #2                | 506 SQ. FT.   |              |  |
| UNIT #3                | 506 SQ. FT.   |              |  |
| UNIT #4                | 506 SQ. FT.   |              |  |
| UNIT #5                | 506 SQ. FT.   |              |  |
| UNIT #6                | 506 SQ. FT.   |              |  |
| UNIT #7                | 506 SQ. FT.   |              |  |
| UNIT #8                | 506 SQ. FT.   |              |  |
| UNIT #9                | 506 SQ. FT.   |              |  |
| UNIT #10               | 506 SQ. FT.   |              |  |
| DECK TOTAL             | 8400 SQ. FT.  |              |  |
| DWELLING TOTAL         | 5420 SQ. FT.  |              |  |
| SECOND LEVEL TOTAL     | 13840 SQ. FT. |              |  |

**GENERAL NOTES**

1. REFER TO ALL GENERAL NOTES ON SHEETS A10.1 THROUGH A10.5 FOR ADDITIONAL NOTES.
2. REFER TO ALL GENERAL NOTES ON SHEETS A11.1 THROUGH A11.5 FOR ADDITIONAL NOTES.
3. REFER TO ALL GENERAL NOTES ON SHEETS A12.1 THROUGH A12.5 FOR ADDITIONAL NOTES.
4. REFER TO ALL GENERAL NOTES ON SHEETS A13.1 THROUGH A13.5 FOR ADDITIONAL NOTES.
5. REFER TO ALL GENERAL NOTES ON SHEETS A14.1 THROUGH A14.5 FOR ADDITIONAL NOTES.
6. REFER TO ALL GENERAL NOTES ON SHEETS A15.1 THROUGH A15.5 FOR ADDITIONAL NOTES.
7. REFER TO ALL GENERAL NOTES ON SHEETS A16.1 THROUGH A16.5 FOR ADDITIONAL NOTES.
8. REFER TO ALL GENERAL NOTES ON SHEETS A17.1 THROUGH A17.5 FOR ADDITIONAL NOTES.
9. REFER TO ALL GENERAL NOTES ON SHEETS A18.1 THROUGH A18.5 FOR ADDITIONAL NOTES.
10. REFER TO ALL GENERAL NOTES ON SHEETS A19.1 THROUGH A19.5 FOR ADDITIONAL NOTES.

**FLOOR PLAN KEYNOTES**

NOTE: NOT ALL KEYNOTES LISTED APPLY TO THIS SHEET

DESCRIPTION

- 1. LINE OF FOOT MOVE
- 2. CIRCUMFERENTIAL WINDOW
- 3. OPERABLE WINDOW

**GENERAL NOTES**

1. REFER TO ALL GENERAL NOTES ON SHEETS A10.1 THROUGH A10.5 FOR ADDITIONAL NOTES.
2. REFER TO ALL GENERAL NOTES ON SHEETS A11.1 THROUGH A11.5 FOR ADDITIONAL NOTES.
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8. REFER TO ALL GENERAL NOTES ON SHEETS A17.1 THROUGH A17.5 FOR ADDITIONAL NOTES.
9. REFER TO ALL GENERAL NOTES ON SHEETS A18.1 THROUGH A18.5 FOR ADDITIONAL NOTES.
10. REFER TO ALL GENERAL NOTES ON SHEETS A19.1 THROUGH A19.5 FOR ADDITIONAL NOTES.

**FLOOR PLAN KEYNOTES**

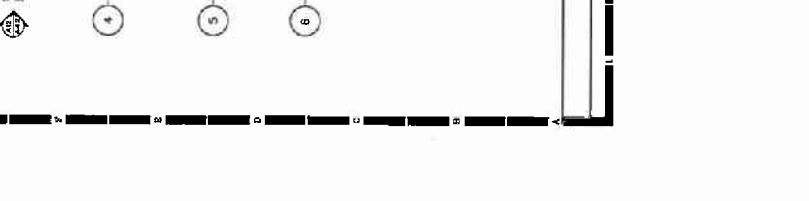
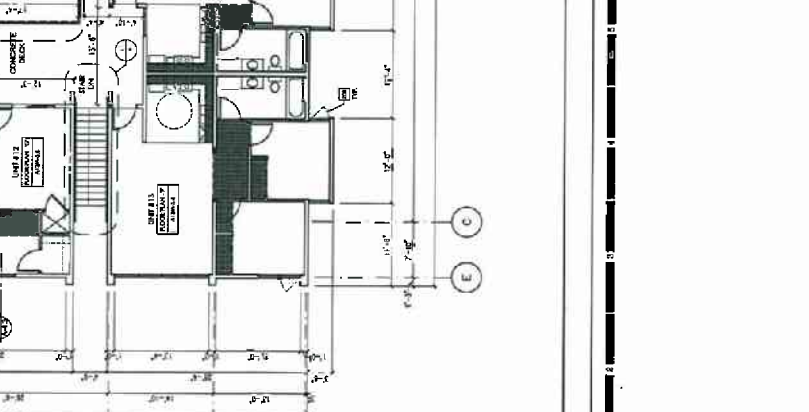
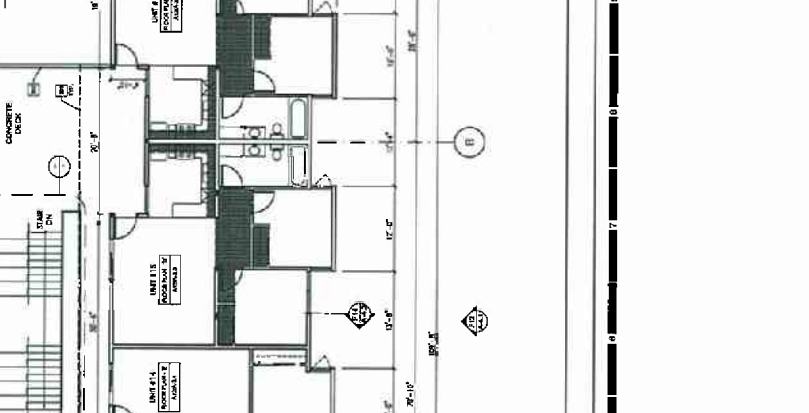
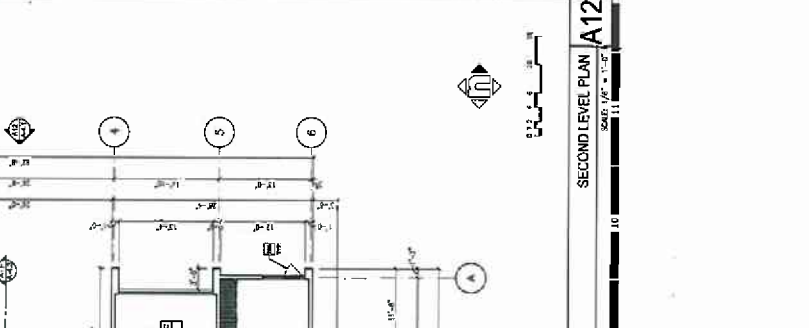
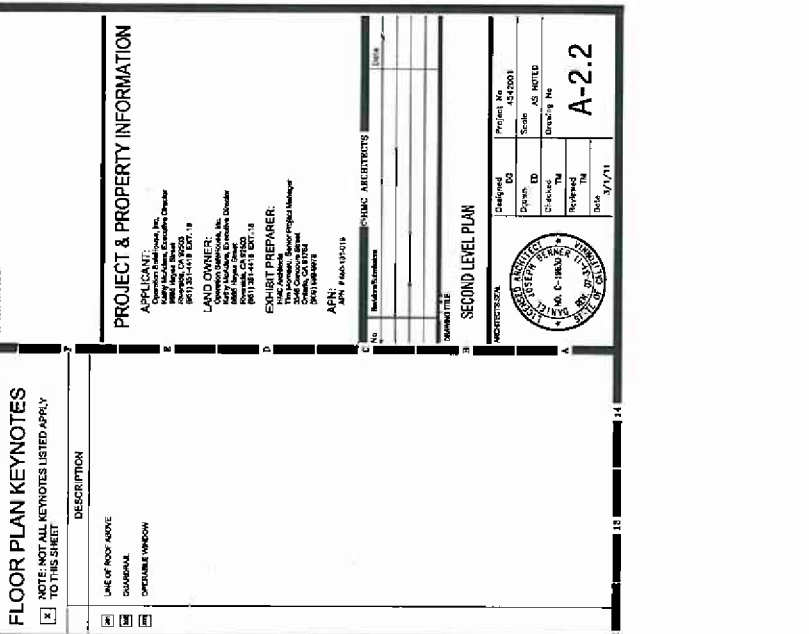
NOTE: NOT ALL KEYNOTES LISTED APPLY TO THIS SHEET

DESCRIPTION

- 1. LINE OF FOOT MOVE
- 2. CIRCUMFERENTIAL WINDOW
- 3. OPERABLE WINDOW

**GENERAL NOTES**

1. REFER TO ALL GENERAL NOTES ON SHEETS A10.1 THROUGH A10.5 FOR ADDITIONAL NOTES.
2. REFER TO ALL GENERAL NOTES ON SHEETS A11.1 THROUGH A11.5 FOR ADDITIONAL NOTES.
3. REFER TO ALL GENERAL NOTES ON SHEETS A12.1 THROUGH A12.5 FOR ADDITIONAL NOTES.
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10. REFER TO ALL GENERAL NOTES ON SHEETS A19.1 THROUGH A19.5 FOR ADDITIONAL NOTES.



**SECOND LEVEL PLAN A12**  
 SCALE: 1/4\"/>

| KEYNOTE | DESCRIPTION  |
|---------|--|
| 1       | PAINTED STUCCO CONCRETE FINE SAND FLOAT FINISH     |
| 2       | PAINTED STUCCO COLOR 1: HAZARD FINISH              |
| 3       | PAINTED STUCCO COLOR 3: HEAVY SAND FLOAT FINISH    |
| 4       | PAINTED INTERIOR WALL: MASONRY BOARD FINISH        |
| 5       | ALUMINUM WINDOW WITH INSULATED TRANSPARENT GLAZING |
| 6       | ALUMINUM WINDOW WITH INSULATED OPAQUE GLAZING      |
| 7       | ALUMINUM WINDOW                                    |
| 8       | CONCRETE WITH POLYURETHANE                         |
| 9       | CABLE GUARD/STAINLESS STEEL                        |
| 10      | STAIRS   |
| 11      | SEATING AREA                                       |
| 12      | NOT LISTED   |
| 13      | NOT LISTED   |
| 14      | NOT LISTED   |

**APPLICANT:**  
 Operation Safehouse, Inc.  
 10000 Wilshire Blvd., Suite 1000  
 Beverly Hills, CA 90210  
 Phone: 310.274.1111

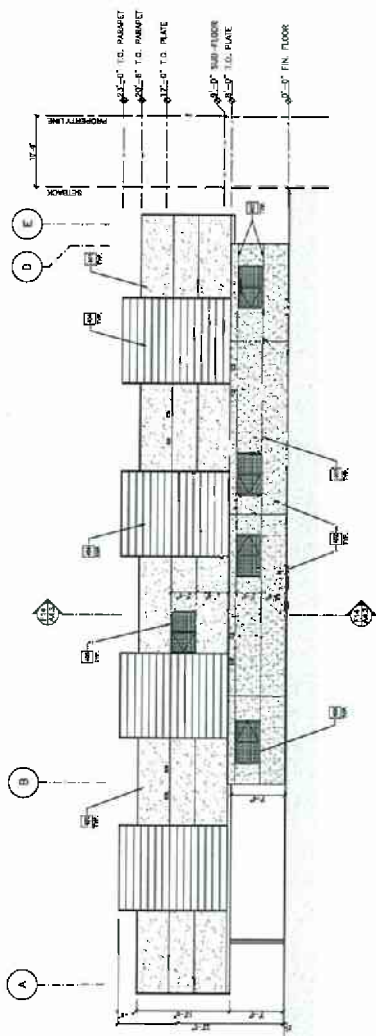
**LAND OWNER:**  
 Operation Safehouse, Inc.  
 10000 Wilshire Blvd., Suite 1000  
 Beverly Hills, CA 90210  
 Phone: 310.274.1111

**EXHIBIT PREPARER:**  
 HMC Architects  
 8648 Commission Street  
 Ontario, CA 91764  
 Phone: 951.383.8979

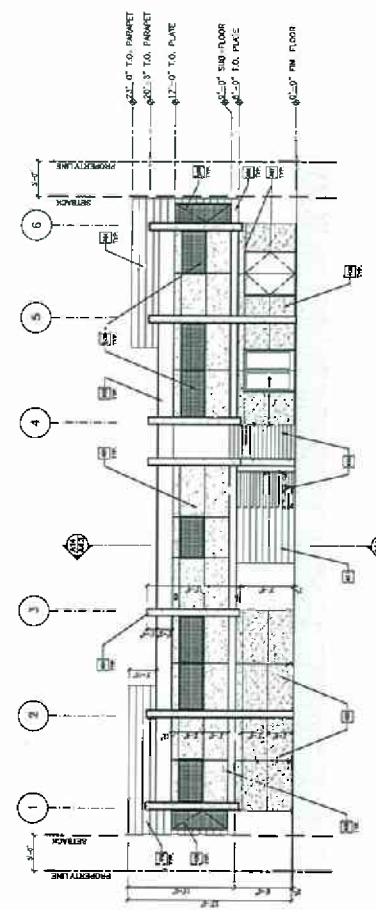
**APN:** 880-17-018

**EXTERIOR ELEVATIONS**

|             |          |
|-------------|----------|
| Project No. | 14-0001  |
| Scale       | AS NOTED |
| Drawing No. |          |
| Revised     |          |
| Date        | 07/11/14 |



**WEST ELEVATION F12**  
 SCALE: 1/8" = 1'-0"



**SOUTH ELEVATION A12**  
 SCALE: 1/8" = 1'-0"

**HMC ARCHITECTS**  
 344 CONOURS STREET  
 OYATARIO CALIFORNIA 91764  
 Telephone: 951.933.9979  
 Fax: 951.433.1400

**KEYNOTES**  
 NOTE: NOT ALL KEYNOTES LISTED APPLY TO THIS SHEET

- DESCRIPTION
- PAINTED FINISH: COLOR 1 - FINE SAND FLOOR FINISH
  - PAINTED FINISH: COLOR 2 - BROWN FINISH
  - PAINTED FINISH: COLOR 3 - HEAVY SAND FLOOR FINISH
  - PAINTED FINISH: COLOR 4 - HEAVY SAND FLOOR FINISH
  - ALUMINUM WINDOW WITH INSULATED THERMOCLAD GLAZING
  - ALUMINUM WINDOW WITH INSULATED CLEAR GLAZING
  - ALUMINUM SKEWAL
  - ORNAMENTAL METAL FINISH: GLOSS
  - CAME CONDUITS: FINISH: GLOSS
  - FRAMES
  - GLASSING AREA
  - NOT USED
  - NOT USED
  - NOT USED

**OPERATION SAFEHOUSE OF THE DESERT**  
 72895 La Canada Way  
 Thousand Palms, California 92276

**PROJECT & PROPERTY INFORMATION**

**APPLICANT:**  
 Operation Safehouse, Inc.  
 72895 La Canada Way  
 Thousand Palms, CA 92276  
 (951) 933-9979

**LANDOWNER:**  
 Operation Safehouse, Inc.  
 72895 La Canada Way  
 Thousand Palms, CA 92276  
 (951) 933-9979

**EXHIBIT PREPARER:**  
 HMC Architects  
 344 Conours Street  
 Oyatario, CA 91764  
 (951) 933-9979

**APN:**  
 APN 8360 11-018

**DESIGNED BY:** HMC ARCHITECTS

**DATE:**

**PROJECT NO.:** 4012001

**SCALE:** AS NOTED

**DRAWING NO.:** A-4.1

**DATE:** 01-10-2008

**PROJECT NO.:** 4012001

**SCALE:** AS NOTED

**DRAWING NO.:** A-4.1

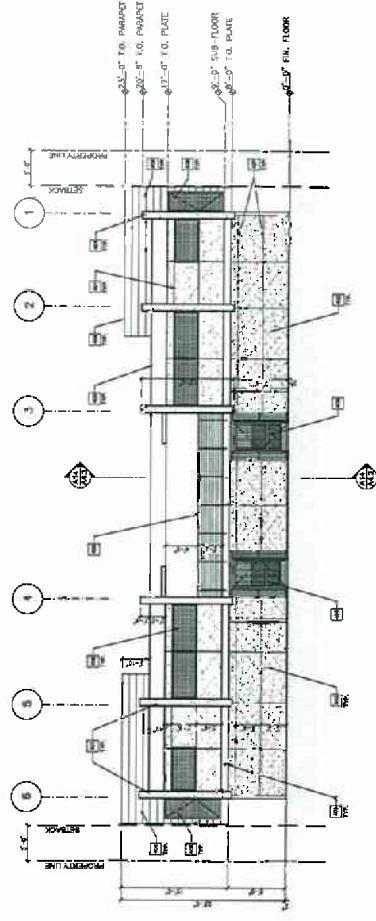
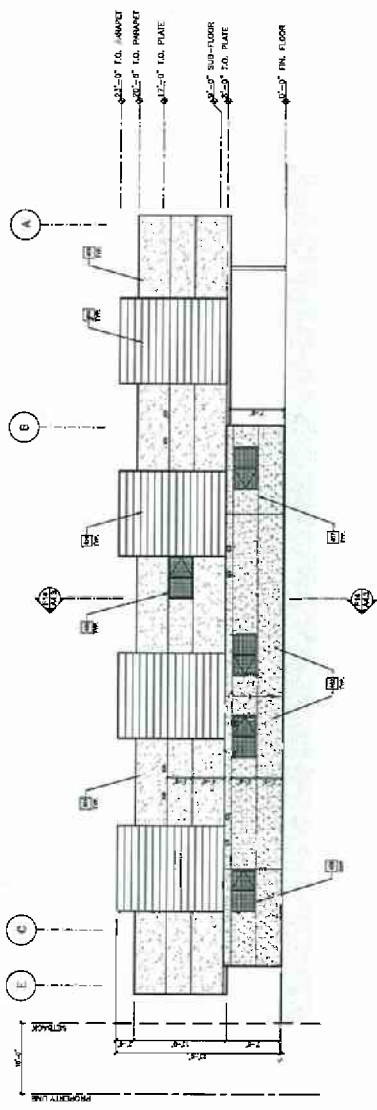
**DATE:** 01-10-2008

**PROJECT NO.:** 4012001

**SCALE:** AS NOTED

**DRAWING NO.:** A-4.1

**DATE:** 01-10-2008



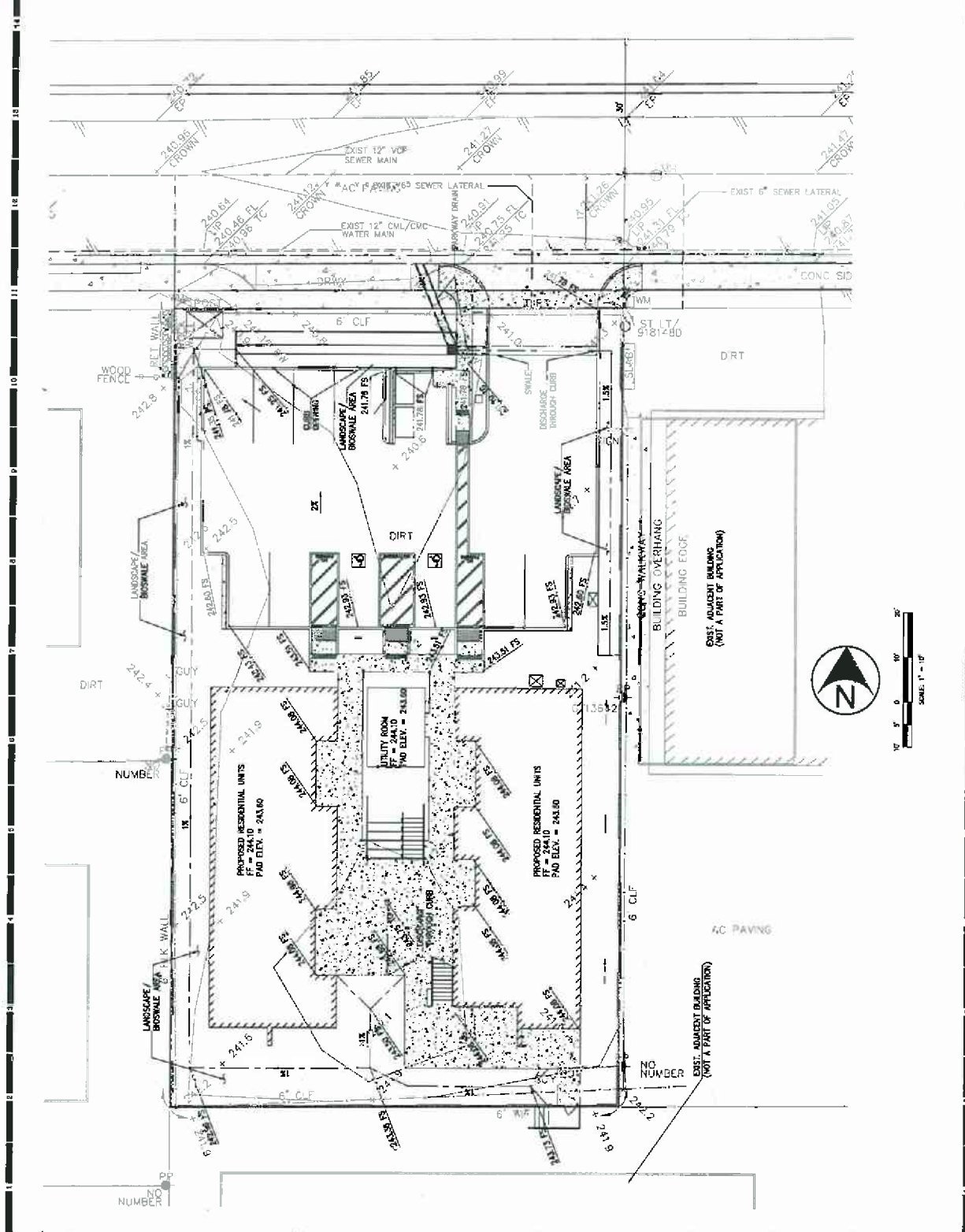
**HMC ARCHITECTS**  
 3546 CONCORDS STREET  
 ONTARIO, CALIFORNIA 91764  
 Telephone: 951-385-9779  
 Fax: 951-385-1400  
 Architecture-Interiors-Planning

**OPERATION SAFEHOUSE  
 OF THE DESERT**  
 72855 La Canada Way  
 Thousand Palms, California 92276

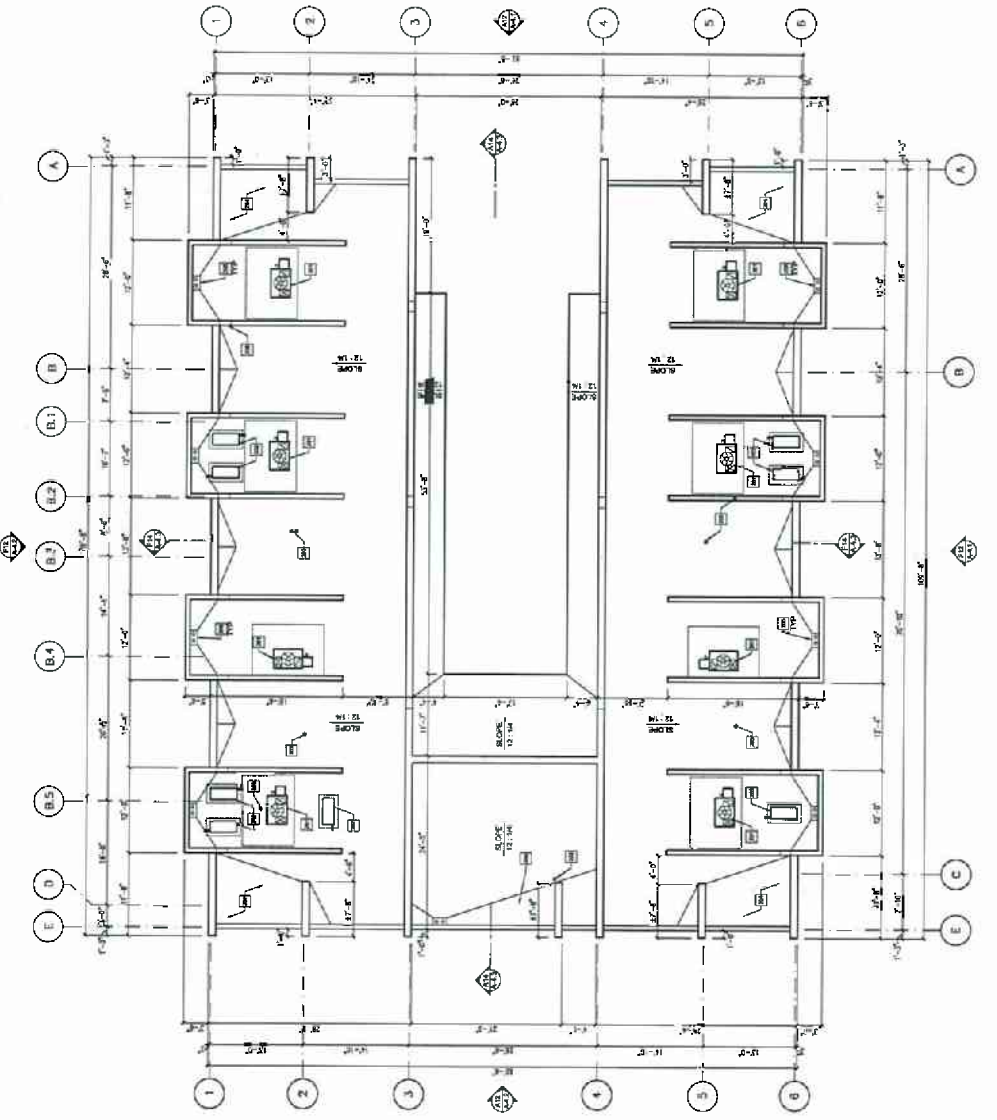
**WHEELER & GRAY**  
 CONSULTING ENGINEERS  
 43330 CALIFORNIA AVENUE, SUITE 202  
 CHINA GARDEN, CA 91702  
 (951) 424-8800

**OPERATION SAFEHOUSE INC.**  
 9635 Hayes Street  
 Riverside, California 92503

|               |                                   |
|---------------|-----------------------------------|
| PROJECT TITLE | OPERATION SAFEHOUSE OF THE DESERT |
| DATE          | 06/25/10                          |
| DESIGNED BY   | MM                                |
| DRAWN BY      | MM                                |
| CHECKED BY    | MM                                |
| DATE          | 06/25/10                          |
| PROJECT NO.   | 05-02001                          |
| SCALE         | 1"=10'                            |
| CROWD NO.     | C-2                               |



- DESCRIPTION**
- 1 AIR CONDITIONING UNIT
  - 2 CONDENSING UNIT
  - 3 VENT DOWN WITH ROOF CAP
  - 4 PLUMBING CHASE
  - 5 ROOF HANG OVER ON PERM
  - 6 TRAP/VALVE/COMP



**ROOF PLAN A12**  
 SCALE: 1/8" = 1'-0"

**PROJECT TITLE**  
 OPERATION SAFEHOUSE  
 OF THE DESERT  
 72895 La Canada Way  
 Thousand Palms, California 92278

**PROJECT & PROPERTY INFORMATION**

**APPLICANT:**  
 Operation Safehouse, Inc.  
 72895 La Canada Way  
 Thousand Palms, CA 92278  
 (951) 325-1411 FAX: (951) 325-1412

**LAND OWNER:**  
 Operation Safehouse, Inc.  
 72895 La Canada Way  
 Thousand Palms, CA 92278  
 (951) 325-1411 FAX: (951) 325-1412

**EXHIBIT PREPARER:**  
 HMC ARCHITECTS  
 3546 CONCURS STREET  
 ONTARIO, CA 91764  
 (909) 889-8970 FAX: (909) 431-1400

**APN:**  
 APN: P 865 154 018

| No. | Revised/Submitted | Date |
|-----|-------------------|------|
|     |                   |      |
|     |                   |      |
|     |                   |      |
|     |                   |      |

**PROJECT TITLE**  
 ROOF PLAN

**PROJECT NO.**  
 04-00202

**DATE**  
 04-20-02

**PROJECT NO.**  
 04-00202

**DATE**  
 04-20-02

**PROJECT NO.**  
 04-00202

**DATE**  
 04-20-02

**PROJECT NO.**  
 04-00202

**DATE**  
 04-20-02



**A-2.3**



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

**Environmental Assessment (E.A.) Number:** 42317

**Project Case Type (s) and Number(s):** General Plan Amendment No. 1101, Change of Zone No. 7757; Plot Plan No. 24866

**Lead Agency Name:** County of Riverside Planning Department

**Address:** P.O. Box 1409, Riverside, CA 92502-1409

**Contact Person:** Jay Olivas

**Telephone Number:** (951) 955-1195

**Applicant's Name:** Operation Safehouse

**Applicant's Address:** 9685 Hayes Street Riverside, CA 92503

**Engineer's Name:** HMC Architects

**Engineer's Address:** 3403 10<sup>th</sup> Street Ste 500 Riverside, CA 92501

**I. PROJECT INFORMATION**

**A. Project Description:** The General Plan Amendment proposes to modify the land use designation from Medium Density Residential (CD: MDR) (2-5 D.U./Ac.) to Highest Density Residential (HHDR) (20+ D.U./Ac.). The change of zone proposes to modify the existing One Family Dwellings (R-1) zone to the General Residential – 480 Square Foot Minimum (R-3-480) zone. The plot plan proposes a two-story 16 unit apartment complex for homeless youth including qualified family members and managers unit comprised of two buildings up to 23 feet in height with a total of 12,175 square feet with separate utility/laundry room. Dwelling unit sizes range from approximately 480 square feet to 890 square feet and the overall project density is approximately 33 units to the acre. Approximately 1,000 square feet of fill is proposed for project grading.

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

**C. Total Project Area:** .48 Gross Acres

|                                     |                  |                                   |                                       |
|-------------------------------------|------------------|-----------------------------------|---------------------------------------|
| <b>Residential Acres:</b> .48 Acres | <b>Lots:</b> 1   | <b>Units:</b> 16                  | <b>Projected No. of Residents:</b> 21 |
| <b>Commercial Acres:</b> n/a        | <b>Lots:</b> n/a | <b>Sq. Ft. of Bldg. Area:</b> n/a | <b>Est. No. of Employees:</b> n/a     |
| <b>Industrial Acres:</b> n/a        | <b>Lots:</b> n/a | <b>Sq. Ft. of Bldg. Area:</b> n/a | <b>Est. No. of Employees:</b> n/a     |
| <b>Other:</b> n/a                   |                  |                                   |                                       |

**D. Assessor's Parcel No(s):** 650-131-018

**E. Street References:** The site is located northerly of East Lynn Street, easterly of Via Ventana, westerly of Monte Vista Way at 72-695 La Canada Way.

**F. Section, Township & Range Description or reference/attach a Legal Description:**  
Township 4 South, Range 6 East, Section 18

**G. Brief description of the existing environmental setting of the project site and its surroundings:** The project site contains vacant land (formally a County Fire Station building which has been demolished). Surrounding land uses consist of a homeless youth shelter to the south, vacant land to the north, an existing chamber of commerce building to the east, and single family homes to the west. The project is not within a conservation area of the Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP).

## II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

### A. General Plan Elements/Policies:

1. **Land Use:** The proposed project would be consistent with the proposed land use designation of Highest Density Residential (CD: HHDR) (20+ D.U./Ac.).
2. **Circulation:** The project has adequate circulation to the site and is therefore consistent with the Circulation Element of the General Plan. The proposed project meets all other applicable circulation policies of the General Plan.
3. **Multipurpose Open Space:** The proposed project meets with all other applicable Multipurpose Open Space element policies.
4. **Safety:** Residential buildings such as apartment complexes are allowed within the 100 year flood plain subject to compliance with flood management review.
5. **Noise:** Sufficient mitigation against any foreseeable noise sources in the area have been provided for in the design of the project. The project will not generate noise levels in excess of standards established in the General Plan or noise ordinance. The project meets all other applicable Noise Element Policies.
6. **Housing:** The proposed project does support 16 additional housing units for homeless youth which is consistent with the Housing Element Policies.
7. **Air Quality:** The proposed project has been conditioned to control any fugitive dust during grading and construction activities and shall adhere to SCQAMD standards. The proposed project meets all other applicable Air Quality element policies.

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

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

**D. Land Use Designation(s):** Medium Density Residential (MDR) (2-5 D.U./Ac.)

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

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

**G. Adjacent and Surrounding Area Plan(s), Foundation Component(s), Land Use Designation(s), and Overlay(s) and Policy Area(s), if any:** The project site is surrounded by properties which are designated Community Development: Medium Density Residential (CD: MDR) (2-5 D.U./Ac.).

### 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: One-Family Dwellings (R-1)

J. Proposed Zoning, if any: General Residential – 480 Square Feet Minimum (R-3-480)

K. Adjacent and Surrounding Zoning: One-Family Dwellings (R-1)

### III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

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

### IV. DETERMINATION

On the basis of this initial evaluation:

#### A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED

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

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

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

#### A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED

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

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

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

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

Signature

Jay Olivas, Project Planner  
Printed Name

January 12, 2012

Date

For Carolyn Syms Luna, 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                           |
|--|--------------------------------|--|-------------------------------------|-------------------------------------|
| <b>AESTHETICS</b> Would the project  |                                |  |                                     |                                     |
| <b>1. Scenic Resources</b>   |                                |  |                                     |                                     |
| a) Have a substantial effect upon a scenic highway corridor within which it is located?  | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input 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 checked="" type="checkbox"/> | <input type="checkbox"/>            |

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

Findings of Fact:

- a) The project is not adjacent to a scenic highway corridor. The proposed two-story apartment complex shall be maintained in a consistent color scheme of earth tone colors and is required to provide building setbacks and landscaping which will reduce visual impacts to surrounding properties (Condition of Approval (COA) 10.PLANNING.4 – Colors & Materials).
- b) The proposed project will not 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.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

|  |                          |                          |                                     |                          |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <b>2. Mt. Palomar Observatory</b>  |                          |                          |                                     |                          |
| 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 checked="" type="checkbox"/> | <input type="checkbox"/> |

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

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

Findings of Fact:

a) According to GIS database, the project site is located 41.92 miles away from Mt. Palomar Observatory. The project shall comply with low pressure sodium requirements for lighting (COA 10.PLANING.14 – Mt. Palomar Lighting Area)

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**3. Other Lighting Issues**

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

b) Expose residential property to unacceptable light levels?

Source: Site Visit, Project Description

Findings of Fact:

a) The operation of the proposed project is required to maintain lighting that is hooded and directed no further than property boundaries as indicated by (COA 10.PLANING.3 – Lighting Hooded/Directed).

b) The proposed project will not expose residential property to unacceptable light levels.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**AGRICULTURE & FOREST RESOURCES** Would the project

**4. Agriculture**

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

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

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

|   | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact                           |
|---|--------------------------------|--|------------------------------|-------------------------------------|
| 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: GIS database, and Project Application Materials.

Findings of Fact:

a) The project is not located within the boundaries of designated farmland – as designated by the most recent version of the Important Farmland Map (as prepared by the California Department of Conservation, Farmland Mapping and Monitoring Program). Therefore the proposed project will not impact land designated as Prime, Unique, or Farmland of Statewide Importance to a non-agricultural use.

b) According to GIS database, the project is not located within an Agriculture Preserve or under a Williamson Act contract; therefore, no impact will occur as a result of the proposed project.

c) The project site is not surrounded by agriculturally zoned land. Therefore, the project will not cause development of a non-agricultural use within 300 feet of agriculturally zoned property.

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

|   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <b>5. Forest</b>  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| a) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g))? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Result in the loss of forest land or conversion of forest land to non-forest use?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

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

Findings of Fact:

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

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

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

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**AIR QUALITY** Would the project

**6. Air Quality Impacts**

|   |                          |                                     |                                     |                                     |
|---|--------------------------|-------------------------------------|-------------------------------------|-------------------------------------|
| a) Conflict with or obstruct implementation of the applicable air quality plan?   | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            |
| b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?  | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)? | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| d) Expose sensitive receptors which are located within 1 mile of the project site to project substantial point 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:

- a) The proposed project may conflict with or obstruct implementation of the applicable air quality plan during construction and grading.
- b) The proposed project will not violate any air quality standard or contribute substantially to an existing or projected air quality violation and will include a PM10 dust control mitigation plan.
- c) The proposed project will not 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).

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

- d) The project will not expose sensitive receptors which are located within 1 mile of the project site to project substantial point source emissions.
- e) The project will not involve the construction of a sensitive receptor located within one mile of an existing substantial point source emitter.
- f) The project will not create objectionable odors affecting a substantial number of people.

Mitigation: The project is conditioned to comply with PM10 dust control requirements (COA 60.PLANNING.2 – PM10 Mitigation Plan).

Monitoring: Monitoring will be conducted by the Department of Building and Safety.

**BIOLOGICAL RESOURCES** Would the project

**7. Wildlife & Vegetation**

a) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?

b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?

c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Wildlife Service?

d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?

f) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

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

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

Source: GIS database, CV-MSHCP, Environmental Programs Department review

Findings of Fact: The site is not within a Conservation Area of the Coachella Valley Multiple Species Habitat Conservation Plan (CV-MSHCP). In addition, no listed threatened or endangered plants or animals were found on the site. Based upon habitat and geographic ranges, no listed species or special status species meeting CEQA guidelines for a mandatory finding of significance is likely to occur; therefore, the project will not:

- a) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan.
- b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)
- c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Wildlife Service
- d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites.
- e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service.
- f) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means.
- g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance.

Mitigation: No mitigation measures required.

Monitoring: No monitoring measures required.

**CULTURAL RESOURCES** Would the project

**8. Historic Resources**

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

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

Source: Project Application Materials

Findings of Fact: There project is not affected by historic resources.

Mitigation: No mitigation measures required.

Monitoring: No monitoring measures required.

**9. Archaeological Resources**

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

Source: Project Application Materials

Findings of Fact: The project is not affected by archaeological resources.

Mitigation: No mitigation measures required.

Monitoring: No monitoring measures required.

**10. Paleontological Resources**

|   |                          |                          |                                     |                          |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Directly or indirectly destroy a unique paleontological resource, or site, or unique geologic feature? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

Source: GIS database, County Geologist review

Findings of Fact:

a) According to GIS database, this site has been mapped as having a low potential for paleontological resources. This category encompasses lands for which previous field surveys and documentation demonstrates a low potential for containing significant paleontological resources subject to adverse impacts. As such, this project is not anticipated to require any direct mitigation for paleontological resources. This is a standard condition and not considered mitigation for CEQA purposes. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required

**GEOLOGY AND SOILS** Would the project

|   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <b>11. Alquist-Priolo Earthquake Fault Zone or County</b> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

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

**Fault Hazard Zones**

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

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

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

Source: Geologist Comments, County Geologic Report (GEO) No. 2276

Findings of Fact: County Geologic Report (GEO) No. 2276 concluded:

There are no known active or potentially active faults that traverse the site. The potential for active fault rupture at this site is considered very low. The site is likely to be subjected to moderate ground shaking during the expected life span of the project. The nearest active fault is the local segment of the San Andreas Fault Zone, referred to as the San Bernardino strand. Therefore the proposed project will not:

- 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.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**12. Liquefaction Potential Zone**

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

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

Source: Riverside County General Plan Figure S-3 "Generalized Liquefaction", County Geologic Report (GEO) No. 2276

Findings of Fact:

- a) Liquefaction potential resulting from the effects of strong ground shaking is considered to be very low.

Mitigation: No mitigation measures required.

Monitoring: No monitoring measures are required.

**13. Ground-shaking Zone**

Be subject to strong seismic ground shaking?

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

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

Source: Riverside County General Plan Figure S-4 "Earthquake-Induced Slope Instability Map," and Figures S-13 through S-21 (showing General Ground Shaking Risk), County Geologist review (GEO02276)

Findings of Fact:

There are no known active or potentially active faults that traverse the site and the site is not located within an Alquist-Priolo Earthquake Fault Zone. The principal seismic hazard that could affect the site is ground shaking resulting from an earthquake occurring along several major active or potentially active faults in southern California. California Building Code (CBC) requirements pertaining to new development will mitigate the potential impact to less than significant. As CBC requirements are applicable to all new development, they are not considered mitigation for CEQA implementation purposes.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

**14. Landslide Risk**

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

Source: Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slope", Geologist review (GEO02276)

Findings of Fact:

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**15. Ground Subsidence**

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

Source: GIS database, County Geologist review

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

**Findings of Fact:**

a) According to GIS database and County Geologist review, unfavorable ground subsidence is not anticipated. Subsidence in the area will not cause any differential settlement or cracking of the foundation and will therefore have a minimal impact on the proposed development.

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

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

**16. Other Geologic Hazards**

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

**Source:** Project Application Materials, County Geologist review

a) According to the County Geologist review, tsunamis and seiching are not potential hazards to the site. The project will have no impact.

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

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

**17. 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?

**Source:** Riv. Co. 800 Scale Slope Maps, County Geologic Report (GEO) No. 2276

**Findings of Fact:** County Geologic Report (GEO) No. 2276 was prepared for the project. The proposed project will not:

- 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.

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

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

|  | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact        | No Impact                           |
|--|--------------------------------|--|-------------------------------------|-------------------------------------|
| <b>18. Soils</b>   |                                |  |                                     |                                     |
| a) Result in substantial soil erosion or the loss of topsoil?  | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| b) Be located on expansive soil, as defined in Section 1802.3.2 of the California Building Code (2007), creating substantial risks to life or property?                          | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| c) Have soils incapable of adequately supporting use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water? | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |

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

Findings of Fact:

- a) The project site is located partially on a partially developed site and will not result in substantial soil erosion or the loss of topsoil.
- b) The project site will not be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

|  |                          |                          |                                     |                                     |
|--|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| <b>19. Erosion</b>   |                          |                          |                                     |                                     |
| a) Change deposition, siltation, or erosion that may modify the channel of a river or stream or the bed of a lake? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| b) Result in any increase in water erosion either on or off site?  | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |

Source: Flood Control District review, Project Application Materials

Findings of Fact:

- a) This project will not change deposition, siltation, or erosion that may modify the channel of a river or stream or the bed of a lake.
- b) The proposed project will result in an increase in water erosion either on or off site which is addressed by approved conceptual Water Quality Management Plan.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

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

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

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

Findings of Fact:

- a) Measurements have shown that dust lofting of fine sands occurs at low wind speeds and that sand grains creep and bounce. This project will not be impacted by or result in a substantial increase in wind erosion and blowsand, either on- or off-site.

Mitigation: The project is conditioned to comply with all PM10 dust control requirements (COA 10.PLANNING 10- Prevent Dust and Blowsand).

Monitoring: Monitoring will be conducted by the Department of Building and Safety.

**GREENHOUSE GAS EMISSIONS** Would the project

**21. Greenhouse Gas Emissions**

a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

Source: Project application materials

Findings of Fact:

a) The project will comply with South Coast Air Quality Management District guidelines. Due to the nature of the project as an apartment complex, the site contains energy efficient building materials reducing greenhouse gas emissions. Therefore, the project will not generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment.

b) The project will not conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases. The project will have less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**HAZARDS AND HAZARDOUS MATERIALS** Would the project

**22. 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?

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

Source: Project Application Materials

Findings of Fact: The project will not:

- a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials due to the nature of the project as an apartment complex.
- 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.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

### 23. Airports

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

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

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

- a) The project site is not located within an Airport Influence Area, the project will not result in an inconsistency with the Airport Master Plan.
- b) The project site is located within the vicinity of a private airport; but will not require review by the Airport Land Use Commission.
- c) The project is located within an airport land use plan but would not result in a safety hazard for people residing or working in the project area.
- d) The project is not within the vicinity of a private airstrip, or heliport and would not result in a safety hazard for people residing or working in the project area.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**24. Hazardous Fire Area**

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

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

Findings of Fact:

- a) The project site is not located in a high fire area. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**HYDROLOGY AND WATER QUALITY** Would the project

**25. Water Quality Impacts**

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

b) Violate any water quality standards or waste

|   | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact        | No Impact                           |
|---|--------------------------------|--|-------------------------------------|-------------------------------------|
| <u>discharge requirements?</u>  |                                |  |                                     |                                     |
| 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 type="checkbox"/>            | <input checked="" 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 checked="" type="checkbox"/>                | <input type="checkbox"/>            | <input checked="" 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 type="checkbox"/>            | <input checked="" type="checkbox"/> |
| h) Include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors or odors)?  | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |

Source: Coachella Valley Water District and Riverside County Flood Control District Water Quality Management Plan (WQMP) Report/Conditions.

Findings of Fact:

- a) The site is within the Whitewater River Basin Thousand Palms Flood Control Project. The area shown is shown to be subject to shallow flooding and is designated Zone AO, depth 1 foot on Federal Flood Insurance rate maps.
- b) The proposed project will not violate any water quality standards or waste discharge requirements based on implementation of a Water Quality Management Plan (WQMP).
- c) The proposed project will not substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted).
- d) The proposed project will not 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 in accordance with project WQMP Plan.

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

- e) The proposed project will place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map.
- f) The proposed project will be located on a site within the 100-year Zone AO floodplain limits for the Whitewater River Basin; the project will place within a 100-year flood hazard area structures which would impede or redirect flood flows.
- g) The proposed project will not substantially degrade water quality.
- h) The proposed project will not 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).

**Mitigation:** Submit final Water Quality Management Plan (COA 10.FLOOD RI.7 – Final WQMP). Prior to issuance of grading or new building permits, the developer shall comply with Riverside County Ordinance No. 458 as amended in preparation of on-site flood protection facilities for this project (COA 60.PLANNING.1 – CVWD Clearance).

**Monitoring:** Monitoring shall be through the Riverside County Flood Control District (WQMP), Riverside County Building and Safety Department, and Coachella Valley Water District (regional flood agency).

**26. Floodplains**

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

NA - Not Applicable       U - Generally Unsuitable       R - Restricted

|  |                          |                                     |                                     |                                     |
|--|--------------------------|-------------------------------------|-------------------------------------|-------------------------------------|
| a) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            |
| b) Changes in absorption rates or the rate and amount of surface runoff?   | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| c) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam (Dam Inundation Area)?   | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| d) Changes in the amount of surface water in any water body?   | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |

**Source:** 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

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

**Findings of Fact:**

- a) The project will alter the existing drainage pattern of the area due to proposed new buildings and parking improvements.
- b) The project will cause a change in absorption rates and the rate and amount of surface runoff.
- c) The project will not expose people or structures to a significant risk, loss, injury or death involving flooding due to required site improvements and flood control measures.
- d) The proposed project will not change in the amount of surface water in any water body.

**Mitigation:** Prior to issuance of grading or new building permits, the developer shall comply with Riverside County Ordinance No. 458 as amended in preparation of on-site flood protection facilities for this project (COA 60.PLANNING.1-CVWD Clearance).

**Monitoring:** Monitoring shall be through the Riverside County Flood Control District and Coachella Valley Water District.

**LAND USE/PLANNING** Would the project

**27. Land Use**

- |  |                          |                          |                                     |                          |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Result in a substantial alteration of the present or planned land use of an area?                   | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 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:**

- a) The proposed plot plan proposes a two-story 16 unit apartment complex for homeless youth comprised of two buildings up to 23 feet in height with a total of 12,175 square feet with one and two bedroom units. The proposed project will not result in a substantial alteration of the present or planned land use of the area due to residential project design including building setbacks and height limits.
- b) The project is located within the city sphere of influence of the City of Cathedral City. No comments to date have been received from the City.

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

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

**28. Planning**

- |   |                          |                          |                                     |                          |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Be consistent with the site's existing or proposed | <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                           |
|---|--------------------------------|--|-------------------------------------|-------------------------------------|
| zoning?   |                                |  |                                     |                                     |
| 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 type="checkbox"/>            | <input checked="" type="checkbox"/> |
| e) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?                         | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |

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

Findings of Fact:

- a) The proposed project is consistent with the proposed General Residential - 480 Square Foot Minimum (R-3-480) zoning since apartment complexes are an allowed use under plot plan within this proposed zone.
- b) The proposed project is compatible with surrounding One Family Dwellings (R-1) zoning since proposed project would also be located within a residential zone (proposed R-3-480 zone) with required development standards.
- c) The apartment building proposed design includes earth tone colors, opaque windows, and perimeter treatment such as landscaping and combination wrought iron/block walls to reduce visual impacts and be compatible with existing and planned surrounding land uses.
- d) The proposed project is conditionally consistent with the proposed land use designation of Highest Density Residential (HHDR) (20+ D.U./Ac.) of the General Plan in that the project has a approximate density of 33 dwelling units to the acre within the density range of HHDR.
- e) The project does not Disrupt or divide the physical arrangement of an established community (including a low-income or minority community).

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required

**MINERAL RESOURCES** Would the project

**29. Mineral Resources**

|   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State? | <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             | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

|  | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact                           |
|--|--------------------------------|--|------------------------------|-------------------------------------|
| plan, specific plan or other land use plan?  |                                |  |                              |                                     |
| c) Be an incompatible land use located adjacent to a State classified or designated area or existing surface mine? | <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 proposed project will not:

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are 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

**30. Airport Noise**

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

NA  A  B  C  D

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

NA  A  B  C  D

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

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

**Findings of Fact:**

- a) The proposed project is not 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; therefore it will not expose people residing or working in the project area to excessive noise levels.
- b) The proposed project is not within the vicinity of a private airstrip; therefore, will not expose people residing or working in the project area to excessive noise levels.

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

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

**31. Railroad Noise**

NA  A  B  C  D

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

**Findings of Fact:** The proposed project will not be impacted by railroad noise.

**Mitigation:** No further mitigation required.

**Monitoring:** No further monitoring is required.

**32. Highway Noise**

NA  A  B  C  D

**Source:** On-site Inspection, Project Application Materials

**Findings of Fact:** The proposed project will not be impacted by highway noise.

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

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

**33. Other Noise**

NA  A  B  C  D

**Source:** Project Application Materials, GIS database

**Findings of Fact:** The proposed project will not be impacted by other noise impacts.

**Mitigation:** No additional mitigation is required.

**Monitoring:** No additional monitoring is required.

|   | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact                           |
|---|--------------------------------|--|------------------------------|-------------------------------------|
| <b>34. Noise Effects on or by the Project</b>   |                                |  |                              |                                     |
| a) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?  | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |
| b) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?  | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |
| c) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |
| d) Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?   | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |

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

Findings of Fact:

- a) The proposed project will not cause a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project.
- b) The proposed project will not cause a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project.
- c) The proposed project will not cause exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies.
- d) The proposed project will not cause exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

**POPULATION AND HOUSING** Would the project

**35. Housing**

|   |                          |                          |                                     |                                     |
|---|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?                       | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| 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 checked="" type="checkbox"/> | <input 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"/> |

|   | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact        | No Impact                           |
|---|--------------------------------|--|-------------------------------------|-------------------------------------|
| d) Affect a County Redevelopment Project Area?  | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input checked="" type="checkbox"/> | <input 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 type="checkbox"/>            | <input checked="" type="checkbox"/> |

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

Findings of Fact:

- a) The scope of the development will not displace existing housing since it proposes to add 16 apartment dwellings for homeless youth, and will not necessitate the construction of replacement housing elsewhere.
- b) The project will create a demand for additional housing for homeless youth, particularly housing affordable to households earning 80% or less of the County's median income.
- c) The project will not displace substantial numbers of people, necessitating the construction of replacement housing elsewhere.
- d) The project is located within the Thousand Palms Redevelopment Area.
- e) The project will not cumulatively exceed official regional or local population projections.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

|                          |                          |                          |                                     |                          |
|--------------------------|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <b>36. Fire Services</b> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--------------------------|--------------------------|--------------------------|-------------------------------------|--------------------------|

Source: Riverside County General Plan Safety Element

Findings of Fact:

The project area is serviced by the Riverside County Fire Department. Any construction of new facilities required by the cumulative effects of surrounding projects would have to meet all applicable environmental standards. The project shall comply with required standards and inspections by the County Fire Department (including COA's 90.FIRE.1, 90.FIRE.2, 90.FIRE.3, 90.FIRE.4, 90.FIRE.5, 90.FIRE.6).

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**37. Sheriff Services**

Source: Riverside County General Plan

Findings of Fact:

The proposed area is serviced by the Riverside County Sheriff's Department. The proposed project would have an incremental effect on the level of sheriff services provided in the vicinity of the project area. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards. There is no Crime Prevention Through Environmental Design (CPTED) issues for the proposed project.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**38. Schools**

Source: Palm Springs Unified School District correspondence, GIS database

Findings of Fact: The proposed project is located within the Palm Springs Unified School District. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**39. Libraries**

Source: Riverside County General Plan

Findings of Fact: The proposed project will not create a significant incremental demand for library services. Any construction of new facilities required by the cumulative effects of surrounding projects would have to meet all applicable environmental standards.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**40. Health Services**

Source: Riverside County General Plan

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

**Findings of Fact:** The use of the proposed area would not cause an impact on health services. The site is located within the service parameters of County health centers. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards.

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

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

**RECREATION**

**41. Parks and Recreation**

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

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

**Findings of Fact:**

a) The project would not include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment.

b) The project would not include the use of existing neighborhood or regional parks or other recreation facilities such that substantial physical deterioration of the facility would occur or be accelerated.

c) The project is not located within a county service area. The project will have a less than significant impact.

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

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

**42. Recreational Trails**

**Source:** Riv. Co. 800 Scale Equestrian Trail Maps, Open Space and Conservation Map

**Findings of Fact:** No requirements were stated by the County Open Space and Recreation District.

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

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

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

**TRANSPORTATION/TRAFFIC** Would the project

**43. Circulation**

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

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

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

d) Alter waterborne, rail or air traffic?

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

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

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

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

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

**Source:** Riverside County General Plan

**Findings of Fact:**

- a) The proposed project will not exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated road or highways. The existing adjacent public right of way along La Canada Way (60' Right-of-Way) is improved to half width from centerline with existing curbs/sidewalks.

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

- b) The proposed project will not result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks.
- c) The proposed project will not alter waterborne, rail or air traffic.
- d) The proposed project will not substantially increase hazards to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment).
- e) The proposed project will not result in inadequate emergency access or access to nearby uses.
- f) The proposed project will not conflict with adopted policies supporting alternative transportation (e.g. bus turnouts, bicycle racks).

**Mitigation:** Compliance with the conditions of approval on file in the LMS, including but not limited to, COA 90.TRANS.14, COA 90.TRANS.20, COA 90.TRANS.21, COA 90.TRANS.22.

**Monitoring:** The Department of Transportation will monitor this condition.

**44. Bike Trails**

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

**Source:** Riverside County General Plan

**Findings of Fact:** No connection is available for a Class I Bikeway/Regional Trail.

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

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

**UTILITY AND SERVICE SYSTEMS** Would the project

**45. Water**

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

|                          |                          |                                     |                          |
|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <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:**

- a) The proposed project will require or result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would not cause significant environmental effects. This project is proposing connection to Coachella Valley Water District domestic water supplies (COA 10.E HEALTH.1).

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

- b) The proposed project will have sufficient water supplies available to serve the project from existing entitlements and expanded entitlements needed.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**46. Sewer**

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

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

Source: Department of Environmental Health Review

Findings of Fact:

- a) The project will require the construction of new wastewater treatment facilities, and expansion of existing facilities, the construction would not cause significant environmental effects. According to the Coachella valley Water District (CVWD), an active sewer line exists and abuts this property along La Canada Way. A will serve letter for water and sewer will be required from CVWD.
- b) The project will 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.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**47. Solid Waste**

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

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

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

Source: General Plan, Riverside County Waste Management District correspondence

Findings of Fact:

- a) The project will be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs. Compliance with transmittal letter dated March 11, 2011 from the Riverside County Waste Management Department is required.
- b) The project will comply with federal, state, and local statutes and regulations related to solid wastes (including the CIWMP (County Integrated Waste Management Plan)).

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**48. Utilities**

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

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

Source: General Plan

Findings of Fact:

a-g) No letters have been received eliciting responses that the proposed project would require substantial new facilities.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**49. Energy Conservation**

a) Would the project conflict with any adopted energy conservation plans?

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

Source: General Plan

a-b) The proposed project will not conflict with any adopted energy conservation plans.

Mitigation: No mitigation measures are required.

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

Monitoring: No monitoring measures are required.

**MANDATORY FINDINGS OF SIGNIFICANCE**

|  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 50. Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Source: Staff review, Project Application Materials

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

|   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 51. Does the project have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, other current projects and probable future projects)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Source: Staff review, Project Application Materials

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

|   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 52. Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Source: Staff review, project application

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

**VI. EARLIER ANALYSES**

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

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

**Earlier Analyses Used, if any:**

- SCAQMD CEQA Air Quality Handbook
- RCGP: Riverside County General Plan.
- Geology: Geology Report No. 2276
- Environmental Assessment No. 39937 for Public Use Permit No. 876

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

**Location:** County of Riverside Planning Department  
 4080 Lemmon Street, 12<sup>th</sup> Floor  
 Riverside, CA 92505

**VII. AUTHORITIES CITED**

Authorities cited: Public Resources Code Sections 21083 and 21083.05; References: California Government Code Section 65088.4; Public Resources Code Sections 21080(c), 21080.1, 21080.3, 21082.1, 21083, 21083.05, 21083.3, 21093, 21094, 21095 and 21151; *Sundstrom v. County of Mendocino* (1988) 202 Cal.App.3d 296; *Leonoff v. Monterey Board of Supervisors* (1990) 222 Cal.App.3d 1337; *Eureka Citizens for Responsible Govt. v. City of Eureka* (2007) 147 Cal.App.4th 357; *Protect the Historic Amador Waterways v. Amador Water Agency* (2004) 116 Cal.App.4th at 1109; *San Franciscans Upholding the Downtown Plan v. City and County of San Francisco* (2002) 102 Cal.App.4th 656.

Revised: 1/12/2012 12:06 PM

PLOT PLAN:TRANSMITTED Case #: PP24866

Parcel: 650-131-018

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1                      USE - PROJECT DESCRIPTION                      RECOMMND

The use hereby permitted is for an two-story 16 unit apartment complex for homeless youth and immediate qualified family members comprised of two main buildings up to 12,175 square feet with separate utility/laundry room and unit sizes ranging from 481 square feet to 890 square feet located within Assessor's Parcel Number 650-131-018.

10. EVERY. 2                      USE - HOLD HARMLESS                      RECOMMND

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

(a) any claim, action, or proceeding against the COUNTY to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the PLOT PLAN; and,

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

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

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

PLOT PLAN:TRANSMITTED Case #: PP24866

Parcel: 650-131-018

10. GENERAL CONDITIONS

10. EVERY. 3 USE - DEFINITIONS RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Plot Plan No. 24866 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Exhibit A, Amended No. 1 (Sheets 1-2) (site plans), Exhibits B-1, B-2 (elevations) , Exhibit G (grading plan), Exhibit L (Landscape) and Exhibit M (color elevation) by HMC Architects dated September 14, 2011.

BS GRADE DEPARTMENT

10.BS GRADE. 1 USE - GENERAL INTRODUCTION RECOMMND

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

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

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

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

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

10.BS GRADE. 5 USE - PRE-CONSTRUCTION MTG RECOMMND

Prior to conducting any clearing, stockpiling, grading or excavation, the applicant is required to schedule a pre-construction meeting with the Building and Safety Department Environmental Compliance Division.

10.BS GRADE. 6 USE - NPDES INSPECTIONS RECOMMND

Construction activities including clearing, stockpiling, grading or excavation of land which disturbs less than 1 acre and requires a grading permit or construction Building

PLOT PLAN:TRANSMITTED Case #: PP24866

Parcel: 650-131-018

10. GENERAL CONDITIONS

10.BS GRADE. 6

USE - NPDES INSPECTIONS (cont.)

RECOMMND

permit shall provide for effective control of erosion, sediment and all other pollutants year-round. The permit holder shall be responsible for the installation and monitoring of effective erosion and sediment controls. Such controls will be evaluated by the Department of Building and Safety periodically and prior to permit Final to verify compliance with industry recognized erosion control measures.

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

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

Monitoring for erosion and sediment control is required and shall be performed by the QSD or QSP as required by the Construction General Permit. Stormwater samples are required for all discharge locations and projects may not exceed limits set forth by the Construction General Permit Numeric Action Levels and/or Numeric Effluent Levels. A Rain Event Action Plan is required when there is a 50% or greater forecast of rain within the 48 hours, by the National Weather Service or whenever rain is imminent. The QSD or QSP must print and save records of the precipitation forecast for the project location area from (<http://www.srh.noaa.gov/forecast>) and must accompany monitoring reports and sampling test data. A Rain gauge is required on site. The Department of Building and Safety will conduct periodic NPDES inspections of the site throughout the recognized storm season to verify compliance

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10. GENERAL CONDITIONS

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

with the Construction General Permit and Stormwater ordinances and regulations.

10.BS GRADE. 7 USE - EROSION CNTRL PROTECT RECOMMND

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

10.BS GRADE. 8 USE - DUST CONTROL RECOMMND

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

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

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

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

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

10.BS GRADE. 12 USE - DRAINAGE & TERRACING RECOMMND

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

10.BS GRADE. 13 USE - SLOPE SETBACKS RECOMMND

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

10.BS GRADE. 18 USE - OFFST. PAVED PKG RECOMMND

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

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10. GENERAL CONDITIONS

10.BS GRADE. 20                   USE - RETAINING 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. 23                   USE - MANUFACTURED SLOPES                   RECOMMND

Plant and irrigate all manufactured slopes equal to or greater than 3 feet in vertical height with drought tolerant grass or ground cover; slopes 15 feet or greater in vertical height shall also be planted with drought tolerant shrubs or trees in accordance with the requirements of Ordinance 457.

10.BS GRADE. 24                   USE - FINISH GRADE                   RECOMMND

Finish grade shall be sloped to provide proper drainage away from all exterior foundation walls in accordance with the California Building Code and Ordinance 457.

BS PLNCK DEPARTMENT

10.BS PLNCK. 1                   USE - BUILD & SAFETY PLNCK                   RECOMMND

The current site exhibit is compliant with accessible path of travel requirements.

The applicant shall obtain building permits for all buildings and structures prior to construction of said projects.

All bulding department plan submittal requirements and fees shall apply.

All building plans shall comply with current adopted California Building Codes and Riverside County Ordinances at the time of building plan submittal and payment.

E HEALTH DEPARTMENT

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

Plot Plan#24866 is proposing Coachella Valley Water District (CVWD) water and sewer service. It is the responsibility of the developer to ensure that all requirements to obtain water and sewer service are met with

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10. GENERAL CONDITIONS

10.E HEALTH. 1 CVWD WATER AND SEWER SERVICE (cont.) RECOMMND

CVWD as well as all other applicable agencies.

10.E HEALTH. 1 PUBLIC/SEMIPUBLIC POOLS & SPAS RECOMMND

For any proposed public or semi-public swimming pool and/or spa, a set of three complete plans for the swimming pool/spa must be submitted to the Department of Environmental Health (DEH) to verify compliance with the California Administrative Code, the California Health and Safety Code and the Uniform Plumbing Code.

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\*-#23-MIN REQ FIRE FLOW RECOMMND

Minimum required fire flow shall be 1500 GPM for a 3 hour duration at 20 PSI residual operating pressure, which must be available before any combustible material is placed on the job site. Fire flow is based on type V-B construction per the 2010 CFC and Building(s) having a fire sprinkler system.

10.FIRE. 3 USE-#20-SUPER FIRE HYDRANT RECOMMND

Super fire hydrants) (6"x4"x 2-2 1/2") shall be located ot less than 25 feet or more than 165 feet from any portion of the building as measured along approved vehicular travel ways.

10.FIRE. 4 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.

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10. GENERAL CONDITIONS

10.FIRE. 5 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. 6 USE\* - EGRESS ANALYSIS REQUIRD INEFFECT

Prior to Final Fire Approval, the applicant will be required to provide an Egress Analysis. This analysis will show how the exit at the rear of the property is to function, in the event of a medical or fire emergency. According to the applicant, the gate leading from property to property is to be locked, in order to stem the passing of inhabitants from one property to the other. The analysis will also indicate (but is not exclusive to) areas of refuge, paths of travel, and emergency door hardware/equipment. Please contact Traci Williams at Riverside County Fire (760)863-8886, with any questions or concerns.

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 USE FLOOD HAZARD REPORT RECOMMND

Plot Plan 24866 is a proposal to construct a 2 story apartment building complex comprised of two buildings on an approximately 0.41-acre site. The project site is located in the Thousand Palms area on the south side of La Canada Way between Via Ventana and Monte Vista Way.

This project is outside of the boundaries of the Riverside County Flood Control and Water Conservation District (RCFC&WCD) and comments/conditions regarding drainage will be issued by the Coachella Valley Water District or the Transportation Department. RCFC&WCD does review project specific Water Quality Management Plan (WQMP) for compliance with the MS4 permit issued by the Colorado River Basin Regional Water Quality Control Board.

A preliminary project specific WQMP was received by the District on November 17, 2011. The WQMP proposed grass swales along the northerly and easterly side of the project site. These BMP's do not provide the High/Medium removal efficiency necessary for the pollutants of concern. The District recommends an infiltration trench BMP be used when

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10. GENERAL CONDITIONS

10.FLOOD RI. 1 USE FLOOD HAZARD REPORT (cont.) RECOMMND

the final project specific WQMP is submitted for review and approval. There appears to be sufficient area for this type of BMP. The site is less than 1-acre and meets Condition B of the Hydrological Conditions of Concern. An approved final WQMP is required before grading or building permits can be issued.

10.FLOOD RI. 6 USE WQMP ESTABL MAINT ENTITY RECOMMND

This project proposes BMP facilities that will require maintenance by public agency or commercial property owner association. To ensure that the public is not unduly burdened with future costs, prior to final approval or recordation of this case, the District will require an acceptable financial mechanism be implemented to provide for maintenance of treatment control BMPs in perpetuity. This may consist of a mechanism to assess individual benefiting property owners, or other means approved by the District. The site's treatment control BMPs must be shown on the project's improvement plans - either the street plans, grading plans, or landscaping plans. The type of improvement plans that will show the BMPs will depend on the selected maintenance entity.

10.FLOOD RI. 7 USE SUBMIT FINAL WQMP>PRELIM RECOMMND

In compliance with Santa Ana Region and San Diego Region Regional Water Quality Control Board Orders, and Beginning January 1, 2005, projects submitted within the western region of the unincorporated area of Riverside County for discretionary approval will be required to comply with the Water Quality Management Plan for Urban Runoff (WQMP). The WQMP addresses post-development water quality impacts from new development and redevelopment projects. The WQMP requirements will vary depending on the project's geographic location (Santa Ana, Santa Margarita or Whitewater River watersheds). The WQMP provides detailed guidelines and templates to assist the developer in completing the necessary studies. These documents are available on-line at: [www.rcflood.org/npdes](http://www.rcflood.org/npdes).

To comply with the WQMP a developer must submit a "Project Specific" WQMP. This report is intended to a) identify potential post-project pollutants and hydrologic impacts associated with the development; b) identify proposed mitigation measures (BMPs) for identified impacts including

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10. GENERAL CONDITIONS

10.FLOOD RI. 7 USE SUBMIT FINAL WQMP>PRELIM (cont.) RECOMMND

site design, source control and treatment control post-development BMPs; and c) identify sustainable funding and maintenance mechanisms for the aforementioned BMPs. A template for this report is indicated as 'Exhibit A' on the website above. A final Project Specific WQMP must be approved by the District prior to issuance of building or grading permits.

Projects that require a Project Specific WQMPs were required to submit a PRELIMINARY Project Specific WQMP along with the land-use application package in the tentative phase of development in order to obtain recommended conditions of approval. The developer has submitted a report that minimally meets the criteria for a preliminary project specific WQMP of addressing points a, b, and c above. It shall be noted that while the preliminary project specific WQMP was adequate at that stage, the preliminary WQMP report will need significant revisions at the improvement plan check phase of the development in order to meet the requirements of a final project specific WQMP - including detailed drawings for the BMPs along with all supporting calculations. It should also be noted that if 401 certification is necessary for the project, the Water Quality Control Board may require additional water quality measures.

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

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10. GENERAL CONDITIONS

10.PLANNING. 2 USE - FEES FOR REVIEW (cont.) RECOMMND

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 - COLORS & MATERIALS RECOMMND

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

10.PLANNING. 5 USE - LAND DIVISION REQUIRED RECOMMND

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

10.PLANNING. 6 USE - PERMIT SIGNS SEPARATELY RECOMMND

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

10.PLANNING. 7 USE - NO OUTDOOR ADVERTISING RECOMMND

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

10.PLANNING. 8 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

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10. GENERAL CONDITIONS

10.PLANNING. 8 USE - EXTERIOR NOISE LEVELS (cont.) RECOMMND

the event noise exceeds this standard, the permittee or the permittee's successor-in-interest shall take the necessary steps to remedy the situation, which may include discontinued operation of the facilities. The permit holder shall comply with the applicable standards of Ordinance No. 847.

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

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

10.PLANNING. 11 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. 12 USE - 90 DAYS TO PROTEST RECOMMND

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

10.PLANNING. 13 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.

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10. GENERAL CONDITIONS

10.PLANNING. 14 USE - MT PALOMAR LIGHTING AREA RECOMMND

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

10.PLANNING. 15 GEN - IF HUMAN REMAINS FOUND RECOMMND

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

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

10.PLANNING. 16 GEN - INADVERTANT ARCHAEO FIND RECOMMND

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

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

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10. GENERAL CONDITIONS

10.PLANNING. 16

GEN - INADVERTANT ARCHAEO FIND (cont.)

RECOMMND

significance due to it sacred or cultural importance.

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

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

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

10.PLANNING. 17

USE - LOW PALEO

RECOMMND

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

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

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

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

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10. GENERAL CONDITIONS

10.PLANNING. 17 USE - LOW PALEO (cont.)

RECOMMND

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

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

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

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

10.PLANNING. 18 USE - LC LANDSCAPE REQUIREMENT

RECOMMND

The developer/ permit holder shall:

1)Ensure all landscape and irrigation plans are in

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10. GENERAL CONDITIONS

10.PLANNING. 18 USE - LC LANDSCAPE REQUIREMENT (cont.) RECOMMND

conformance with the APPROVED EXHIBITS;

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

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

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

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

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

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

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

10.PLANNING. 20 USE - GEO02276 RECOMMND

County Geologic Report (GEO) No. 2276, submitted for this project (PP24866) was prepared by Petra and is entitled: "Geotechnical Investigation, Proposed Safehouse of the Desert, 72695 La Canada Way, Thousand Palms Area, Riverside County, California", dated September 20, 2010.

In addition, Petra prepared the following documents:

E-mail clarification January 05, 2012 from Doug Johnston (Petra geologist) to David L. Jones (County Chief Engineering Geologist).

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10. GENERAL CONDITIONS

10.PLANNING. 20 USE - GEO02276 (cont.)

RECOMMND

"Response to Riverside County Planning Review Comments, County Geologic Report No. 2276, proposed Safehouse of the Desert, 72695 La Canada Way, Thousand Palms Area of Riverside County, California", dated December 13, 2011.

These documents are herein incorporated as a part of GEO02276.

GEO02276 concluded:

- 1.No faults are known to exist within or project toward the subject site.
- 2.The potential for active fault rupture at this site is considered to be very low.
- 3.The alluvial soils located below the site are not susceptible to liquefaction.
- 4.Unfavorable ground subsidence is not anticipated.
- 5.The unsaturated alluvial soils have a potential to undergo a total dynamic settlement on the order of 2.16 inches in the event of the occurrence of a design-basis earthquake. Part of this settlement may manifest as differential settlement.
- 6.Landslides or lurching is considered unlikely at the site.
- 7.Inundation of the site due to tsunamis is considered negligible.
- 8.Inundation of the site due to seiches during an earthquake event is considered nil.

GEO02276 recommended:

- 1.The proposed building addition should be designed and constructed to resist the effects of seismic ground motions as provided in Section 1613 of the 2007 CBC.
- 2.The existing ground should be overexcavated to a depth of 3 feet and the soils replaced as compacted fill.

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10. GENERAL CONDITIONS

10.PLANNING. 20                   USE - GEO02276 (cont.) (cont.)                   RECOMMND

GEO No. 2276 satisfies the requirement for a Geotechnical study for Planning /CEQA purposes. GEO No. 2276 is hereby accepted for Planning purposes. Engineering and other Uniform Building Code parameters were not included as a part of this review or approval and this approval is not intended, and should not be misconstrued as approval for grading permit. Engineering and other building code parameters will be reviewed and additional comments and/or conditions may be imposed by the Building and Safety Department upon application for grading and/or building permits.

10.PLANNING. 21                   USE - RESTRICTED OCCUPANCY                   RECOMMND

The 16 unit apartment complex shall have restricted occupancy for homeless youth and immediate qualified family members only, which consists of homeless youths 18-24 years old, emancipated youths 16-18 years old, and infants, plus allowance for one (1) managers unit for up to three (3) adults, for a 55 year period. This plot plan permit shall become null and void should the apartment complex house any other residents not described above. The use of the facility shall be operated in accordance with the terms described in letter from Operation Safehouse dated May 19, 2011 to Riverside County.

TRANS DEPARTMENT

10.TRANS. 1                   USE - COUNTY WEB SITE                   RECOMMND

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

10.TRANS. 9                   USE - STD INTRO (ORD 461)                   RECOMMND

With respect to the conditions of approval for the referenced tentative exhibit, the landowner shall provide all street improvements, street improvement plans and/or road dedications set forth herein in accordance with Riverside County Road Improvement Standards (Ordinance 461).

It is understood that the exhibit correctly shows acceptable centerline elevations, all existing easements,

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10. GENERAL CONDITIONS

10.TRANS. 9 USE - STD INTRO (ORD 461) (cont.) RECOMMND

traveled ways, and drainage courses with appropriate Q's, and that their omission or unacceptability may require the exhibit to be resubmitted for further consideration. This ordinance and all conditions of approval are essential parts and a requirement occurring in ONE is as binding as though occurring in all. All questions regarding the true meaning of the conditions shall be referred to the Transportation Department.

10.TRANS. 10 USE - ENCROACHMENT PERMIT RECOMMND

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

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

This is a proposal to expand the existing Operation Safehouse facility to include a 16-unit rental housing units on 0.41 acres (APN 650-131-018). This project lies within the limits of the Thousand Palms area north of Ramon Road and west of Monte Vista Way. The Thousand Palms area has a requirement for new developments to retain 100 percent of the incremental increase of runoff for a 100-year event. The owner shall provide mitigation measures to be incorporated into the development to prevent flooding of the site or downstream properties. The 100 percent retention of the post-development runoff from the 100 year storm shall be required as part of the drainage improvements for this project.

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

This project is located in an area designated Zone AO, depth 1 foot on Federal Flood Insurance Rate Maps which are in effect at this time.

10.TRANS. 13 USE - FLOOD HAZARD REPORT 3 RECOMMND

This project lies within the area of the Whitewater River Basin Thousand Palms Flood Control Project, which will provide regional flood protection to the Thousand Palms area. The Coachella Valley Water District is currently in the design phase of this project. Upon completion of the design phase, developers and property owners within the area may be required to dedicate right-of-way for regional

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10. GENERAL CONDITIONS

10.TRANS. 13 USE - FLOOD HAZARD REPORT 3 (cont.) RECOMMND

flood control facilities and/or participate in the financing of a portion of these facilities. Until construction of this project is complete, the developer shall comply with Riverside County Ordinance No. 458.

10.TRANS. 14 USE - UNDERGROUND STORAGE SYST RECOMMND

Proposed underground retention systems shall be designed of adequate size to retain 100 percent post-development storm water runoff from the 100 year storm event. The 100 percent retention of the post-development runoff from the 100 year storm shall be required as part of the drainage improvements for this project. The owner shall obtain approval from the Riverside County Transportation Department regarding the adequacy of the underground retention systems design. Preliminary design will require the submittal of actual infiltration rate of 2-inches per hour. Final design will require the submittal of actual infiltration rate testing otherwise infiltration will be considered as zero.

10.TRANS. 15 USE - RETENTION BASIN RECOMMND

For retention basin sizing and calculation refer to letter dated January 18, 2012 from Alan French to Majeed Farshad.

10.TRANS. 16 USE - DRAINAGE PROTECTION RECOMMND

The 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.

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

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

This approval shall be used within two (2) years of approval date; otherwise, it shall become null and void

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20. PRIOR TO A CERTAIN DATE

20.PLANNING. 1 USE - EXPIRATION DATE-PP (cont.)

RECOMMND

and of no effect whatsoever. By use is meant the beginning of substantial construction contemplated by this approval within a two (2) year period which is thereafter diligently pursued to completion or of the actual occupancy of existing buildings or land under the terms of the authorized use.

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

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 1 USE - NPDES/SWPPP

RECOMMND

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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 2                   USE - GRADING SECURITY                   RECOMMND

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

60.BS GRADE. 3                   USE - IMPORT / EXPORT                   RECOMMND

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

A separate stockpile permit is required for the import site. It shall be authorized in conjunction with an approved construction project and shall comply with the requirements of Ordinance 457.

If an Environmental Assessment, prior to issuing a grading permit, did not previously approve either location, a Grading Environmental Assessment shall be submitted to the Planning Director for review and comment and to the Building and Safety Department Director for approval.

Additionally, if the movement of import / export occurs using county roads, review and approval of the haul routes by the Transportation Department may be required.

60.BS GRADE. 4                   USE - GEOTECH/SOILS RPTS                   RECOMMND

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

60.BS GRADE. 6                   USE - DRAINAGE DESIGN Q100                   RECOMMND

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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 7                   USE - OFFSITE GRDG ONUS                   RECOMMND

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

60.BS GRADE. 11                  USE - APPROVED WQMP                   RECOMMND

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

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

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

60.BS GRADE. 13                  USE - 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. 14                  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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 14 USE-TRANS& CVWD REVIEW REQ'D (cont.) RECOMMND  
of the review.

60.BS GRADE. 15 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.

FLOOD RI DEPARTMENT

60.FLOOD RI. 2 USE SUBMIT PLANS MINOR REVIEW RECOMMND

The scope of the District review will be limited to verification that this proposal has met its obligation under the County's municipal stormwater permit. A copy of the BMP improvement plans along with any necessary documentation shall be submitted to the Districts Plan Check Section for review. A copy of the improvement and grading plans shall be included for reference. The plans must receive the District's approval prior to issuance of permits. All submittals shall be date stamped by the engineer and include a completed Flood Control Deposit Based Fee Worksheet and the appropriate plan check fee deposit.

60.FLOOD RI. 3 USE SUBMIT FINAL WQMP RECOMMND

A copy of the project specific WQMP shall be submitted to the District for review and approval.

PLANNING DEPARTMENT

60.PLANNING. 1 USE - CVWD CLEARANCE RECOMMND

A clearance letter from the Coachella Valley Water District shall be provided to the Riverside County Planning Department verifying compliance with the conditions stated in their letter dated January 16, 2012, summarized as follows: the plan calls out a finished floor elevation of 244.10 for Building A, Building B, and Utility Room which are each two feet above adjacent grade.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 2 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 - REQD APPLICATIONS (1) RECOMMND

No grading permits shall be issued until General Plan Amendment No. 1101 and Change of Zone No. 7757 have been approved and adopted by the Board of Supervisors and have been made effective. This permit shall conform with the developement standards of the designation[s] and/or zone[s] ultimately applied to the property.

60.PLANNING. 5 USE - FEE STATUS RECOMMND

Prior to the issuance of grading permits for Plot Plan No. 24866, the Planning Department shall determine the status of the deposit based fees. If the fees are in a negative status, the permit holder shall pay the outstanding balance.

TRANS DEPARTMENT

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

When you submit a grading plan to the Department of Building and Safety, a copy of the grading plan shall be submitted and approved by the Transportation Department prior to a grading permit issuance.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.TRANS. 2 USE-SBMT/APPVD GRADG PLAN/TRAN (cont.) RECOMMND

Submit required grading plan to the Transportation Department, Plan Check Section, 8th Floor, 4080 Lemon Street, Riverside, CA.

60.TRANS. 3 MAP - RETENTION BASIN RECOMMND

For retention basin sizing and calculation refer to letter dated January 18, 2012 from Alan French to Majeed Farshad.

60.TRANS. 4 MAP - 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 and CVWD as part of the flood management review for review and approval. The project proponent shall pay all fees as required by Riverside County Transportation Department.

60.TRANS. 5 MAP - SUBMIT PLANS 2 RECOMMND

Per letter dated March 22, 2011, 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. 6 MAP - EASEMENT FOR DRAINAGE RECOMMND

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

60.TRANS. 7 MAP - TYPICAL SITE GRADING RECOMMND

All on-site grading shall be graded to drain to on site drainage facilities. Offsite drainage shall be conveyed

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60. PRIOR TO GRADING PRMT ISSUANCE

60.TRANS. 7 MAP - TYPICAL SITE GRADING (cont.) RECOMMND

through the project site in a manner that will not adversely impact either on-site improvements or worsen the existing drainage conditions to adjacent offsite properties.

60.TRANS. 8 USE - WATER QUALITY MGMT PLANS RECOMMND

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

70. PRIOR TO GRADING FINAL INSPECT

TRANS DEPARTMENT

70.TRANS. 1 MAP - EROSION CONTROL RECOMMND

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

80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

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

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

80.BS GRADE. 2 USE - ROUGH GRADE APPROVAL RECOMMND

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

1.Submitting a "Wet Signed" copy of the Soils Compaction

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80. PRIOR TO BLDG PRMT ISSUANCE

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

Report containing substantiating data from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for his/her certification of the project.

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

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

4.Rough Grade Only Permits: In addition to obtaining all required inspections and approval of all final reports, all sites permitted for rough grade only shall provide 100 percent vegetative coverage to stabilize the site prior to receiving a rough grade permit final.

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

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 1500 GPM fire flow for a 3 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.

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80. PRIOR TO BLDG PRMT ISSUANCE

FLOOD RI DEPARTMENT

80.FLOOD RI. 2 USE SUBMIT PLANS MINOR REVIEW RECOMMND

The scope of the District review will be limited to verification that this proposal has met its obligation under the County's municipal stormwater permit. A copy of the BMP improvement plans along with any necessary documentation shall be submitted to the Districts Plan Check Section for review. A copy of the improvement and grading plans shall be included for reference. The plans must receive the District's approval prior to issuance of permits. All submittals shall be date stamped by the engineer and include a completed Flood Control Deposit Based Fee Worksheet and the appropriate plan check fee deposit.

80.FLOOD RI. 3 USE SUBMIT FINAL WQMP RECOMMND

A copy of the project specific WQMP shall be submitted to the District for review and approval.

PLANNING DEPARTMENT

80.PLANNING. 1 USE - CONFORM TO ELEVATIONS RECOMMND

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

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

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

80.PLANNING. 3 USE - ROOF EQUIPMENT SHIELDING RECOMMND

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

80.PLANNING. 4 USE - MINIMUM FLOOR AREA RECOMMND

All dwelling units shall have a minimum floor living area of not less than 480 square feet excluding porches, garages, patios or similar features whether attached or detached. The permittee shall demonstrate to the

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 4 USE - MINIMUM FLOOR AREA (cont.) RECOMMND

satisfaction of the Planning Director and the Director of the Department of Building and Safety that construction plans comply with all dwelling unit minimum floor living area regulations.

80.PLANNING. 5 USE - MAXIMUM DWELLING UNITS RECOMMND

A maximum of 16 dwelling units are allowed under this permit.

80.PLANNING. 7 USE - HEIGHT LIMITATIONS RECOMMND

All buildings and structures within this permit shall not exceed 23 feet in overall height, except as provided by Section No. 18.20 of Ordinance No. 348. The permittee shall demonstrate to the satisfaction of the Planning Director and the Director of the Department of Building and Safety that construction plans comply with all height regulations; verification of compliance with the height regulations of this permit may include submission of a written certification by a state licensed professional that plans submitted to the Department of Building and Safety are in compliance and/or inspection of such plans by county staff.

80.PLANNING. 8 USE - COLOR/FINISH SAMPLES RECOMMND

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

80.PLANNING. 10 USE - FEE BALANCE RECOMMND

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

80.PLANNING. 11 USE - LC LANDSCAPE PLOT PLAN RECOMMND

Prior to issuance of building permits, the developer/permit holder shall file a Landscaping Minor Plot Plan Application to the Riverside County Planning Department for review and approval along with the current fee. The landscaping plans shall be in conformance with the APPROVED EXHIBITS; in

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 11 USE - LC LANDSCAPE PLOT PLAN (cont.) RECOMMND

compliance with Ordinance No. 348, Section 18.12; Ordinance No. 859; and, be prepared consistent with the County of Riverside Guide to California Friendly Landscaping.

At minimum, plans shall include the following components:

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

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

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

4)Emphasis on native and drought tolerant species.

When applicable, plans shall include the following components:

1)Identification of all common/open space areas;

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

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

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

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

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

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

NOTE:

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

)When the Landscaping Plot Plan is located within a special district such as Valley-Wide Recreation and Park District,

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 11 USE - LC LANDSCAPE PLOT PLAN (cont.) (cont.) RECOMMND

Jurupa Community Services District, Coachella Valley Water District, a County Service Area (CSA) or other maintenance district, the developer/permit holder shall submit plans for review to the appropriate special district for simultaneous review. The permit holder shall show evidence to the Planning Department that the subject District has approved said plans.

As part of the plan check review process and request for condition clearance, the developer/permit holder shall show proof of the approved landscaping plot plan by providing the Plot Plan number. The planning department shall verify the landscape route is approved and the Plot Plan is in TENTAPPR status. Upon verification of compliance with this condition and the APPROVED EXHIBITS, the Planning Department shall clear this condition.

80.PLANNING. 12 USE - LC LANDSCAPE SECURITIES RECOMMND

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

NOTE:

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

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 13 USE - WASTE MGMT. CLEARANCE RECOMMND

A clearance letter from Riverside County Waste Management District shall be provided to the Riverside County Planning Department verifying compliance with the conditions contained in their letter dated March 11, 2011, summarized as follows: The developer shall provide adequate areas for collecting and loading recyclable materials such as paper products, glass and green waste in commercial, industrial, public facilities and residential development projects.

80.PLANNING. 14 USE - SCHOOL MITIGATION RECOMMND

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

80.PLANNING. 16 USE - SECOND STORY WINDOWS RECOMMND

All second story windows shall be "translucent" (non-transparent) to restrict views towards adjacent single family residences.

TRANS DEPARTMENT

80.TRANS. 3 USE - TUMF RECOMMND

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

Please refer to letter dated October 25, 2011 from Synthia M. Gunzel, Deputy County Counsel, to Bob Lyman, Regional Office Manager, stating TUMF exemption request for the Operation SafeHouse of the Desert Phase II development should be approved.

80.TRANS. 13 USE -LANDSCAPING COM/IND RECOMMND

Landscaping (and/or trails) within public road right-of-way shall comply with Transportation Department standards, Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859 and shall require approval by the Transportation Department.

Landscaping plans shall be designed within La Canada Way and submitted to the Transportation Department. The landscape design shall incorporate a desert theme,

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80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 13 USE -LANDSCAPING COM/IND (cont.) RECOMMND

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

Landscaping plans shall be submitted on standard County plan sheet format (24" x 36"). Landscaping plans shall be submitted with the street improvement plans.

80.TRANS. 16 USE - UTILITY PLAN RECOMMND

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

80.TRANS. 17 MAP - DRAINAGE EASEMENT RECOMMND

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

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90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

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

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

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

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

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

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

90.BS GRADE. 4 USE - BMP REGISTRATION RECOMMND

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

90.BS GRADE. 5 USE - REQ'D GRADING INSP'S RECOMMND

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

1.Sub-grade inspection prior to base placement.

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90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 5                   USE - REQ'D GRADING INSP'S (cont.)                   RECOMMND

2.Base inspection prior to paving.

3.Precise grade inspection of entire permit area.

a.Inspection of Final Paving

b.Precise Grade Inspection

c.Inspection of completed onsite storm drain facilities

d.Inspection of the WQMP treatment control BMPs

90.BS GRADE. 6                   USE - PRECISE GRDG APPROVAL                   RECOMMND

Prior to final building inspection, the applicant shall obtain precise grade approval and/or clearance from the Building and Safety Department. The Building and Safety Department must approve the precise grading of your project before a building final can be obtained. Precise Grade approval can be accomplished by complying with the following:

1.Requesting and obtaining approval of all required grading inspections.

2.Submitting a "Wet Signed" copy of the Soils Compaction Report from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for the sub-grade and base of all paved areas.

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

4.Submitting a "Wet Signed" copy of the Precise (Final) Grade Certification for the entire site from a Registered Civil Engineer certifying that the precise grading was completed in conformance with the approved grading plan.

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

6.Submitting a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered Civil Engineer certifying that the Water Quality Management

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90. PRIOR TO BLDG FINAL INSPECTION

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

Plan treatment control BMPs have been installed in accordance with the approved WQMP.

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

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 an illuminated diagrammatic representation of the actual layout which shows name of complex, all streets, building designators, unit members, 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-#012-PUB TYP BUILD RECOMMND

PUBLIC TYPE BUILDINGS

90.FIRE. 4 USE-#83-AUTO/MAN FIRE ALARM RECOMMND

Applicant or developer shall be responsible to install a manual and automatic Fire Alarm System. Plans must be submitted to the Fire Department for approval prior to installation.

90.FIRE. 5 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.

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90. PRIOR TO BLDG FINAL INSPECTION

90.FIRE. 6 FINAL INSPECTION RECOMMND

Prior to occupancy a Fire Department inspection is required to verify all conditions stated at plan check are met.

Riverside office (951)955-4777  
Murrieta office (951)600-6160  
Indio Office (760)863-8886

FLOOD RI DEPARTMENT

90.FLOOD RI. 1 USE AS-BUILT BMP RECOMMND

All structural BMPs described in the project-specific WQMP shall be constructed and installed in conformance with approved plans and specifications. As-built plans certified by a registered Civil Engineer shall be submitted.

90.FLOOD RI. 2 USE BMP - EDUCATION RECOMMND

The developer shall distribute environmental awareness education materials on general good housekeeping practices that contribute to protection of stormwater quality to all initial users. The developer may obtain NPDES Public Educational Program materials from the District's NPDES Section by either the District's website [www.floodcontrol.co.riverside.ca.us](http://www.floodcontrol.co.riverside.ca.us), e-mail [fcnpdes@co.riverside.ca.us](mailto:fcnpdes@co.riverside.ca.us), or the toll free number 1-800-506-2555. Please provide Project number, number of units and location of development. Note that there is a five-day minimum processing period requested for all orders.

The developer must provide to the District's PLAN CHECK Department a notarized affidavit stating that the distribution of educational materials to the tenants is assured prior to the issuance of occupancy permits.

90.FLOOD RI. 3 USE IMPLEMENT WQMP RECOMMND

All structural BMPs described in the project-specific WQMP shall be constructed and installed in conformance with approved plans and specifications. It shall be demonstrated that the applicant is prepared to implement all non-structural BMPs described in the approved project specific WQMP and that copies of the approved project-specific WQMP are available for the future

PLOT PLAN:TRANSMITTED Case #: PP24866

Parcel: 650-131-018

90. PRIOR TO BLDG FINAL INSPECTION

90.FLOOD RI. 3 USE IMPLEMENT WQMP (cont.) RECOMMND

owners/occupants. The District will not release occupancy permits for any portion of the project exceeding 80% of the project area prior to the completion of these tasks.

PLANNING DEPARTMENT

90.PLANNING. 1 USE - PARKING PAVING MATERIAL RECOMMND

A minimum of 10 parking spaces shall be provided as shown on the APPROVED EXHIBIT A, unless otherwise approved by the Planning Department. The parking area 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

A minimum of two (2) accessible parking spaces for persons with disabilities shall be provided as shown on APPROVED EXHIBIT A. Each parking space reserved for persons with disabilities shall be identified by a permanently affixed reflectorized sign constructed of porcelain on steel, beaded text or equal, displaying the International Symbol of Accessibility. The sign shall not be smaller than 70 square inches in area and shall be centered at the interior end of the parking space at a minimum height of 80 inches from the bottom of the sign to the parking space finished grade, or centered at a minimum height of 36 inches from the parking space finished grade, ground, or sidewalk. A sign shall also be posted in a conspicuous place, at each entrance to the off-street parking facility, not less than 17 inches by 22 inches, clearly and conspicuously stating the following:

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

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

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 4 USE - ROOF EQUIPMENT SHIELDING RECOMMND

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

90.PLANNING. 5 USE - LIGHTING PLAN COMPLY RECOMMND

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

90.PLANNING. 6 USE - INSTALL BIKE RACKS RECOMMND

A bicycle rack with a minimum of 21 spaces shall be provided (Class I lockers or Class II racks in an enclosed lockable area) as shown on APPROVED EXHIBIT A. The bicycle racks shall be shown on project landscaping and improvement plans submitted for Planning Department approval, and shall be installed in accordance with those plans.

90.PLANNING. 7 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. 8 USE - WALL/BERM REQUIRED RECOMMND

A minimum six (6) foot high combination decorative block wall and wrought iron fence shall be constructed along the south, east and west property boundaries (with opening allowed at southeast corner to existing Safehouse complex as shown on APPROVED EXHIBIT A.

Additionally, a three (3) foot high masonry block wall shall be constructed within the private property portion of the front landscape buffer facing La Canada Way (north property boundary) to partially screen parking lot.

The exterior side of all masonry walls shall be surfaced

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 8 USE - WALL/BERM REQUIRED (cont.) RECOMMND

with a protective coating that will facilitate the removal of graffiti. The required wall and/or berm shall be subject to the approval of the Director of the Department of Building and Safety and the Planning Director and the appropriate flood control agency, and shall be shown on all grading and landscaping plans.

90.PLANNING. 9 USE - LC LNDSCP INSPECT DEPOST RECOMMND

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

90.PLANNING. 10 USE - LC COMPLY W/ LNDSCP/ IRR RECOMMND

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

90.PLANNING. 11 USE - TRASH ENCLOSURES RECOMMND

One (1) trash enclosure which is adequate to enclose a minimum of two (2) bins shall be located as shown on the APPROVED EXHIBIT A, and shall be constructed prior to the

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 11 USE - TRASH ENCLOSURES (cont.) RECOMMND

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

90.PLANNING. 13 USE - MINIMUM FLOOR AREA RECOMMND

All dwelling units shall have a minimum floor living area of not less than 480 square feet. All buildings and structures shall comply with approved construction plans that are designed in accordance with this condition.

90.PLANNING. 15 USE - SECOND STORY WINDOWS RECOMMND

All second story windows shall be "translucent" (non-transparent) to restrict views towards adjoining single family residences.

90.PLANNING. 16 USE - OWNER/MANAGER SIGN RECOMMND

Prior to the final building inspection approval of the apartment complex, a legible sign (no greater than 4 square feet) with OWNER CONTACT telephone number and APARTMENT MANAGER telephone number shall be placed at gated entry point of the project site in a stationary position, at a height of three to five feet above the ground.

TRANS DEPARTMENT

90.TRANS. 14 USE - UTILITY INSTALL RECOMMND

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

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 14 USE - UTILITY INSTALL (cont.) RECOMMND

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. 20 USE - ST DESIGN/IMP CONCEPT RECOMMND

The street design and improvement concept of this project shall be coordinated with Street Improvement Plans for La Canada Way (County File No.950-RR) and shall be revised to show the driveway access points and an encroachment permit needs to be obtained prior to driveway construction, or any sidewalk or curb & gutter.

90.TRANS. 21 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 La Canada Way and maintained by property owners.

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 the Transportation Department at (951) 955-6767.

90.TRANS. 22 USE - DRIVEWAYS RECOMMND

Driveway(s) shall be designed and constructed in accordance with County Standard No. 207A and located as approved by the Transportation Department, as shown on approved exhibit.

90.TRANS. 23 MAP - DRAINAGE IMPROV 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.

PLOT PLAN:TRANSMITTED Case #: PP24866

Parcel: 650-131-018

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 24

MAP - 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, subsurface 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. 25

MAP - EASEMENT FOR DRAINAGE 2

RECOMMND

The developer 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".



# COUNTY OF RIVERSIDE

## TRANSPORTATION AND LAND MANAGEMENT AGENCY



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

### Transportation Department

## MEMORANDUM

**To:** Majeed Farshad

**Date:** January 18, 2012

**From:** Alan French *AF*

**RE: Recommended Conditions of Approval for Plot Plan No. 24866, Operation Safehouse**

---

Transportation Plan Check Riverside has received the following data:

1. Preliminary Drainage Report for PP 24866 (Not Dated)
2. Additional Volume Calculations (Received December 15, 2011)

Transportation has completed the review of the above report and has prepared the drainage related conditions for the project. The proponent proposes to collect the 100 year storm runoff generated from the site and use underground basins to handle and disperse the flows. There will be numerous underground units to mitigate flows from the property located under the parking lot. The following are our recommended Conditions of Approval for drainage improvements for this project:

### 10. GENERAL CONDITIONS

#### 10. TRANS USE – FLOOD HAZARD REPORT 1

This is a proposal to expand the existing Operation Safehouse facility to include a 16-unit rental housing units on 0.41 acres (APN 650-131-018). This project lies within the limits of the Thousand Palms area north of Ramon Road and west of Monte Vista Way. The Thousand Palms area has a requirement for new developments to retain 100 percent of the incremental increase of runoff for a 100-year event. The owner shall provide mitigation measures to be incorporated into the development to prevent flooding of the site or downstream properties. The 100 percent retention of the post-development runoff from the 100 year storm shall be required as part of the drainage improvements for this project.

#### 10. TRANS USE – FLOOD HAZARD REPORT 2

This project is located in an area designated Zone AO, depth 1 foot on Federal

Flood Insurance Rate Maps which are in effect at this time.

10. TRANS USE – FLOOD HAZARD REPORT 3

This project lies within the area of the Whitewater River Basin Thousand Palms Flood Control Project, which will provide regional flood protection to the Thousand Palms area. The Coachella Valley Water District is currently in the design phase of this project. Upon completion of the design phase, developers and property owners within the area may be required to dedicate right-of-way for regional flood control facilities and/or participate in the financing of a portion of these facilities. Until construction of this project is complete, the developer shall comply with Riverside County Ordinance No. 458.

10. TRANS USE – UNDERGROUND STORAGE SYST

Proposed underground retention systems shall be designed of adequate size to retain 100 percent post-development storm water runoff from the 100 year storm event. The 100 percent retention of the post-development runoff from the 100 year storm shall be required as part of the drainage improvements for this project. The owner shall obtain approval from the Riverside County Transportation Department regarding the adequacy of the underground retention systems design. Preliminary design will require the submittal of actual infiltration rate of 2-inches per hour. Final design will require the submittal of actual infiltration rate testing otherwise infiltration will be considered as zero.

10. TRANS USE – RETENTION BASIN

Per the project drainage report (Undated); the proponents engineer has calculated the storm water runoff from the 100year event is the following:

| 100-year Event              | 3-hr<br>Duration | 6-hr<br>Duration | 24-hr<br>Duration |
|-----------------------------|------------------|------------------|-------------------|
| Pre-<br>Developed Vol – cf  | 1650             | 1509             | 938               |
| Post-<br>Developed Vol – cf | 2485             | 2893             | 3607              |

Of these durations above the critical volumes difference is 2670 cf for the 24-hr duration event. The volumes are equivalent to 1.79 inch effective rain fall for the project site, for the 100-year storm event.

The proposed underground retention system is sized with the following volumes:

Storm Chamber capacity = 115 cf

Required storage volume = 2670 cf

Total number of units =  $2670 / 115 = 24$  units

The underground storage capacities of 2760 cf, is greater than the volume from the 100 year storm events listed above. Based on the calculations in the report and the proposed facilities shown on the exhibit, the project proponent will have provided enough storage capacity for the project to retain on-site all the storm runoff in the 100 year event.

#### 10. TRANS USE – DRAINAGE PROTECTION

The 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.

#### 60. PRIOR TO GRADING PRMT ISSUANCE

##### 60. TRANS USE – RETENTION BASIN

Per the project drainage report (Undated); the proponents engineer has calculated the storm water runoff from the 100year event is the following:

| 100-year Event              | 3-hr<br>Duration | 6-hr<br>Duration | 24-hr<br>Duration |
|-----------------------------|------------------|------------------|-------------------|
| Pre-<br>Developed Vol – cf  | 1650             | 1509             | 938               |
| Post-<br>Developed Vol – cf | 2485             | 2893             | 3607              |

Of these durations above the critical volumes difference is 2670 cf for the 24-hr duration event. The volumes are equivalent to 1.79 inch effective rain fall for the project site, for the 100-year storm event.

The proposed underground retention system is sized with the following volumes:  
Storm Chamber capacity = 115 cf

Required storage volume = 2670 cf

Total number of units =  $2670 / 115 = 24$  units

The underground storage capacities of 2760 cf, is greater than the volume from the 100 year storm events listed above. Based on the calculations in the report and the proposed facilities shown on the exhibit, the project proponent will have provided enough storage capacity for the project to retain on-site all the storm runoff in the 100 year event.

60. TRANS USE – SUBMIT PLANS 1

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 and CVWD as part of the flood management review for review and approval. The project proponent shall pay all fees as required by Riverside County Transportation Department

60. TRANS USE – SUBMIT PLANS 2

Per letter dated March 22, 2011, 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 USE – EASEMENT FOR DRAINAGE

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

60. TRANS USE – TYPICAL SITE GRADING

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

## **70. PRIOR TO GRADING FINAL INSPECT**

### **70. TRANS                      USE – EROSION CONTROL**

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

## **80. TRANS PRIOR TO BLDG PRMT ISSUANCE**

### **80. TRANS                      USE – DRAINAGE EASEMENT**

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

## **90. PRIOR TO BLDG FINAL INSPECTION**

### **90. TRANS                      USE – DRAINAGE IMPROV COMPLETE**

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                      USE – OWNER MAINT NOTICE**

The owner of the project site shall be responsible for the maintenance of the drainage facility, including but not limited to the catch basin, subsurface 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

USE – EASEMENT FOR DRAINAGE 2

The developer 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".



# MEMORANDUM

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## RIVERSIDE COUNTY COUNSEL

DATE: October 25, 2011

TO: Bob Lyman, Regional Office Manager  
Transportation and Land Management Agency

FROM: Synthia M. Gunzel  
Deputy County Counsel

RE: Operation SafeHouse of the Desert Phase II  
Ordinance No. 673 – TUMF Exemption Request

---

Our office has reviewed the documents provided by the Economic Development Agency in connection with an impact fee exemption request under Riverside County Ordinance No. 673 (TUMF) for the Operation SafeHouse of the Desert Phase II, a sixteen housing unit residential rental development for very low income households, which is to be developed in the eastern area of Riverside County. This project is being developed with financial assistance by and pursuant to that certain Disposition and Development Agreement/Affordable Housing Agreement dated March 23, 2010, (“DDA”), between the Redevelopment Agency for the County of Riverside and Operation Safe House, Inc. and other associated agreements and documents whereby a 16 unit multifamily residential rental housing development will be constructed for the purpose of renting the units to qualifying very low income households.

The following additional associated agreement and documents have been submitted to support the request for DIF exemption: 1) Regulatory Agreement dated June 14, 2011 between RDA and Operation Safe House, Inc.; 2) Deed of Trust with Assignment of Rents recorded June 23, 2011, Instrument No. 2011-0277966; 3) Notice of Affordability Restrictions of Transfer of Property recorded June 23, 2011, Instrument No. 2011-0277967; and 4) Grant Deed recorded June 23, 2011, Instrument No. 2011-0277964.

Pursuant to Section 6(a) of Ordinance No. 673, development of low and lower income residential housing whose income is no more than 80% of the median income in San Bernardino-Riverside Standard Metropolitan Statistical Area, and as determined and approved by the County is exempt from payment of TUMF fee required by this Ordinance. The DDA and associated agreement and documents sufficiently support that this residential development qualifies for a TUMF exemption.

We are of the opinion that the TUMF exemption request for the Operation SafeHouse of the Desert Phase II development should be approved.

SMG/cb

cc: Dan Castillo, Senior Engineering Technician, TLMA  
Lorena Oseguera, Project Manager, Economic Development Agency, Housing

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# MEMORANDUM

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## RIVERSIDE COUNTY COUNSEL

DATE: October 25, 2011

TO: Bob Lyman, Regional Office Manager  
Transportation and Land Management Agency

FROM: Synthia M. Gunzel  
Deputy County Counsel

RE: Operation SafeHouse of the Desert Phase II  
Ordinance No. 659 – DIF Exemption Request

---

Our office has reviewed the documents provided by the Economic Development Agency in connection with a development impact fee (DIF) exemption request under Riverside County Ordinance No. 659, for the Operation SafeHouse of the Desert Phase II, a sixteen housing unit residential rental development for very low income households that is to be developed in the eastern area of Riverside County. This project is being developed with financial assistance by and pursuant to that certain Disposition and Development Agreement/Affordable Housing Agreement dated March 23, 2010, (“DDA”), between the Redevelopment Agency for the County of Riverside and Operation Safe House, Inc. and other associated agreements and documents whereby a 16 unit multifamily residential rental housing development will be constructed for the purpose of renting the units to qualifying very low income households.

The following additional associated agreement and documents have been submitted to support the request for DIF exemption: 1) Regulatory Agreement dated June 14, 2011 between RDA and Operation Safe House, Inc.; 2) Deed of Trust with Assignment of Rents recorded June 23, 2011, Instrument No. 2011-0277966; 3) Notice of Affordability Restrictions of Transfer of Property recorded June 23, 2011, Instrument No. 2011-0277967; and 4) Grant Deed recorded June 23, 2011, Instrument No. 2011-0277964.

Riverside County Ordinance No. 659, Section 19d. provides that publicly subsidized residential developments for low income households, as such households are defined pursuant to section 50079.5 of the Health and Safety Code, shall be exempt from the provisions of this Ordinance. The DDA and associated agreement and documents sufficiently support that this residential development qualifies for a DIF exemption.

We are of the opinion that the Development Impact Fee exemption request for the Operation SafeHouse of the Desert Phase II development should be approved.

SMG/cb

cc: Dan Castillo, Senior Engineering Technician, TLMA  
Lorena Oseguera, Project Manager, Economic Development Agency, Housing

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*Riverside County*  
**Waste Management Department**

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

March 11, 2011

Jay Olivas, Project Planner  
Riverside County Planning Department  
P. O. Box No. 1409  
Riverside, CA 92502-1409

**RE: Plot Plan (PP) No. 24866 (Fast Track 2010-03)**  
**Proposal: The PP proposes a 2 story, 16 unit apartment complex.**  
**APN: 650-131-018**

Dear Mr. Olivas:

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

1. **Prior to issuance of a building permit**, the applicant shall submit three (3) copies of a Recyclables Collection and Loading Area plot plan to the Riverside County Waste Management Department for review and approval. The plot plan shall conform to ***Design Guidelines for Recyclables Collection and Loading Areas***, provided by the Waste Management Department, and shall show the location of and access to the collection area for recyclable materials, along with its dimensions and construction detail, including elevation/façade, construction materials and signage. The plot plan shall clearly indicate how the trash and recycling enclosures shall be accessed by the hauler.
2. **Prior to final building inspection**, the applicant shall construct the recyclables collection and loading area in compliance with the Recyclables Collection and Loading Area plot plan, as approved and stamped by the Riverside County Waste Management Department.
3. **Prior to issuance of a building permit**, A Waste Recycling Plan (WRP) shall be submitted to the Riverside County Waste Management Department for approval. At a minimum, the WRP must identify the materials (i.e., concrete, asphalt, wood, etc.) that will be generated by construction and development, the projected amounts, the measures/methods that will be taken to recycle, reuse, and/or reduce the amount of materials, the facilities and/or haulers that will be utilized, and the targeted recycling or reduction rate. During project construction, the project site shall have, at a minimum, two (2) bins: one for waste disposal and the other for the recycling of Construction and Demolition (C&D) materials. Additional bins are encouraged to be used for further source separation of C&D recyclable materials. Accurate record keeping (receipts) for recycling of C&D recyclable materials and solid waste disposal must be kept. Arrangements can be made through the franchise hauler.

4. **Prior to issuance of an occupancy permit**, evidence (i.e., receipts or other type of verification) to demonstrate project compliance with the approved WRP shall be presented by the project proponent to the Planning Division of the Riverside County Waste Management Department in order to clear the project for occupancy permits. Receipts must clearly identify the amount of waste disposed and Construction and Demolition (C&D) materials recycled.
5. Hazardous materials are not accepted at Riverside County landfills. In compliance with federal, state, and local regulations and ordinances, any hazardous waste generated in association with the project shall be disposed of at a permitted Hazardous Waste disposal facility. Hazardous waste materials include, but are not limited to, paint, batteries, oil, asbestos, and solvents. For further information regarding the determination, transport, and disposal of hazardous waste, please contact the Riverside County Department of Environmental Health, Environmental Protection and Oversight Division, at 1.888.722.4234.
6. Use mulch and/or compost in the development and maintenance of landscaped areas within the project boundaries. Recycle green waste through either onsite composting of grass, i.e., leaving the grass clippings on the lawn, or sending separated green waste to a composting facility.
7. Consider xeriscaping and using drought tolerant/low maintenance vegetation in all landscaped areas of the project.

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

Sincerely,



Ryan Ross  
Planner IV

4. **Prior to issuance of an occupancy permit**, evidence (i.e., receipts or other type of verification) to demonstrate project compliance with the approved WRP shall be presented by the project proponent to the Planning Division of the Riverside County Waste Management Department in order to clear the project for occupancy permits. Receipts must clearly identify the amount of waste disposed and Construction and Demolition (C&D) materials recycled.
5. Hazardous materials are not accepted at Riverside County landfills. In compliance with federal, state, and local regulations and ordinances, any hazardous waste generated in association with the project shall be disposed of at a permitted Hazardous Waste disposal facility. Hazardous waste materials include, but are not limited to, paint, batteries, oil, asbestos, and solvents. For further information regarding the determination, transport, and disposal of hazardous waste, please contact the Riverside County Department of Environmental Health, Environmental Protection and Oversight Division, at 1.888.722.4234.
6. Use mulch and/or compost in the development and maintenance of landscaped areas within the project boundaries. Recycle green waste through either onsite composting of grass, i.e., leaving the grass clippings on the lawn, or sending separated green waste to a composting facility.
7. Consider xeriscaping and using drought tolerant/low maintenance vegetation in all landscaped areas of the project.

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

Sincerely,



Ryan Ross  
Planner IV



Established in 1918 as a public agency

## Coachella Valley Water District

**Directors:**

Peter Nelson, President - Div. 4  
John P. Powell, Jr., Vice President - Div. 3  
Patricia A. Larson - Div. 2  
Debi Livesay - Div. 5  
Franz W. De Klotz - Div. 1

**Officers:**

Steven B. Robbins, General Manager-Chief Engineer  
Julia Fernandez, Board Secretary

January 16, 2012

Redwine and Sherrill, Attorneys

File: 0163.2

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

Ladies and Gentlemen:

**Subject: Flood Management Review No. FP #11012, 72695 La Canada Way  
Thousand Palms, CA 92276, Related Cases: CUP 7757, PP 24866**

We have reviewed the enclosed grading plans for Flood Management Review No. FP #11012, dated December 21, 2011, and it meets the requirements of Riverside County Ordinance No. 458. This plan calls out a finished floor elevation of 244.10 for Building A, Building B and Utility Room which are each two feet above adjacent grade.

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

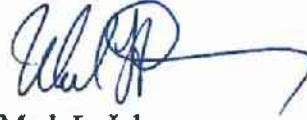
Riverside County Ordinance No. 458 requires protection from a flood event that has a one percent chance of occurring in any given year. As a result, flood damage may occur as a result of larger storms. The ordinance provides that the county and CVWD are neither liable nor responsible for any damages.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

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

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

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

Yours very truly,



Mark L. Johnson  
Director of Engineering

Enclosures/as

cc: Kathy McAdora (with FEMA Elevation Certificate and Grading Plan)  
9685 Hayes Street, Riverside, CA 92503

cc: Riverside County Planning Department, Palm Desert  
Riverside County Transportation Department, Palm Desert

Geo: 040618-4

TD:ch/eng/sw/11/Jan/FP 11012

CVWD-073  
(10/07)



Established in 1918 as a public agency

## Coachella Valley Water District

**Directors:**

Peter Nelson, President - Div. 4  
John P. Powell, Jr., Vice President - Div. 3  
Patricia A. Larson - Div. 2  
Debi Livesay - Div. 5  
Franz W. De Klotz - Div. 1

**Officers:**

Steven B. Robbins, General Manager-Chief Engineer  
Julia Fernandez, Board Secretary

Redwine and Sheirill, Attorneys

March 22, 2011

File: 0163.1  
0421.1  
0721.1  
040618-4

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

Dear Mr. Olivas:

Subject: Change of Zone 7757 and Plot Plan 24866

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

Prior to approval of Plot Plan 24866/C27757, the developer shall comply with Riverside County Ordinance 458 as amended in the preparation of on-site flood protection facilities for this project. The developer will be required to pay fees and submit plans to the District as part of the flood management review. Flood protection measures shall include establishing a finished floor elevation at or above the flood depth, constructing erosion protection for the foundation of the buildings and allowing reasonable conveyance of off-site flow through the property.

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

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

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

Flood protection measures shall provide that stormwater flows are received onto and discharged from this property in a manner that is reasonably compatible with predevelopment conditions.

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

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

The District will provide domestic water and sanitation service to this area and such service will be subject to the satisfaction of terms and conditions established by the District and exercised from time to time, including but not limited to fees and charges, water conservation measures, etc.

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

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

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

March 22, 2011

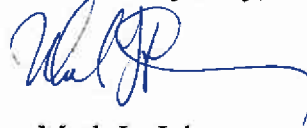
Plans for grading, landscaping and irrigation systems shall be submitted to the District for review. This review is for ensuring efficient water management.

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

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

If you have any questions please call Joe Cook, Domestic Water Engineer, extension 2292.

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

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

Mike Mistica  
County of Riverside, Department of Environmental Health  
P.O. Box 1206, Riverside, CA 92502

JC:ch/eng/sw/11/March/Change of Zone 7757





**AUGUSTINE BAND OF CAHUILLA INDIANS**  
P.O. Box 846 • Coachella, CA 92236 • (760) 398-4722 • Fax (760) 398-4252  
Tribal Chairperson: MaryAnn Green

July 30, 2010

Jay Olivas  
County of Riverside  
TRANSPORTATION & LAND MANAGEMENT AGENCY  
38686 El Cerrito Road  
Palm Desert, California 92211

**RECEIVED**

**AUG 05 2010**

Riverside County  
Planning Department  
Desert Office

RE: GPA No. 1101 Operation Safehouse (Thousand Palms, CA)

Dear Mr. Olivas:

Thank you for the opportunity to offer input concerning the development of the above-identified project. We appreciate your sensitivity to the cultural resources that may be impacted by your project, and the importance of these cultural resources to the Native American peoples that have occupied the land surrounding the area of your project for thousands of years. Unfortunately, increased development and lack of sensitivity to cultural resources has resulted in many significant cultural resources being destroyed or substantially altered and impacted. Your invitation to consult on this project is greatly appreciated.

At this time we are unaware of specific cultural resources that may be affected by the proposed project. We encourage you to contact other Native American Tribes and individuals within the immediate vicinity of the project site that may have specific information concerning cultural resources that may be located in the area. We also encourage you to contract with a monitor who is qualified in Native American cultural resources identification and who is able to be present on-site full-time during the pre-construction and construction phase of the project. Please notify us immediately should you discover any cultural resources during the development of this project.

Very truly yours,

Augustine Band of Cahuilla Indians

A handwritten signature in black ink that reads "Mary Ann Green". The signature is fluid and cursive, with a large loop at the end of the last name.

Mary Ann Green  
Tribal Chairperson

# AGUA CALIENTE BAND OF CAHUILLA INDIANS

TRIBAL HISTORIC PRESERVATION



May 27, 2011

Jay Olivas, Project Planner  
County of Riverside  
4080 Lemon Street, 9<sup>th</sup> Floor  
P.O. Box 1409  
Riverside, California 92502-1409

**RE: Native American Consultation Request for General Plan Amendment  
No. 1101 (GPA 01101)**

Dear Jay:

The Agua Caliente Band of Cahuilla Indians appreciates your efforts to include the Agua Caliente Tribal Historic Preservation Office in your project. The project area is beyond the Agua Caliente Indian Reservation lands, but it is within the Traditional Use Area of the Tribe. We currently have no concerns regarding this project. We ask if any inadvertent discovery is made in the future, please contact our THPO office. This letter shall conclude our consultation efforts.

Again, we appreciate your interest in our tribal resources and heritage. If you have questions or require additional information, please do not hesitate to call me at (760) 699-6907. You may also email me at [ptuck@aguacaliente-nsn.gov](mailto:ptuck@aguacaliente-nsn.gov).

Cordially,

Patricia A. Garcia-Tuck  
Tribal Historic Preservation Office  
**AGUA CALIENTE BAND  
OF CAHUILLA INDIANS**

C: Agua Caliente Cultural Register

X:\CONSULTATIONS Letters\2011\External\Close Proximity\RivCnty\_GPA 1101\_Thousand Palms\_5\_27\_11.doc

549

# COUNTY OF RIVERSIDE

## TRANSPORTATION AND LAND MANAGEMENT AGENCY

*George A. Johnson · Agency Director*

### Planning Department

*Ron Goldman · Planning Director*

07-13-10 P03:57 RCVD

RW

C. Patty Mack  
attachments  
w/paths

July 8, 2010

Agua Caliente Band of Cahuilla Mission Indians  
Richard Milanovich, Chairperson  
5401 Dinah Shore Drive  
Palm Springs, CA 92262

**RE: Native American Consultation request for General Plan Amendment No. 1101 (GPA01101)**

Dear Chairperson Milanovich,

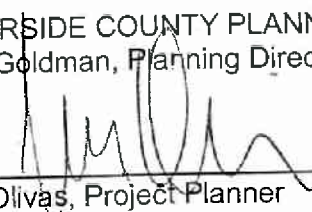
The County of Riverside requests your participation in the review of GPA01101 located at Section 18, Township 4 South, Range 6 East, also referred to as Assessor's Parcel Number 650-131-018. This project is subject to the California Environmental Quality Act (CEQA) and Section 65352.3 of the Government Code (Senate Bill 18 [2004]).

Staff contacted the Native American Heritage Commission (NAHC) which gave the County your tribe's name. The County is seeking a consultation with your tribe concerning the potential of Native American cultural resources that may be impacted by the above project. The project is currently being reviewed under CEQA and an archaeological and cultural resource survey may be requested to determine the presence or absence of cultural resources. Any information you have regarding cultural places will be kept strictly confidential and will not be divulged to the public.

Riverside County feels that your assistance is vital to the preservation and conservation of ancestral tribal sites during the current growth that the County is experiencing. It is the desire of Riverside County to protect the past and our collective heritage as we proceed towards the future. Please forward any comments or requests for meetings concerning this project to Leslie Mouriquand, County Archaeologist by October 6, 2010.

Sincerely,

RIVERSIDE COUNTY PLANNING DEPARTMENT  
Ron Goldman, Planning Director

  
Jay Olivas, Project Planner

Attachments  
Project site plan (Exhibit A)  
USGS Mao

cc: Leslie Mouriquand, County Archaeologist  
Operation Safehouse, Inc.

Y:\Planning Master Forms\Misc Staff Forms and Documents\Cultural Resources\Native American Consultation Request Letter.doc

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

March 16, 2011

Jay Olivas, Project Planner  
Riverside County Planning Department  
4080 Lemon Street, 9<sup>th</sup> Floor  
Riverside, CA 92501

RE: Fast Track No. 2010-03 – Change of Zone (CZ) No. 7757 & Plot Plan (PP) No. ~~24690~~ <sup>24860</sup>

Dear Mr. Olivas:

The SunLine Transit Agency (SunLine) would like to thank you for the opportunity to review and comment on the CZ07757 and PP~~24690~~ which proposes to develop a 2 story – 16 unit apartment complex that will be an expansion of the existing Operation Safe House of the Desert campus located adjacent to project site, within the Thousand Palms Community of unincorporated Riverside County.

SunLine staff reviewed the change of zone and plot plan and based on our review of existing transit amenities in the vicinity, SunLine does not currently offer direct transit service to the project location. However, the nearest service route is located just south of the project, along Ramon Road and Thelma Avenue served by Line 32. Therefore, SunLine is not requesting the addition of any transit amenities such as a bus turnout and/or shelter. However, we appreciate the chance to review developments within the Thousand Palms Community of unincorporated Riverside County.

As the Coachella Valley continues to grow and based on further analyses, SunLine will continue to monitor on-going developments and may provide transit service to the proposed project in the future, if warranted. Should you have questions or concerns regarding this letter, please contact me at 760-343-3456, ext. 162.

Sincerely,



Brenda Ramirez  
Assistant Transit Planner

cc: C. Mikel Oglesby, General Manager  
Eunice Lovi, Director of Planning and Development

Kathy McAdara  
Executive Director, Operation SafeHouse  
9685 Hayes Street  
Riverside, CA 92503  
951-351-4418  
[www.operationsafehouse.org](http://www.operationsafehouse.org)

-----Original Message-----

From: Patricia Saleh <[ps8888@msn.com](mailto:ps8888@msn.com)>

To: safehouse9 <[safehouse9@aol.com](mailto:safehouse9@aol.com)>; 'Gialdini, Michael' <[mjgialdini@rcbos.org](mailto:mjgialdini@rcbos.org)>

Sent: Tue, Aug 23, 2011 8:44 pm

Subject: Thousand Palms Community Council Minutes March 31, 2011 - Table File.pdf

Here are the minutes of the March 31 Thousand Palms Community Council meeting during which the plans for the Safe House Expansion were approved in concept. I hope this will do the trick for you Kathy. Let me know if you need anything else.

Patricia Saleh, Council secretary

|                        |           |   |
|------------------------|-----------|---|
|                        |           | <p>council he can apply.</p> <p>A sphere of influence, Gialdini said, merely gives CC the right to comment on a project that might eventually be in their city. Mitchell asked if a community vote is required for annexation to be approved. Gialdini deferred to Saleh to clarify that people must protest per the rules of LAFCO before a vote will be authorized.</p> <p>Ascani and attendee Pam McKay asked to redefine the votes needed to stop annexation. Saleh replied that the LAFCO Web site has all of the rules posted. Nokes told Nunez that community members protested these spheres of influence for over two and a half years, but "LAFCO shot us down."</p>  |
| <b>NEW BUSINESS</b>    | <b>A.</b> | <b>GML, Landscape</b>   |
|                        |           | Presenter Juan Perez  |
|                        |           | GML is building a 3,500 square foot commercial building on Rio del Sol. They've received Building and Safety approval, Environmental Health, etc. Gialdini said it's being processed through Planning but it hasn't been approved yet. They do HOA work. They need a "ground zero" to work out of and be professional. Nokes said he's read and reread these plans and can't find anything wrong. Mitchell moved to approve. Saleh seconded. Approved unanimously in concept.   |
|                        |           | <b>SunLine Transit Agency</b>   |
|                        |           | Presenters: Harvey Edwards, Kevin Fleming, architect  |
|                        |           | Fleming said that Sun Line covers the whole Coachella Valley and they've been working out of portable buildings for the last 20 years so they need a new administration building. The plan up for approval at this meeting is a master plan that incorporates future plans as well. There will be 100 parking spaces for staff right off Harry Oliver Trail. The building will be 24,000 square feet. Public functions will be up front and administration will be separate. The back portion is two stories. Nokes asked about solar generation. Fleming said that they're looking at wind generation and they'll look at solar in the second phase of the administration building. Fleming said that the parking structure the Council has already approved will have solar panels on it. There is no funding for it now but they are hoping it will come in. It was engineered for solar, he said; all the conduits are there; we're getting close but it isn't there yet. Donnelly asked about where they're hoping to get funding for the building. Edwards said Federal and State funds will be used. As a public transit agency we've been able to put funds away for this so there are already funds set aside. Councilman Mitchell said that the majority of funds have been secured but they're aware that the governor is always taking away funds and they're required to take this into account. |
|                        |           | <b>Safe House of the Desert</b>   |
| <b>PUBLIC COMMENTS</b> |           | Kathrine McIntire, director of Safe House, Tim Morneau architect  |
|                        |           | Safe House will be constructing a new housing center for 18 to 24 year olds on the site of the old fire station on La Canada in Thousand Palms, adjacent to the Thousand Palms Chamber of Commerce and the present Safe House building. This new facility will house up to 20 young people, kids who have aged out of the foster system and have no family support for housing or to get launched in a  |

career. This will provide up to 18 months of housing, and jobs training to try and break the cycle of homelessness.

Tim Morneau said the architecture is two-story, 16-unit rental dwelling type building. It is directly north of the existing facility so it will be an expansion of the existing facility and complimentary to the existing building. "We wanted to make it private for the neighbors and the youth so we centered the building," he said. All the windows that are facing the exterior of the complex that could typically look into the neighbors properties contain bumpouts. The windows that are on the outside will be translucent rather than transparent glass so neither the neighbors nor the student will have to worry about being seen through the windows but the translucent windows will allow light to enter through the space to give them natural daylight for a better environment for the students. The architecture also creates a large buffer at the front that will be heavily landscaped and thereby increase the privacy. The stucco was selected to go with the colors in the area. They've studied the neighbors' homes and color palette to see which colors are being used in the area and they noted a muted palette so those colors will be used. Solar fittings are being used so solar can be implemented in the future.

Mitchell asked about what "transitional housing" means and if students can come back after 18 months. Morneau said that there will be six units on the bottom for handicapped youth who will be able to stay longer. The current facility has 24-hour awake staff so a manager's unit is all that will be placed in the new building.

Esposito asked what age group will be housed. McIntire said that it is for 18-24 year olds. She said that technically someone could stay in those indefinitely. Esposito said that because the architect has considered the intrusiveness of this project that perhaps he felt that this wouldn't be too acceptable to the neighbors. Morneau said that this wasn't the case but they do want to be good neighbors. Esposito said that she's only concerned about the neighborhood and the influx of the people and how it will affect the neighborhood. McIntire said that there was only one house in the neighborhood and it was gang infested and loaded with graffiti. Nokes said that there are actually a lot of questions about this project. He said that said that he supported the original Safe House project but these are troubled adults. Morneau said that these young people are not on parole, not felons, etc. These are mostly kids terming out in the foster care system. Nokes said that he is in support of youth but these are adults and they are different because they have the responsibility to look out for themselves. He said that the community needs to know all the ramifications involved in the project, including that the adults on property will not be entirely from Thousand Palms and that other communities are not providing facilities for these young adults. He thinks it's asking a lot of Thousand Palms to take on so many of these problems when other cities aren't providing the same types of facilities. McIntire said that all residents have to be drug tested and must be homeless. They must abide by their regulations. They must be going to school. Once they get a job 50% of everything they earn must go into a savings account.

Nokes said that he noticed that some of these are one bedroom and some are two bedrooms. McIntire said that some of these young adults are lonely and they've determined that they might be better off with another person in their room. That will be assessed, she said, since they're coming out of foster care. Care of these young adults is funded by grants and donations.

Saleh asked if there are maladjusted children there and McIntire said that they are not necessarily maladjusted but homeless. Saleh also asked if any psychological evaluations have been done on the translucent windows? Morneau said they will only be used in the bedrooms. Nokes asked if these are windows that will open.

|                             |    |  |
|-----------------------------|----|--|
|                             |    | <p>Morneau said they must be able to be opened for fire safety reasons. Desert Recreation coordinator Manny Rujo said that he has observed that kids from Safe House are never a problem. Sharon Ballard said that these kids come to the library too and they're happy to have them. Nokes said that it's a tight squeeze to get into the building as it is designed for the fire department to have access. Morneau said that side yards are consistent with local zoning codes. Nokes said, "We will have to live with this project for a long time," so he said, "You're putting adults into the close proximity with the Emergency Shelter kids. Have you looked into this?" McIntire said that older kids are not allowed on the property unless there's something going on. Saleh said that translucent windows might be hard to live with for some of the residents since this is their only personal space and they'll probably open the windows, so the "privacy" for residents and homes nearby will be eliminated. McIntire said she doesn't want them to be in their bedrooms too much; that they need to be at school or at work or being part of the program. Nokes moved to accept the plan in concept. Mitchell seconded. Unanimously accepted.</p> |
| <b>COMMITTEE REPORTS</b>    | A. | <b>Desert Recreation District Report</b>   |
|                             |    | Reporting: <b>Manny Rujo</b> , temporary Thousand Palms Community Center Coordinator   |
|                             |    | <p>Rujo said that Thousand Palms Community Center Coordinator Rob Carson will hopefully be here for the next Community Council meeting since he's been feeling better and coming in much more. Rujo reported that the afterschool program still has 23 participants with 10 on scholarship. They've been enjoying field trips, going to "First Tee" to practice their golfing skills, etc. The majority of kids on spring break enrollment are on scholarship. Thirty-nine adults are enrolled in zumba; karate has 32 participants. The soccer field is being used by Xavier College Prep teams. Everything is booming at the community center, he said. Nokes said, "Great job." Rujo said, "All the credit goes to Rob for building it up all this time with his two hands."</p>  |
|                             | B. | <b>Thousand Palms Library</b>  |
|                             |    | Reporting: Sharon Ballard, head librarian  |
|                             |    | <p>Ballard said that the Library is booming too. Circulation is up. "We're holding our own with a limited budget." New this month are computer classes for Word, Internet and E-Mail. The Library's biggest community event, Day of the Child, Day of the Book, is scheduled for Saturday, April 30, at 10:30 AM and volunteers are needed. Attendees will be offered free hotdogs and kids can win a free book just by reading a book. The Library will be working with the Community Center, she said, to put this event on. If teenagers or adults that would like to win prizes for being volunteers, give the library a call.</p>   |
| <b>PUBLIC ANNOUNCEMENTS</b> |    | <p><b>Palm Desert Development, Affordable Housing – Thomas Hodgin.</b> Hodgin said that everything is going as scheduled and there's a new contact for updates on the project: Travis Simpson, construction supervisor, at 951-722-8267. Hodgin said it's gratifying to see so many projects on the Thousand Palms approval calendar. Palm Desert Development has already put in temporary power for the project and is evicting some of the local reptiles on the site, one being a seven-footer which was the biggest rattler he has seen. PD Development will be bringing in improvement in about 60 days. They'll come here monthly with construction</p>  |



# Fast Track Authorization

Case No.: \_\_\_\_\_

FTA No. 2010-03

SUPERVISOR: John Benoit

SUPERVISORIAL DISTRICT: 4

Company/Developer: Operation Safe House, Inc. Contact: Kathy McAdara

Address: 9685 Haves Street, Riverside, CA 92503

Phone: (951) 351-4418 Fax: (951) 351-4265 Email: safehouse9@aol.com

Architectural Firm: HMC Architects Contact: Dan Benner

Address: 3546 Concours Street, Ontario, CA 91764-5583

Phone: (909) 988-9979 Fax: (909) 483-1400 Email: dan.benner@hmcarchitects.com

Engineering Firm: N/A Contact: N/A

Address: N/A

Phone: \_\_\_\_\_ Fax: \_\_\_\_\_ Email: N/A

Land Use Application(s):  General Plan Amendment  Conditional Use Permit  Change of Zone

Plot Plan  Parcel Map  Other \_\_\_\_\_

### Site Information:

Assessor's Parcel Number(s) 650-131-018

Cross Streets/Address 72-695 La Canada Way, Thousand Palms, CA 92276

Land Use Designation MDR Zoning R-1 Site Acreage .41

Redevelopment Project Area/Sub-Area Thousand Palms Sub-Area

Unincorporated Community Thousand Palms

### Project Information (Estimate Amounts):

Eligibility Criteria  Full Time Jobs  Capital Investment  Annual Taxable Sales  Board of Supervisors  Child Care

Workforce Housing  Other \_\_\_\_\_

Permanent Full-Time Jobs 4 Wages per Hour \$10-15 Construction Jobs 60

Capital Investment \$4,400,000 Taxable Sales \$0 Bldg Size 12,000

Project Type  Commercial  Industrial  Office  Residential  Other Residential

Industrial Classification N/A Commercial Classification N/A

### Project Description:

Construction of a 16-unit supportive rental housing building that will be an expansion of the existing Operation Safe House of the Desert campus, located adjacent and south of the subject property.

The Economic Development Agency (EDA) hereby acknowledges that the above referenced development warrants special consideration relative to the permit processing as required by the County of Riverside, and encourages the affected County agencies to immediately institute "FAST TRACK" procedures to enable the project to proceed as soon as possible, in accordance with Board Fast Track Policy A-32. \*This Authorization contains preliminary project information and serves as a basis for determining "FAST TRACK" eligibility. During the county's development review process, the proposed project size and configuration may be altered.

Dan Martinez, Managing Director of EDA

5-4-10  
Date

5.2

# COUNTY OF RIVERSIDE

## TRANSPORTATION AND LAND MANAGEMENT AGENCY

### Planning Department

Ron Goldman · Planning Director

## APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

SECTIONS I, II, AND VI BELOW MUST BE COMPLETED FOR ANY AMENDMENT TO THE AREA PLAN MAPS OF THE GENERAL PLAN.

FOR OTHER TYPES OF AMENDMENTS, PLEASE CONSULT PLANNING DEPARTMENT STAFF FOR ASSISTANCE PRIOR TO COMPLETING THE APPLICATION.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: 68A01101 DATE SUBMITTED: **RECEIVED**

I. GENERAL INFORMATION

MAY 08 2010 P.M.

APPLICATION INFORMATION

EA42317 / CF605679  
CL005987

Riverside County  
Planning Department  
Desert Office

Applicant's Name: Kathy McAdara, c/o SafeHouse E-Mail: safehouse9@aol.com

Mailing Address: 9685 Hayes Street

Riverside Street CA 92503  
City State ZIP

Daytime Phone No: (951) 351-4418 Fax No: (951) 351-4265

Engineer/Representative's Name: Tim Morneau c/o HMC Architects E-Mail: Tim.Morneau@hmcarchitects.com

Mailing Address: 3546 Concours Street

Ontario Street CA 91764  
City State ZIP

Daytime Phone No: (909) 989-9979 Fax No: (909) 483-1400

Property Owner's Name: SEE ATTACHMENT 'A' E-Mail: \_\_\_\_\_

Mailing Address: 3403 10<sup>TH</sup> ST., SUITE 300  
RIVERSIDE, CA Street 92501  
City State ZIP

Daytime Phone No: (951) 955.8916 Fax No: (951) 955.9177

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

**APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN**

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

***AUTHORIZATION FOR CONCURRENT FEE TRANSFER***

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

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

Kathy McAdara  
PRINTED NAME OF APPLICANT

Kathy McAdara  
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.

REDEVELOPMENT AGENCY  
PRINTED NAME OF PROPERTY OWNER(S)

[Signature]  
SIGNATURE OF PROPERTY OWNER(S)

\_\_\_\_\_  
PRINTED NAME OF PROPERTY OWNER(S)

\_\_\_\_\_  
SIGNATURE OF PROPERTY OWNER(S)

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

**PROPERTY INFORMATION:**

Assessor's Parcel Number(s): 650-131-018

Section: 18 Township: 4S Range: 6E

Approximate Gross Acreage: .41 acres (lot size = 100' x 174')

General location (nearby or cross streets): North of E. Lynn Street, South of La Canada W, East of Thelma Avenue, West of Monte Vista Way.

**APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN**

Thomas Brothers map, edition year, page number, and coordinates: Page: 788 Grid D2

Existing Zoning Classification(s): R1

Existing Land Use Designation(s): MDR-Medium Density Residential

Proposal (describe the details of the proposed general plan amendment):

Land Use Designation change from the limited Medium Density Residential (MDR) designation to the more accommodating High Density Residential (H'TDR) designation.

Related cases filed in conjunction with this request:

CZ05641, EA34466, PUP00876

Has there been previous development applications (parcel maps, zone changes, plot plans, etc.) filed on the project site? Yes  No

Case Nos. \_\_\_\_\_

E.A. Nos. (if known) \_\_\_\_\_ E.I.R. Nos. (if applicable): \_\_\_\_\_

| Name of Company or District serving the area the project site is located<br>(if none, write "none.") | Are facilities/services available at the project site? | Yes                                 | No                       |
|--|--|-------------------------------------|--------------------------|
|  |  | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Electric Company   | Southern California Edison                             | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Gas Company  | Southern California Gas                                | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Telephone Company  |  | <input type="checkbox"/>            | <input type="checkbox"/> |
| Water Company/District   | Coachella Valley Water District (CVWD)                 | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Sewer District   | Coachella Valley Water District (CVWD)                 | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Is water service available at the project site: Yes  No

If "No," how far away are the nearest available water line(s)? (No of feet/miles) \_\_\_\_\_

Is sewer service available at the site? Yes  No

If "No," how far away are the nearest available sewer line(s)? (No. of feet/miles) \_\_\_\_\_

Is the project site located in a Recreation and Park District or County Service Area authorized to collect fees for park and recreational services? Yes  No

Is the project site located within 8.5 miles of March Air Reserve Base? Yes  No

**APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN**

Which one of the following watersheds is the project site located within (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) \_\_\_\_\_ Date \_\_\_\_\_

Owner/Representative (2) \_\_\_\_\_ Date \_\_\_\_\_

NOTE: An 8½" x 11" legible reduction of the proposal must accompany application.

**II. AMENDMENTS TO THE AREA PLAN MAPS OF THE GENERAL PLAN:**

AREA PLAN MAP PROPOSED FOR AMENDMENT (Please name):

Western Coachella Valley

EXISTING DESIGNATION(S): MDR - Medium Density Residential

PROPOSED DESIGNATION(S): H'TDR - High Density Residential

**APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN**

JUSTIFICATION FOR AMENDMENT (Please be specific. Attach more pages if needed.)

The applicant is seeking a general plan amendment to allow for the construction of a 16 unit supportive rental housing building that will be an expansion of the existing Operation Safe House of the Desert campus, located adjacent and south of the subject property. The current designation of the MDR limits the property to the construction of a single family detached residence. The proposed project is intended to provide separate living quarters to the program residents for both an extended or a limited time period, while the existing campus will be utilized to provide the educational and life skill services, training, drug use prevention, counseling, individual and group counseling, and job-seeking assistance to the residents of the proposed project. Furthermore, the proposed project will assist the County of Riverside in meeting its Ten-Year Plan to End Homelessness. The County of Riverside currently owns the site and has approved a transfer of ownership to the Redevelopment Agency for the County of Riverside, which has approved the transfer of ownership to Operation Safe House, Inc. through a Disposition and Development/Affordable Housing Agreement. Removal of all existing structures on the property is a part of the proposed scope of development in support of the expansion to the Operation SafeHouse of the Desert Project.

**III. AMENDMENTS TO POLICIES:**

*(Note: A conference with Planning Department staff is required before application can be filed. Additional information may be required.)*

A. LOCATION IN TEXT OF THE GENERAL PLAN WHERE AMENDMENT WOULD OCCUR:

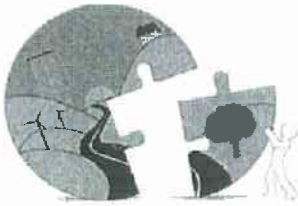
Element: n/a Area Plan: n/a

B. EXISTING POLICY (If none, write "none." (Attach more pages if needed): \_\_\_\_\_

n/a

C. PROPOSED POLICY (Attach more pages if needed): \_\_\_\_\_

n/a



# RIVERSIDE COUNTY PLANNING DEPARTMENT

Set ID# CC005987

Carolyn Syms Luna  
Director

## APPLICATION FOR CHANGE OF ZONE

CHECK ONE AS APPROPRIATE:

**Standard Change of Zone**

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

- Type 1:** Used to legally define the boundaries of one or more Planning Areas within a Specific Plan.
- Type 2:** Used to establish or change a SP zoning ordinance text within a Specific Plan.
- Type 3:** Used when a Change of Zone application was conditioned for in a prior application.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: CZ07757 DATE SUBMITTED: 3-2-11

### APPLICATION INFORMATION

Applicant's Name: Operation SafeHouse, c/o Kathy McAdara E-Mail: safehouse9@aol.com

Mailing Address: 9685 Hayes Street  
Riverside Street CA 92503  
City State ZIP

Daytime Phone No: (951) 351-4418 Fax No: (951) 351-4265

Engineer/Representative's Name: Tim Morneau c/o HMC Architects E-Mail: tim.morneau@hmcarchitects.com

Mailing Address: 3546 Concoors Street  
Ontario Street CA 91764  
City State ZIP

Daytime Phone No: (909) 989-9979 Fax No: (909) 483-1400

Property Owner's Name: REDEVELOPMENT AGENCY FOR THE COUNTY OF RIVERSIDE  
See attachment "A" E-Mail: \_\_\_\_\_

Mailing Address: 3403 10th Street, Suite 500  
Riverside Street CA 92501  
City State ZIP

Daytime Phone No: (951) 955-3422 Fax No: (951) 955-9177

Riverside Office · 4080 Lemon Street, 12th Floor  
P.O. Box 1409, Riverside, California 92502-1409  
(951) 955-3200 · Fax (951) 955-1811

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

"Planning Our Future... Preserving Our Past"

**APPLICATION FOR CHANGE OF ZONE**

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.

**AUTHORIZATION FOR CONCURRENT FEE TRANSFER**

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Kathy McAdara / OPERATION SAFEHOUSE  
PRINTED NAME OF APPLICANT

Kathy McAdara  
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.

Redevelopment Agency For The County Of Riverside  
PRINTED NAME OF PROPERTY OWNER(S)

Emilio Ramirez  
SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

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

**PROPERTY INFORMATION:**

Assessor's Parcel Number(s): 650-131-018

Section: 18 Township: 4S Range: 6E

Approximate Gross Acreage: .41 acres (lot size = 100' x 174')

General location (nearby or cross streets): North of E. Lynn Street, South of La Canada Way, East of Thelma Avenue, West of Monte Vista Way.

**APPLICATION FOR CHANGE OF ZONE**

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Thomas Brothers map, edition year, page number, and coordinates: Page: 788 Grid D2

Proposal (describe the zone change, indicate the existing and proposed zoning classifications. If within a Specific Plan, indicate the affected Planning Areas):

Change existing zone classification from 'R1' to 'R3'

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Related cases filed in conjunction with this request:

EA34466, PUP00876, GPA01101, EA42317, CFG05679

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APN# 650-131-018 72695  
La Canada Way  
Thousand Palms, CA 92276  
County of Riverside

**APPLICATION FOR CHANGE OF ZONE  
ATTACHMENT "A"**

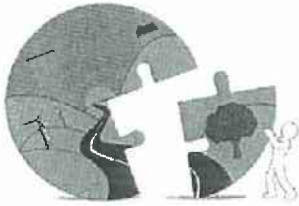
Property Owner:

Redevelopment Agency for the County of Riverside

By:  \_\_\_\_\_  
Emilio Ramirez  
Assistant Director – Housing

Email: [EmilioRamirez@rivcoeda.org](mailto:EmilioRamirez@rivcoeda.org)

Property Owner Address  
3403 10<sup>th</sup> St., Suite 500  
Riverside, CA 92501



# RIVERSIDE COUNTY PLANNING DEPARTMENT

Set ID# CC005987

Carolyn Syms Luna  
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: PP 24866      DATE SUBMITTED: 3-2-11

### APPLICATION INFORMATION

Applicant's Name: Operation SafeHouse, c/o Kathy McAdara      E-Mail: safehouse9@aol.com

Mailing Address: 9685 Hayes Street  
Riverside      CA      92503  
City      State      ZIP

Daytime Phone No: (951) 351-4418      Fax No: (951) 351-4265

Engineer/Representative's Name: Tim Morneau c/o HMC Architects      E-Mail: tim.morneau@hmcarchitects.com

Mailing Address: 3546 Concours Street  
Ontario      CA      91764  
City      State      ZIP

Daytime Phone No: (909) 989-9979      Fax No: (909) 483-1400

*REDEVELOPMENT AGENCY FOR THE COUNTY OF RIVERSIDE*

Property Owner's Name: See attachment "A"      E-Mail: \_\_\_\_\_

Mailing Address: 3403 10th Street, Suite 500  
Riverside      CA      92501  
City      State      ZIP

Daytime Phone No: (951) 955-3422      Fax No: (951) 955-9177

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.

Riverside Office · 4080 Lemon Street, 12th Floor  
P.O. Box 1409, Riverside, California 92502-1409  
(951) 955-3200 · Fax (951) 955-1811

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

**APPLICATION FOR LAND USE AND DEVELOPMENT**

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

**AUTHORIZATION FOR CONCURRENT FEE TRANSFER**

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Kathy McAdara / OPERATION SAFEHOUSE  
PRINTED NAME OF APPLICANT


  
SIGNATURE OF APPLICANT

**AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:**

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Redevelopment Agency For The County Of Riverside  
PRINTED NAME OF PROPERTY OWNER(S)

 Emilio Ramirez  
SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

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

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

**PROPERTY INFORMATION:**

Assessor's Parcel Number(s): 650-131-018

Section: 18 Township: 4S Range: 6E

Approximate Gross Acreage: .41 acres (lot size = 100' x 174')

General location (nearby or cross streets): North of E. Lynn Street, South of \_\_\_\_\_

**APPLICATION FOR LAND USE AND DEVELOPMENT**

La Canada Way \_\_\_\_\_, East of Thelma Avenue \_\_\_\_\_, West of Monte Vista Way \_\_\_\_\_.

Thomas Brothers map, edition year, page number, and coordinates: Page: 788 Grid D2

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

Construction of a 16 unit apartment building.

Related cases filed in conjunction with this request:

EA34466, PUP00876, GPA01101, EA42317, CFG05679

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

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

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

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

If yes, indicate the type of report(s) and provide a copy: Geotechnical Report, Percolation Test

Is water service available at the project site: Yes  No

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

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

Is sewer service available at the site? Yes  No

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

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: 0

Estimated amount of fill = cubic yards Approximately 900 cubic yards

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

**APPLICATION FOR LAND USE AND DEVELOPMENT**

Import 900 CY Export 0 Neither \_\_\_\_\_

What is the anticipated source/destination of the import/export?  
Import source has yet to be determined

What is the anticipated route of travel for transport of the soil material?  
To be determined by contractor

How many anticipated truckloads? 90 truck loads anticipated truck loads.

What is the square footage of usable pad area? (area excluding all slopes) 6,000 sq. ft.

Is the development proposal located within 8½ miles of March Air Reserve Base? Yes  No

If yes, will any structure exceed fifty-feet (50') in height (above ground level)? Yes  No

Does the development project area exceed more than one acre in area? Yes  No

Is the development project located within any of the following watersheds (refer to Riverside County Land Information System (RCLIS) (<http://www3.tlma.co.riverside.ca.us/pa/rclis/index.html>) for watershed location)?

Santa Ana River     Santa Margarita River     San Jacinto River     Whitewater River

**HAZARDOUS WASTE SITE DISCLOSURE STATEMENT**

Government Code Section 65962.5 requires the applicant for any development project to consult specified state-prepared lists of hazardous waste sites and submit a signed statement to the local agency indicating whether the project is located on or near an identified site. Under the statute, no application shall be accepted as complete without this signed statement.

I (we) certify that I (we) have investigated our project with respect to its location on or near an identified hazardous waste site and that my (our) answers are true and correct to the best of my (our) knowledge. My (Our) investigation has shown that:

The project is not located on or near an identified hazardous waste site.

The project is located on or near an identified hazardous waste site. Please list the location of the hazardous waste site(s) on an attached sheet.

Owner/Representative (1)  Date 2-28-11

Owner/Representative (2) \_\_\_\_\_ Date \_\_\_\_\_

June 7, 2011

Mr. Jay T. Olivas, Project Planner IV  
Riverside County Planning Department  
4080 Lemon Street, 12<sup>th</sup> Floor  
Riverside, CA 92501



Re: "Roy's Place" Operation SafeHouse of the Desert  
72-910 La Canada Way, Thousand Palms  
Request for Approval of an Alternative Parking Plan and a Variance  
Case #PP24866 Parcel 650-131-018  
HMC #4542001

Dear Mr. Olivas:

Please accept this correspondence on behalf of the Project Developer, Operation SafeHouse Inc., with respect to their request that the County Planning Department grant the above-referenced Project an Alternative Parking Program and a variance in the minimum floor area required for certain dwelling units within the project's design.

We respectfully request that the County give due consideration to the intended Transitional Living and Permanent Supportive Housing programs occupancy as described in the attached letter of explanation from the Applicant/Developer, dated May 19, 2011 and summarized in Footnote #1.<sup>1</sup>

These requests are in response to the Planning Department concerns that were identified in the County's March 22, 2011 Conditions of Approval document, and from further discussions and meeting(s) held with yourself, Ken Baez, HMC and the Applicant on Wednesday, June 1, 2011. During this meeting it was suggested that we furnish a letter that succinctly outlines the basis for consideration of these variances/modifications because of special circumstances applicable to this project's parcel of property and its use.

### **Background**

The idea for the proposed 16-unit development for 21 homeless youth was Supervisor Roy Wilson's last project in development before his death. He not

<sup>1</sup>SafeHouse residents are homeless youth who are abused, runaway, and throw-away youth, not parolees from the Justice System. They are with us short-term, generally less than 18 months. We have 15 homeless youth in 15 bedrooms in 9 units. Sometimes, the girls have babies. 6 units are for Permanent Supportive Housing of homeless youth, which by definition means they have no parents. They rarely have spouses or children. They come to us with a few clothes and no other possessions. They are working on their education, working or finding work and learning life skills. The programs have them spending little time in their units. This occupancy is protected by 55-year Deed Restrictions by both the Redevelopment Agency of the County of Riverside and the Department of Housing and Community Development for the State of California.

only wanted to create more beds for homeless youth in the County, but he wanted SafeHouse to have the land that was the former fire station because it stood adjacent to their current project, SafeHouse of the Desert Emergency Shelter. He believed that all youth in our County should have the opportunity to succeed and become viable members of our community.

Supervisor Wilson believed in the development of this project so much that he personally pushed it through the Redevelopment Agency for financial assistance and for the sale of the property for \$1.00 to SafeHouse. The project will be named "Roy's Place" to reflect SafeHouse's admiration for all that Supervisor Wilson did to procure the Redevelopment Agency contract and for what he did for Riverside County while in office.

The number of units and bedrooms in the new project reflects minimum physical programmatic requirements needed to access federal, state, and local funds.

The property, the site of the recently-demolished County Fire Station, has limitations, but its immediate adjacency to SafeHouse of the Desert has access to extensive facilities including offices and conference rooms for counseling, a kitchen, and community rooms for various life skills training.

#### **Request for an Alternative Parking Program per Ordinance 348**

In recognition of the young people that will be supported and housed by these Transitional Living and Permanent Supportive Housing programs, and the realistic perspective of vehicle ownership and usage by the occupants/tenants of the adjacent SafeHouse facility and their Riverside facility, it is being proposed that the County support the provision of 10 vehicle stalls designed into the project (in lieu of the 27 stalls required by ordinance); coupled with the provision of 21 bicycles and racks; the Operation SafeHouse van used to take youth to doctor appointments, etc.; and, the active use of the adjacent SafeHouse facility for counseling and life skills courses. Historically, for the last ten years the Main Street Transitional Living Complex in Riverside has housed over 300 youth. Of those youth a very small percentage (3%) has owned a vehicle. Currently, in Riverside there is only one youth who has a vehicle out of the twelve who are living there. We believe this proposed Alternative Parking Program will be sufficient to accommodate the envisioned resident and visitor population of the project.

Additionally, as Thousand Palms is developing, Sunline Transit is expanding its services. County Planning approvals for a mass transit facility are in progress now within close proximity to our project site. Consequently, Operation SafeHouse requests that the County permit modifications to the project's parking layout requirements as a result of physical property conditions and program conditions which make it impractical to require strict compliance with the Zoning Ordinance 348.

**Variance for Section 18.11. Size of Dwellings**

Due to the restricted width and depth of the subject property's shape and size (100 ft. wide x 178 ft. deep), there is insufficient area within the property's "buildable area" to integrate all dwelling units that maintain the minimum floor area of 750 sq. ft. Taking into consideration the required minimum building setbacks from all property edges, the minimum site areas required for landscape coverage areas and storm water retention basins, as well as providing the maximum possible areas on-site that can be devoted to parking circulation and vehicle stalls, we find the remainder of the site footprint limits the buildable ground floor area for the design/construction of dwelling units. This ground floor area limitation corresponds to six (6) one-bedroom dwelling units that fall below the minimum floor area requirements (516 sq. ft.). Three second floor units are similarly affected by this non-conforming unit size, due to the "stackable" nature of the unit designs. Those second floor units are slightly larger (596 sq. ft.), but nevertheless are still undersized per the ordinance requirements.

From the residents' point of view, smaller units are better to provide services. For most youth, this will be their first real independent living unit. It needs to be small for ease of cleaning and to create a environment of comfort and security. An example is available to visit at our units at 4509-4539 Main Street in Riverside, California.

From the neighbors' point of view, we have reduced the size of units to reduce the scale of the architecture to be less intrusive. Similarly, we have scaled the architectural detail to be more intimate.

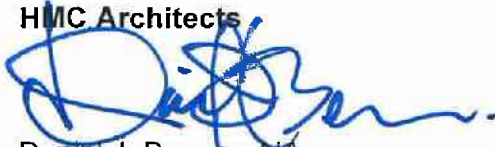
Given the physical constraints of the property size, coupled with the other required County development criteria and operational/funding agency requirements imposed upon the project, there is no means to furnish all units with the minimum 750 sq. ft. floor area, thereby justifying a variance for 9 of the 16 dwelling units to be less than the minimum.

Mr. Jay T. Olivas  
Riverside County Planning  
June 8, 2011  
Page 4

Jay, please review this correspondence and offer any commentary or edits that you feel may be necessary to assist in your staff-level endorsement of our requests.

Sincerely,

**HMC Architects**



Daniel J. Benner, AIA  
Principal

Enclosure: SafeHouse Letter to County 5-19-11  
Alternate Parking Program  
Variance for Unit Size  
Aerial Photo of SafeHouse Properties

C: Kathy McAdara, (SafeHouse)  
Diane Stewart, (Beacon Path LLC)  
Tim Morneau, (HMC)



# SAFEHOUSE

*Dedicated to the Safety and Well-Being of Children in Crisis*

## FOUNDERS

AMY S. HARRISON  
SUSAN STARK-GIGANDET

## OPERATION SAFEHOUSE BOARD OF DIRECTORS

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RICK CLEMONS  
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MICHAEL SCACCO  
DON SCHROEDER  
STEVE SOPHER

## EXECUTIVE DIRECTOR

KATHY MCADARA

9685 HAYES STREET  
RIVERSIDE, CA 92503  
(951) 351-4418  
(951) 351-4265 FAX

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

TAX ID 33-0326090



May 19, 2011

Riverside County Planning Department  
4080 Lemon Street, 12th Floor  
Riverside, CA 92501

**Re: Operation SafeHouse of the Desert,  
16 Units to be built at 72-695 La Canada Way, Thousand Palms, CA 92276  
Request for Parking and Minimum Unit Size Variance**

To Whom It May Concern:

Operation SafeHouse of the Desert is a not-for-profit program which will be providing transitional and permanent supportive housing services to 21 homeless youth. It offers youth a place to learn the skills they need to make the transition from homeless to successful independent adults. These abused, runaway and throwaway youth are frequently homeless because they have had their 18th birthday and have emancipated from foster care, and/or are disabled and need to live in our permanent housing units. They do not come to from the Justice system as parolees. In all cases, they will fall below the federal poverty level, and are in the process of trying to build their lives as adults.

SafeHouse has been providing transitional living housing in the City of Riverside for over 13 years to this same population. Based on our experience, it is rare that a youth would come to us with a vehicle. Less than 5% of our population has had a car during the time they were living with us. Most are saving for a car, and once they leave the program they are able to purchase a vehicle with the money they have been saving.

We understand that the current Land Use Ordinance of Riverside County requires that a total number of (27) parking stalls be provided for the proposed (9) one bedroom and (7) two-bedroom units (Section 18.12). Our request is that the Planning Director permit a modification to this requirement as a variance or other appropriate process, to the proposed project's program due to inherent unique circumstances, as described in this letter, and allow for a reduction of the total parking to be a minimum (10) stalls, including (4) standard, (5) accessible, and (1) van accessible. In addition to the proposed parking, we will be providing more than the required minimum number of secured bicycle parking stalls.

SafeHouse has owned and continuously operated a similar transitional living program for twenty homeless youth at 4509-4539 Main Street in Riverside. This fifteen unit apartment building is a working example for the limited need for parking. The approval by the City of Riverside Planning Department allowed us to turn four parking places into a recreation space for the youth, with an agreement that there was no need for the parking. There has never been an issue with parking, because our youth do not have cars. The only spaces utilized are by our staff, social workers, or family members who may come to visit. In ten years we have never had an issue or complaint.



## SAFEHOUSE

*Dedicated to the Safety and Well-Being of Children in Crisis*

### FOUNDERS

AMY S. HARRISON  
SUSAN STARK-GIGANDET

### OPERATION SAFEHOUSE BOARD OF DIRECTORS

DOM BETRO  
RICK CLEMONS  
JAN DUKE  
KIM GLASSMAN  
AMY S. HARRISON  
BARBARA HEMINGWAY  
VALERIE HILL  
GARY JEANDRON  
CYNTHIA MAYMAN  
JESSICA MORRISON  
TINA ROBINSON  
MICHAEL SCACCO  
DON SCHROEDER  
STEVE SOPHER

### EXECUTIVE DIRECTOR

KATHY MCADARA

9685 HAYES STREET  
RIVERSIDE, CA 92503  
(951) 351-4418  
(951) 351-4265 FAX

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

TAX ID 33-0326090



The Operation SafeHouse of the Desert project has some additional features which make its need for parking even less.

- There will only be one staff member at the facility, and that person will be living on site. All of the other staff members will be located and parking at the adjacent Operation SafeHouse of the Desert campus at 72-710 Lynn Street.
- The youth will be able to walk directly to the adjacent SafeHouse facility with its counseling offices and school.
- All youth will be given bicycles, and will be able to ride their bikes to work, or take their bike to catch the bus.
- SafeHouse of the Desert will use our current van to transport youth when needed.
- SafeHouse of the Desert will purchase a separate van for the disabled clients in the six permanent supportive housing units. As is customary with all of our funders, a plan will be put in place for those clients' transportation.

The program is designed for young homeless individuals who arrive with very few possessions, and who are looking to build a life and move on in a period of no more than two years. During that time the participants are extremely busy—in school or at work where they can earn money to transition themselves into permanent housing. Ideally, they spend very little time in their apartment—the program is designed to keep them busy with life skills, counseling, school, and work. These uses are deed restricted for fifty-five years by the Redevelopment Agency of Riverside County as a part of providing the land for our homeless youth. The apartment units should be small and manageable for a number of reasons.

For most youth, this will be their first real independent living unit. It needs to be small for ease of cleaning and to create an environment of comfort and security. The larger the unit the more unmanageable it is for someone just starting out. They have very few belongings. As a part of developing life skills, we help them collect items during their time with us which we store for them in an offsite storage room. When they leave they have accumulated some belongings, or they have saved enough money to allow them to purchase their own things.

Additionally, we understand that the current zoning ordinance requires that no dwelling unit shall be constructed unless it has a minimum floor living area of not less than 750 square feet (Section 18.11). Our request is that the Planning Director consider the special circumstances relative to this property and its binding programmatic requirements, and grant a variance for a reduction to the minimum floor area per unit to 600 square feet for the (9) one-bedroom units. The one-bedroom units designated for the Transitional Living Program have occupancy of only one person each. Our homeless youth do not



# SAFEHOUSE

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share bedrooms, and are not accompanied by other family members. The two-bedroom units exceed the minimum 750 square feet per unit, therefore do not require special consideration. We recognize that the (6) one-bedroom Permanent Supportive Housing units are technically defined as permanent, but the reality, as disclosed to SafeHouse by HUD senior staff, is that most of those residents stay only an average of eighteen months in the program. Our physically and/or mentally challenged clients would be thrilled to have a reasonably sized affordable unit to call home in our community in the short period of time while they learn to better manage their lives. Permanent Supportive Housing for homeless disabled youth allows for more flexibility in the number of occupants for the homeless youth; however, the reality of operations are these one-bedroom units usually house one homeless youth for less than two years.

The youth participating in the program are not supposed to be in their dwelling unit during the day, but are expected to be actively working on their education, or at work. They have few possessions, and after their limited stay with the program, they will have made friends, developed additional support systems, and are able to move on—generally with roommates. As they are ready to move on with their lives, they move back into affordable and traditional market rate apartments. This natural moving on frees up our units for other homeless youth, who need our support while they rebuild their lives.

We hope that this letter provides you with the information necessary to make an educated decision in favor of approving the requested modifications for reduction in the required total number of parking stalls and the minimum required dwelling unit size, due to the special circumstances related to this unique community based program in which the county of Riverside is protected by recorded 55-year deed restrictions. Please feel free to reach out to us to request any further information.

Regards,

*Kathy McAdara*  
Kathy McAdara  
Executive Director

Cc: Diane Stewart, Beacon Path, LLC  
Dan Benner, HMC Architects  
Tim Morneau, HMC Architects  
File

d. REQUESTS FOR MODIFICATIONS FROM PARKING STANDARDS. The Planning Director may, without notice or hearing, permit modifications to the circulation and parking layout requirements where topographic or other physical conditions make it impractical to require strict compliance with these requirements.

e. ALTERNATIVE PROGRAMS FOR PARKING.

(1) A residential, commercial or industrial project may provide for alternative programs which reduce parking demand in return for a reduction in the number of off-street parking spaces required.

(2) Alternative programs that may be considered by the Planning Director under this provision include, but are not limited to, the following:

a) Private Car Pool/Van Pool Operations. Office or industrial developments which guarantee preferred parking spaces to employees who participate regularly in a car or van pool may have their parking requirement reduced by two parking spaces for every one space which is marked for car or van pool at a preferred location.

b) Mass Transit. Developments which are located within 150 feet of a mass transit facility may have their parking requirement reduced by two percent of the total number of required parking spaces.

c) Planned Residential Development - Senior Citizen. A 20 percent reduction in the total number of required parking spaces may be allowed when an alternative senior citizen transportation program is proposed.

d) Bicycle Parking. Developments which provide secured bicycle parking facilities exceeding the minimum requirement may reduce the number of required parking spaces by one vehicle space for every three additional bicycle spaces provided.

e) Shared Parking Requirements. The Planning Director may, upon application by the owner or lessee of any property, authorize shared use of parking facilities under the following conditions:

1. Sufficient evidence shall be presented to the Planning Director to demonstrate that no substantial conflict in the principal hours or periods of peak demand will exist between the uses or structures which propose to share parking.

2. The building or use for which an application for shared parking is being made shall be located within 150 feet of the parking area to be shared.

3. No more than 50 percent of the parking space requirement shall be met through shared parking.

4. Parties sharing off-street parking facilities shall provide evidence of a reciprocal parking agreement for such joint use by a proper legal instrument recorded in the office of the County Recorder with the number of copies as required and thereof filed with the County Building and Safety Department.

Amended Effective:  
11-28-97 (Ord. 348.3804)

**SECTION 18.27. VARIANCES.**

a. **BASIS FOR VARIANCE.** Variances from the terms of this ordinance may be granted when, because of special circumstances applicable to a parcel of property, including size, shape, topography, location or surroundings, the strict application of this ordinance deprives such property of privileges enjoyed by other property in the vicinity that is under the same zoning classification.

A variance shall not be granted for a parcel of property which authorizes a use or activity that is not otherwise expressly authorized by the zone regulation governing the parcel of property, but shall be limited to modifications of property development standards, such as lot size, lot coverage, yards, and parking and landscape requirements.

b. **APPLICATION.** Application for a variance shall be made in writing to the Planning Director on the forms provided by the Planning Department and shall be accompanied by the fees set forth in County Ordinance No. 671. If the use for which the variance is sought also requires approval of a conditional or public use permit pursuant to the land division ordinance, the two applications shall be filed concurrently.

(1) Applications for a variance that do not require an approval of a conditional or public use permit or land division ordinance approval shall supply the following information:

- a) Name and address of the applicant.
- b) Evidence of ownership of the premises or written permission of the owner to make the application.
- c) A statement of the specific provisions of the ordinance for which the variance is requested and the variance that is requested.
- d) A plot and development plan drawn in sufficient detail to clearly describe the following:
  1. Physical dimensions of property and structures.
  2. Location of existing and proposed structures.
  3. Setbacks.
  4. Methods of circulation.
  5. Ingress and egress.
  6. Utilization of property under the requested permit.
- e) Such additional information as shall be required by the application form.

(2) Applications for a variance that also require approval of a permit or land division, shall be accepted for filing only if the principal application is accepted, and shall set for the specific provisions of the ordinance for which the variance is being requested.

(3) If the application for a variance is in connection with a land division pursuant to the land division ordinance, the application shall be construed to be a waiver of any shorter time limitations on processing both a variance and a land division, including time limitations on appeals of either application, so that both applications are processed in the public hearing held under Section 18.26 of this ordinance as one unit to final decision.

c. **PUBLIC HEARING.** A public hearing shall be held on all variance applications in accordance with the provisions of Section 18.26 of this ordinance, and all the procedural requirements and rights of

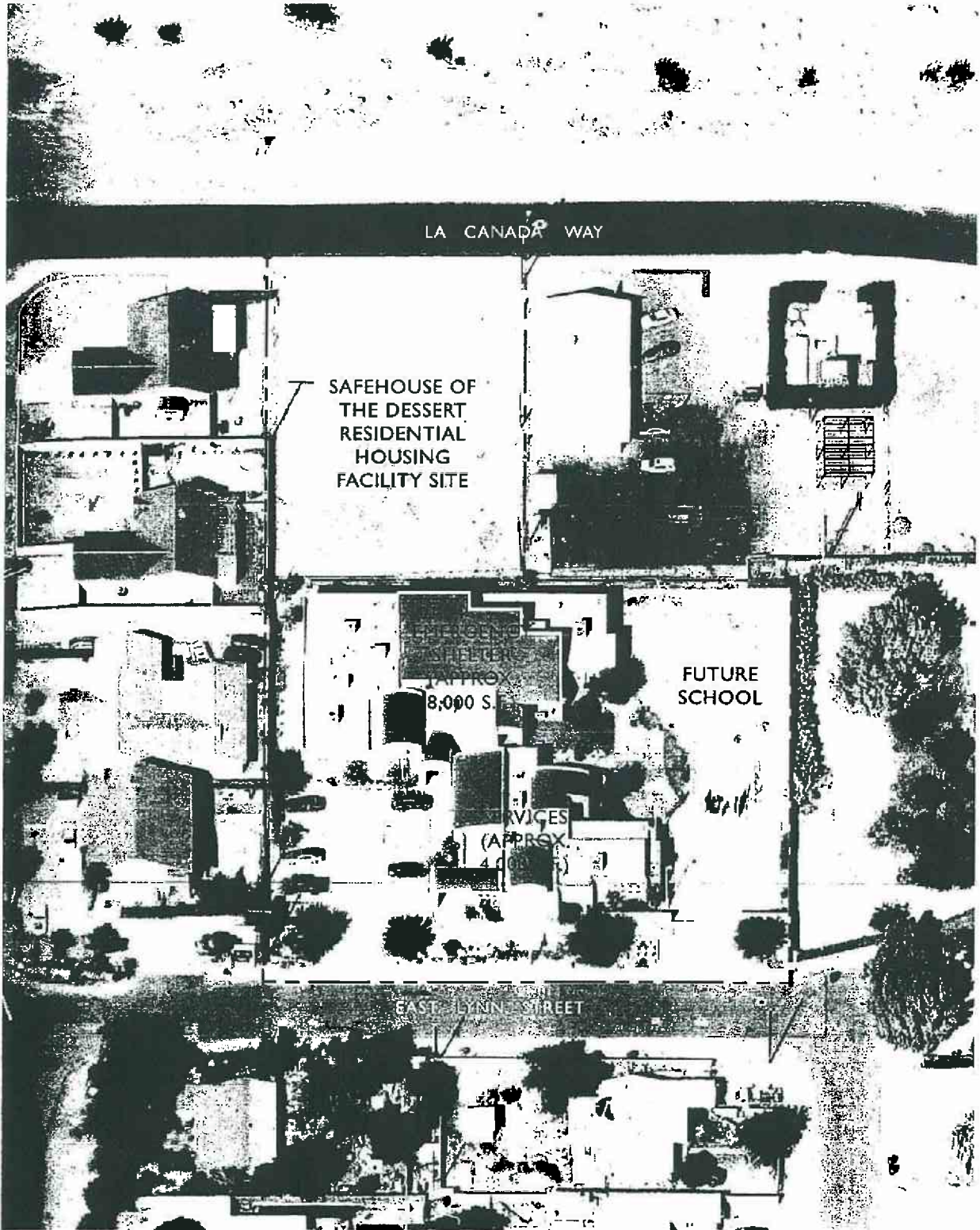
appeal as set forth therein shall govern the hearing. All public hearings on variances which require approval of a permit or land division shall be heard by the hearing body which has jurisdiction of the principal application. All public hearings on variances which do not require approval of a permit or land division within the area of jurisdiction of the East Area Planning Council shall be heard by the Council, and all public hearings on variances which do not require approval of a permit or land division outside the area jurisdiction of the East Area Planning Council shall be heard by the Planning Commission.

d. **CONDITIONS.** Any variance granted shall be subject to such conditions as are necessary so that the adjustment does not constitute a grant of special privileges that is inconsistent with the limitations upon other properties in the vicinity and zone in which the property is situated, and which are necessary to protect the health, safety and general welfare of the community.

e. **USE OF VARIANCE.** Any variance that is granted shall be used within one year from the effective date thereof, or within such additional time as may be set in the conditions of approval, which shall not exceed a total of three years, except that a variance in connection with a land division may be used during the same period of time that the land division approval may be used; otherwise the variance shall be null and void. Notwithstanding the foregoing, if a variance is required to be used within less than three years, the permittee may, prior to its expiration, request an extension of time in which to use the variance. A request for extension of time shall be made to the Board of Supervisors, on forms provided by the Planning Department and shall be filed with the Planning Director, accompanied by a fee as set forth in County Ordinance No. 671. Within 30 days following the filing of a request for an extension, the Planning Director shall review the application, make a recommendation thereon, and forward the matter to the Clerk of the Board, who shall place the matter on the regular agenda of the Board. An extension of time may be granted by the Board upon a determination that valid reason exists for permittee not using the variance within the required period of time. If an extension is granted, the total time allowed for use of the variance shall not exceed a period of three years, calculated from the effective date of the issuance of the variance. The term "use" shall mean the beginning of substantial construction for which the variance has been granted, which construction must thereafter be pursued diligently to completion, or the actual occupancy of existing buildings or land under the terms of the authorized variance, or the recording of the final or parcel map in connection with an approved land division. The effective date of a variance shall be determined pursuant to Section 18.26 of this ordinance.

f. **REVOCATION OF VARIANCE.** Any variance granted may be revoked upon the findings and procedure contained in Section 18.31 of this ordinance.

|  |
|--|
| Amended Effective:<br>08-28-86 (Ord. 348.2612) |
|--|



**OPERATION SAFEHOUSE: THOUSAND PALMS  
RESIDENTIAL HOUSING FACILITY**

APRIL 19, 2011

**HMC** Architects

**Applicant:**  
Safehouse, Inc.  
Attn: Kathy McAdara  
9685 Hayes Street  
Riverside, CA 92503

**Exhibit Preparer:**  
HMC Architects  
3546 Concours Street  
Ontario, CA 91674

**Owner:**  
Riverside County EDA  
3403 10<sup>th</sup> Street, Ste. 500  
Riverside, CA 92501

GPA01101

**Olivas, Jay**

---

**From:** dianestewart@aol.com  
**Sent:** Tuesday, January 10, 2012 1:57 PM  
**To:** Olivas, Jay  
**Subject:** Re: Safehouse PP24866  
**Attachments:** MHP\_HY\_NOFA6-14-11 061811 011012.pdf; DDA and First Amendment recorded docs 063011 011012.pdf

Jay,

I wish I had what you need in one executed document, but I can connect the dots:

**For the MHP for Homeless Youth funding source**, attached is the Notice of Funding Availability published June 14, 2011. See page 9, "M. Loan Terms and Security" for the 55 year term, go to paragraph 3 of that section: "MHP loan documents will include a promissory note, deed of trust and regulatory agreement." MHP-HY, a state funding source, approved the project July 29, 2011.

**For the Economic Development Agency of the County of Riverside**, attached is the executed and recorded regulatory agreement. It does not restrict households to Homeless Youth, but it is for low and moderate income households for 55 years. See page 134 for the Recorded Regulatory Agreement, recorded June 23, 2011. It was approved by the Board of Supervisors March 23, 2010 and the First Amendment was approved by the Board of Supervisors June 2, 2011. See page 136, Section 16 "Required Covenant period" set at 55 years.

I sent the entire document, so you could see if any of it was useful for your work. Is this useful?

Diane Stewart

-----Original Message-----

**From:** Olivas, Jay <JOLIVAS@rctlma.org>  
**To:** 'dianestewart@aol.com' <dianestewart@aol.com>  
**Sent:** Tue, Jan 10, 2012 1:26 pm  
**Subject:** RE: Safehouse PP24866

Can you please email (PDF) the highlighted sections that discuss the 55 year deed restrictions so we can attach to the staff report?? This would be very helpful. , do not need the whole document package.

Can you restate the date and purpose of the prior Board action about this, and when it occurred?

Thanks.

---

**From:** [dianestewart@aol.com](mailto:dianestewart@aol.com) [<mailto:dianestewart@aol.com>]  
**Sent:** Tuesday, January 10, 2012 1:09 PM  
**To:** Olivas, Jay  
**Cc:** [Daniel.Benner@hmcarchitects.com](mailto:Daniel.Benner@hmcarchitects.com)  
**Subject:** Re: Safehouse PP24866

Yes

-----Original Message-----

**From:** Olivas, Jay <JOLIVAS@rctlma.org>  
**To:** 'dianestewart@aol.com' <dianestewart@aol.com>  
**Cc:** Daniel.Benner <[Daniel.Benner@hmcarchitects.com](mailto:Daniel.Benner@hmcarchitects.com)>  
**Sent:** Tue, Jan 10, 2012 1:08 pm  
**Subject:** RE: Safehouse PP24866

Overall, it's a 55 year deed restriction for this apartment building for homeless youth, correct? thanks

---

**From:** [dianestewart@aol.com](mailto:dianestewart@aol.com) [mailto:[dianestewart@aol.com](mailto:dianestewart@aol.com)]  
**Sent:** Tuesday, January 10, 2012 9:58 AM  
**To:** Olivas, Jay  
**Cc:** [Daniel.Benner@hmcarchitects.com](mailto:Daniel.Benner@hmcarchitects.com)  
**Subject:** Re: Safehouse PP24866

Hello Jay,

There are four funding sources, each with different restrictions. The agreement for the acquisition of the land is for affordability rather than homeless youth. The two state funding sources limit the project to Homeless Youth. They are the State of California Department of Housing and Community Development (HCD) Multifamily Housing Program for Homeless Youth (MHP-HY) and the HCD Emergency Housing and Assistance Program Capital Development (EHAP CD). MHP-HY funds target Homeless Youth with a 55 year deed restriction. The approved application for the EHAP CD funds targets Homeless Youth with a 10 year deed restriction.

What supporting docs would be useful?

Diane Stewart

-----Original Message-----

**From:** Olivas, Jay <[JOLIVAS@rctlma.org](mailto:JOLIVAS@rctlma.org)>  
**To:** '[dianestewart@aol.com](mailto:dianestewart@aol.com)' <[dianestewart@aol.com](mailto:dianestewart@aol.com)>  
**Cc:** 'Daniel Benner' <[Daniel.Benner@hmcarchitects.com](mailto:Daniel.Benner@hmcarchitects.com)>  
**Sent:** Tue, Jan 10, 2012 9:50 am  
**Subject:** Safehouse PP24866

Can you please highlight the section as part of the land agreement? that indicates the apartment project can only be used for homeless youth over a 50 year period? Is my understanding correct? Thanks.

Jay Olivas, Planner IV  
Riverside County Planning Department  
4080 Lemon Street, 12th Floor  
Riverside, CA 92501  
ph: (951) 955-1195

RECORDED AT THE REQUEST OF  
CHICAGO TITLE - INLAND EMPIRE

DOC # 2011-0277969

06/23/2011 04:43 PM Fees: \$0.00

Page 1 of 14

Recorded in Official Records

County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder

NO FEE RECORDING PURSUANT TO  
GOVERNMENT CODE SECTION 6103

RECORDING REQUESTED BY AND  
WHEN RECORDED RETURN TO:

Redevelopment Agency for  
the County of Riverside  
3403 10<sup>th</sup>, Suite 500  
Riverside, California 92501  
Attn: Lorena Oseguera

\*\*This document was electronically submitted  
to the County of Riverside for recording\*\*  
Received by: YSEGURA

(Space above for Recorder's Use)

## REGULATORY AGREEMENT

These Covenants, Conditions and Restrictions, herein sometimes referred to as these "CC&Rs" or "Declaration" or "Regulatory Agreement" are made by the signatories hereto.

### RECITALS

970013199  
**WHEREAS**, each of the **REDEVELOPMENT AGENCY FOR THE COUNTY OF RIVERSIDE**, a public body, corporate and politic ("Agency"), and **OPERATION SAFE HOUSE, INC.**, a California nonprofit public benefit corporation ("Developer") is a party to this Declaration. The Agency, and the Developer are sometimes collectively referred to herein as the "Declarants."

**WHEREAS**, the Agency and the Developer have entered into that certain Disposition and Development/Affordable Housing Agreement dated March 23, 2010 (the "AHA") and a First Amendment to Disposition and Development/Affordable Housing Agreement dated June 2, 2011 (First Amendment) for the improvement and development of certain real property described in Exhibit "A" (to which these CC&Rs are an encumbrance) as the "Site", which AHA provides for the recordation of this Regulatory Agreement.

**WHEREAS**, it is contemplated under the AHA that, as of the recordation of this Regulatory Agreement, the Agency will convey to the Developer under a form of deed provided for in the AHA (and therein defined as the "Agency Deed") the "Site", which is that certain property described in the legal description attached hereto as "Exhibit A" and incorporated herein by this reference.

**WHEREAS**, the AHA sets forth certain restrictive covenants applicable to the Site, particularly the use of the Site for the provision of rental housing units available to Very Low Income Households at Affordable Rents as those terms are defined therein.

**WHEREAS**, Agency, County, and Developer, wish to adopt this Regulatory Agreement to further govern the use of the Site in conjunction and along with the AHA and to ensure that the

6/2/2011, File No. RD4-09-003  
Operation Safe House, Thousand Palms

Agency achieves credit for production of affordable housing units pursuant to Section 33413 of the California Health and Safety Code.

**NOW, THEREFORE**, each of the Agency and the Developer (as owner of real property interests described hereinabove) declare that the Site shall be held, transferred, encumbered, used, sold, conveyed, leased and occupied subject to the Covenants, Conditions and Restrictions hereinafter set forth expressly and exclusively for the use and benefit of said property, and the Agency. Each and all of the restrictions, limitations, conditions, covenants, liens, reservations and charges herein contained shall run with the land and be recorded on the property title and shall be binding on Declarant, its grantees, successors, heirs, executors, administrators, devisees or assigns, and all subsequent owners of all or any part of the Site.

### **ARTICLE I** **DEFINITIONS**

The definitions provided herein shall be applicable to this Declaration and also to any amendment or supplemental Declaration (unless the context implicitly or explicitly shall prohibit), recorded against the Site pursuant to the provision of this Declaration.

**Section 1.** "Affordable Housing Project" means an affordable housing project operated in conformity with this Regulatory Agreement throughout the Required Covenant Period.

**Section 2.** "Affordable Rent" has the meaning set forth in Health and Safety Code Section 50053. For a Very Low Income Household, Affordable Rent means a monthly rent which does not exceed one twelfth (1/12th) of thirty percent (30%) of fifty percent (50%) of the Median Income for the Area for a household size appropriate to the unit. "Household size appropriate to the unit," as used herein, means two persons for each one-bedroom unit (if any), and three persons for each two bedroom unit. The maximum monthly rental amount of the units shall be adjusted annually by the formula set forth above upon the promulgation of revised Riverside-San Bernardino Primary Metropolitan Statistical Area median income figures by regulation of the California Department of Housing and Community Development. Actual rent charged may be less than such maximum rent.

**Section 3.** "Agency" means the Redevelopment Agency for the County of Riverside and its successors in interest.

**Section 4.** "Area" means the Riverside-San Bernardino Primary Metropolitan Statistical Area, as periodically defined by HUD.

**Section 5.** "Calculation of Affordable Rents" means the worksheet substantially in the form of Attachment No. 7 to the AHA.

**Section 6.** "Certificate" or "Certification" is defined in Section 3(a).

**Section 7.** "County" means and refers to the County of Riverside, a political subdivision of the State of California.

**Section 8.** "County Ordinances" means and refers to the County of Riverside County Ordinances as revised from time to time.

6/2/2011, File No. RD4-09-003  
Operation Safe House, Thousand Palms

Section 9. "Gross Income" means all payments from all sources received by a person (together with the gross income of all persons of the age of 18 years or older who intend to reside with such person in one residential unit) whether in cash or in kind as calculated pursuant to the Department of Housing and Urban Development ("HUD") Regulations (24 C.F.R. § 813) in effect as of the Date of Agreement.

Section 10. "Housing Project" means sixteen (16) supportive housing unit residential rental development, that will include one (1) manager's unit, to be constructed on the Site under the AHA.

Section 11. "Lower Income Household" means a household earning not greater than sixty percent (60%) of median income for the Area as set forth by regulation of the California Department of Housing and Community Development, pursuant to Health and Safety Code Section 50079.5.

Section 12. "Median Income for the Area" means the median income for the Area as most recently determined by the Secretary of Housing and Urban Development under Section 8 of the United States Housing Act of 1937, as amended, or, if programs under Section 8 are terminated, Median Income for the Area determined under the method used by the Secretary prior to such termination.

Section 13. "Prescribed Rent Levels" means rent that is Affordable Rent as follows: (a) for Very Low Income Households for the following units, as indicated by number of bedrooms: (i) sixteen (16) affordable housing units including one managers unit. Rent is not required to be Affordable Rent as to one manager's unit.

Section 14. "Regulatory Agreement" means this Regulatory Agreement and any amendments, modifications or supplements which may also be referred to herein as these "CC&Rs" or this "Declaration".

Section 15. "Required Affordable Unit" means a dwelling unit in the Housing Project and available to, occupied by, or held vacant for occupancy only by tenants qualifying as Very Low Income Households and rented at Affordable Rent conforming to the Prescribed Rent Levels.

Section 16. "Required Covenant Period" means a period of fifty-five (55) years commencing as of the issuance of a final certificate of occupancy for all of the Units and continuing until the fifty-sixth (56<sup>th</sup>) anniversary thereof.

Section 17. "Household" means a qualified low income household, as defined by California Health and Safety Code Section 50079.5 and 50105.

Section 18. "Site" means all of the real property and appurtenances as described above, including all structures and other improvements thereon, and those hereafter constructed.

Section 19. "Unit" means a dwelling unit on the Housing Project.

Section 20. "Very Low Income Households" means Very Low Income Households whose Adjusted Income does not exceed fifty percent (50%) of Median Income for the Area as determined by the United States Department of Housing and Urban Development from time to time and as set forth in Health and Safety Code Section 50105.

6/2/2011, File No. RD4-09-003  
Operation Safe House, Thousand Palms

Section 21. "Year" means a calendar year.

**ARTICLE II**  
**LAND USE RESTRICTIONS; IMPROVEMENTS**

Section 1. Uses. The Developer shall develop the Approved Housing Project on the Site in conformity with the AHA. Thereafter, the Site shall be operated as an Affordable Housing Project and devoted only to the uses specified in this Regulatory Agreement for the periods of time specified herein. All uses conducted on the Site, including, without limitation, all activities undertaken by the Developer pursuant to the AHA, shall conform to all applicable provisions of the County Ordinances and the County Approvals.

Developer agrees to reserve one hundred percent (100%) of the total rental units, or 15 units, for Very Low Income households. Such units ("Assisted Units") shall be limited to Very Low Income households that do not exceed fifty percent (50%) area median income for the County, adjusted by family size at the time occupancy, as defined by California Health and Safety Code Sections 50079.5 and 50105.

Section 2. Affordable Housing.

*Number of Units.* Throughout the Required Covenant Period, not less than fifteen (15) supportive housing units shall be rented to and occupied by Very Low Income Households. Required Affordable Units shall be continuously occupied by or held available for occupancy by Very Low Income Households at Affordable Rent. All Affordable Units shall be rented at Affordable Rent. For this purpose, a tenant who qualifies as a Very Low Income Household at the time he or she first occupies an Affordable Unit shall be deemed to continue to be so qualified until such time as a recertification of such individual's or family's income in accordance with Section 3 below demonstrates that such individual or family no longer qualifies as a Very Low Income Household. Moreover, a unit previously occupied by a Very Low Income Household, and then vacated shall be considered occupied by such Very Low Income Household until reoccupied, other than for a temporary period, at which time the character of the unit shall be redetermined. In no event shall such temporary period exceed thirty-one (31) days.

At such time as a tenant ceases to qualify as a Very Low Income Household, the unit occupied by such tenant shall cease to be a Very Low Income Unit. The Developer shall replace each such Very Low Income Unit by designating the next available unit and any necessary units thereafter as a Very Low Income Unit. For purposes of this Agreement, such designated unit will be considered a Very Low Income Unit if it is held vacant and available for occupancy by a Very Low Income Household, and, upon occupancy, the income eligibility of the tenant as a Very Low Income Household is verified and the unit is rented at Affordable Rent. All units except the one manager's unit are Very Low Income units.

In the event a household's income initially complies with the corresponding income restriction for a Very Low Income Household but the income of such household increases, such increase shall not be deemed to result in a violation of the restrictions of this Regulatory Agreement concerning limitations upon income of occupants, provided that the occupancy by such household is for a reasonable time of not to exceed one year (measured from the time the income of the household ceases to qualify at the designated affordability level). The Developer shall include in its rental

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agreements provisions which implement this requirement and limitation, and the Developer shall expressly inform prospective renters as to this limitation prior to the commencement of a tenancy.

*Duration of Affordability Requirements.* The Required Affordable Units shall be available to and occupied by Very Low Income Households at Affordable Rent throughout the Required Covenant Period. All tenants residing in the Affordable Units during the last two (2) years of the Required Covenant Period shall be given notice by the Developer at least once every six (6) months prior to the expiration date of this requirement, that the rent payable on the Affordable Unit may be raised to a market rate rent at the end of the Required Covenant Period.

*Selection of Tenants.* As specified hereinbelow, Developer shall demonstrate to the Agency that the proposed tenants of each of the Required Affordable Units constitutes a Very Low Income Household.

Prior to the rental or lease of an Required Affordable Unit to a tenant, and as set forth in this Section 2 of Article II of this Declaration, the Developer shall require the tenant to execute a written lease and to complete an Income Verification certifying that the tenant(s) occupying the Required Affordable Unit is/are a Very Low Income and meet(s) the eligibility requirements established for the Required Affordable Unit. The Developer shall verify the income of the tenant(s).

The Developer shall accept as tenants on the same basis as all other prospective tenants, persons who are recipients of federal certificates for rent subsidies pursuant to the existing program under Section 8 of the United States Housing Act of 1937, or its successor. The Developer shall not apply selection criteria to Section 8 certificate holders which are more burdensome than criteria applied to any other prospective tenants.

*Determination of Affordable Rent for the Affordable Units.* The Affordable Units shall be rented or leased at Affordable Rent. As of the approval of the AHA, Affordable Rent is calculated in accordance with the Calculation of Affordable Rent. The maximum monthly rental for the Affordable Unit shall be adjusted annually as permitted pursuant to the Calculation of Affordable Rent.

THE DEVELOPER UNDERSTANDS AND KNOWINGLY AGREES THAT THE MAXIMUM RENTAL FOR THE AFFORDABLE UNITS ESTABLISHED BY THE AHA, THIS REGULATORY AGREEMENT IS SUBSTANTIALLY BELOW THE FAIR MARKET RENT FOR THE AFFORDABLE UNITS.

Section 3. Developer Verification and Program Compliance.

*Income Verification and Certification.* The Developer will obtain and maintain on file an Income Verification from each tenant, dated immediately prior to the initial occupancy of such tenant in the Housing Project.

On March 31<sup>st</sup> commencing the year in which the Certificate of Completion is issued and annually thereafter each March during the Required Covenant Period, the Developer shall file with the Agency or its designee a Certificate, containing all information required pursuant to Health and Safety Code Section 33418, in a form prescribed by the Agency. Each Certificate shall cover the immediately preceding fiscal year.

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*Reporting Amounts.* Agency is required by Section 33418 of the California Health and Safety Code to require Developer to monitor the Affordable Units and submit the annual reports required by Section 3 of Article II of this Declaration. The Agency relies upon the information contained in such reports to satisfy its own reporting requirements pursuant to Sections 33080 and 33080.1 of the California Health and Safety Code. In the event the Developer fails to submit to the Agency or its designee the Certification as required by this Section 3, the Developer shall be in noncompliance with this Regulatory Agreement. In the event the Developer remains in noncompliance for thirty (30) days following receipt of written notice from the Agency of such noncompliance under Sections 3(a) and 3(b) of Article II hereinabove, then the Developer shall, without further notice or opportunity to cure, pay to the Agency Two Hundred Fifty Dollars (\$250.00) per Required Affordable Unit for each year Developer fails to submit a Certificate covering each and every housing unit on the Site.

Section 4. Nondiscrimination. The Developer shall refrain from restricting the rental, sale or lease of the Site, or any portion thereof, on the basis of race, color, creed, religion, sex, marital status, national origin or ancestry of any person. Agency and Developer acknowledge supportive housing sometimes has unique requirements. For instance, housing for homeless youth may offer services exclusively to persons 24 years of age or younger pursuant to Section 11139.3 of the Government Code, on the basis of age. All such deeds, leases or contracts shall contain or be subject to substantially the following nondiscrimination or nonsegregation clauses:

(1) In deeds: "The grantee herein covenants by and for himself or herself, his or her heirs, executors, administrators and assigns, and all persons claiming under or through them, that there shall be no discrimination against or segregation of, any person or group of persons on account of any basis listed in subdivision (a) or (d) of Section 12955 of the Government Code, as those bases are defined in Sections 12926, 12926.1, subdivision (m) and paragraph (1) of subdivision (p) of Section 12955, and Section 12955.2 of the Government Code, in the sale, lease, sublease, transfer, use, occupancy, tenure, or enjoyment of the premises herein conveyed, nor shall the grantee or any person claiming under or through him or her, establish or permit any practice or practices of discrimination or segregation with reference to the selection, location, number, use or occupancy of tenants, lessees, subtenants, sublessees, or vendees in the premises herein conveyed. The foregoing covenants shall run with the land."

(2) In leases: "The lessee herein covenants by and for himself or herself, his or her heirs, executors, administrators, and assigns, and all persons claiming under or through him or her, and this lease is made and accepted upon and subject to the following conditions:

"That there shall be no discrimination against or segregation of any person or group of persons, on account of any basis listed in subdivision (a) or (d) of Section 12955 of the Government Code, as those bases are defined in Sections 12926, 12926.1, subdivision (m) and paragraph (1) of subdivision (p) of Section 12955, and Section 12955.2 of the Government Code, in the leasing, subleasing, transferring, use, occupancy, tenure, or enjoyment of the premises herein leased nor shall the lessee himself or herself, or any person claiming under or through him or her, establish or permit any such practice or practices of discrimination or segregation with reference to the selection, location, number, use, or occupancy, of tenants, lessees, sublessees, subtenants, or vendees in the premises herein leased."

(3) In contracts: "There shall be no discrimination against or segregation of, any person or group of persons on account of any basis listed in subdivision (a) or (d) of Section 12955 of

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Operation Safe House, Thousand Palms

the Government Code, as those bases are defined in Sections 12926, 12926.1, subdivision (m) and paragraph (1) of subdivision (p) of Section 12955, and Section 12955.2 of the Government Code, in the sale, lease, sublease, transfer, use, occupancy, tenure, or enjoyment of the premises which are the subject of this Agreement, nor shall the grantee or any person claiming under or through him or her, establish or permit any practice or practices of discrimination or segregation with reference to the selection, location, number, use or occupancy of tenants, lessees, subtenants, sublessees, or vendees in the premises herein conveyed. The foregoing covenants shall run with the land."

The covenants established in this Declaration and the deeds of conveyance for the Site shall, without regard to technical classification and designation, be binding for the benefit and in favor of the Agency, its successors and assigns, the County and any successor in interest to the Site, together with any property acquired by the Developer pursuant to this Agreement, or any part thereof. The covenants against discrimination as set forth in this Section 4 of Article II shall remain in effect in perpetuity.

Section 5. Maximum Occupancies. No persons shall be permitted to occupy any unit within the Housing Project in excess of applicable limit of maximum occupancy set by County Ordinances and the laws of the State of California.

Section 6. Compliance with Laws. The Developer shall comply with all applicable laws in connection with the development and use of the Site, including without limitation the California Community Redevelopment Law (Health and Safety Code section 33000, *et seq.*) and Fair Housing Act (42 U.S.C. § 3601, *et seq.*, and 24 C.F.R. § 100.300, *et seq.*). The Developer is a sophisticated party, with substantial experience in the acquisition, development, financing, obtaining financing for, marketing, and operation of affordable housing projects, and with the negotiation, review, and preparation of agreements and other documents in connection with such activities. The Developer is familiar with and has reviewed all laws and regulations pertaining to the acquisition, development and operation of the Housing Project and has obtained advice from any advisers of its own choosing in connection with this Agreement.

### **ARTICLE III** **ENFORCEMENT**

Section 1. Remedies. Breach of the covenants contained in the Declaration may be enjoined, abated or remedied by appropriate legal proceeding by the Agency or County.

This Declaration does not in any way infringe on the right or duties of the County of Riverside to enforce any of the provisions of the County Ordinances including, but not limited to, the abatement of dangerous buildings.

Section 2. Nuisance. The result of every act or omission whereby any of the covenants contained in this Declaration are violated in whole or in part is hereby declared to be and constitutes a nuisance, and every remedy allowable at law or equity, against a nuisance, either public or private, shall be applicable against every such result and may be exercised by any owner or its successors in interest, without derogation of the County's rights under law.

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Section 3. Cumulative Remedies. The remedies herein provided for breach of the covenants contained in this Declaration shall be deemed cumulative, and none of such remedies shall be deemed exclusive.

Section 4. Failure to Enforce. The failure to enforce any of the covenants contained in this Declaration shall not constitute a waiver of the right to enforce the same thereafter.

Section 5. Enforcement and Nonliability. The County or Agency may from time to time make such efforts, if any, as it shall deem appropriate enforce and/or assist in enforcing this Declaration. However, neither the Agency nor the County will be subject to any liability for failure to affirmatively enforce any provision of this Declaration.

#### **ARTICLE IV GENERAL PROVISIONS**

Section 1. Covenant Against Partition. By acceptance of its interest in the Site, the Developer shall be deemed to covenant for itself and for its heirs, representatives, successors and assigns, that it will not institute legal proceedings or otherwise seek to effect partition of its right and interest in the interest being conveyed to the Developer, or the burdens running with the land as a result of this Regulatory Agreement.

Section 2. Severability. Invalidation of any one of these covenants or restrictions by judgment or court order shall in no way affect any other provisions which shall remain in all force and effect.

Section 3. Term. This Declaration shall run with and bind the interest of the Developer in the Site, and shall inure to the owner(s) of any property subject to this Declaration, his legal representatives, heirs, successors and assigns, and as provided in Article IV, Sections 2 and 3, be enforceable by the County, for a term equal to the Required Covenant Period as defined in the AHA, provided; however, that the covenants regarding nondiscrimination set forth in Section 4 of Article II of this Declaration shall remain in effect for perpetuity.

Section 4. Nonrecourse. Liabilities of the Developer to make payments hereunder shall be nonrecourse.

Section 5. Construction. The provisions of this Declaration shall be liberally construed to effectuate its purpose of creating a uniform plan for the development and operation of rental housing available at Affordable Rent for Very Low Income Households and Lower Income Households. The article and section headings have been inserted for convenience only, and shall not be considered or referred to in resolving questions of interpretation or construction.

The Developer shall be obligated by this Declaration to comply with the provisions hereof, as well as the provisions of the Agency Deed, and the Tax Credit Regulatory Agreement. In the event of conflict, the Developer shall comply with the most stringent requirements, in each case.

Section 6. Enforced Delay: Extension of Times of Performance. Performance hereunder shall not be deemed to be in default, and all performance and other dates specified in this Regulatory Agreement shall be extended, where delays or defaults are due to: war; insurrection; riots; floods; earthquakes; fires; casualties; acts of God; acts of the public enemy; acts or omissions of another

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party, or acts or failures to act of the County or any other public or governmental agency or entity. Notwithstanding anything to the contrary in this Regulatory Agreement, an extension of time for any such cause shall be for the period of the enforced delay and shall commence to run from the time of the commencement of the cause, if notice by the party claiming such extension is sent to the other parties, the Agency and the County, within thirty (30) days of the commencement of the cause. Times of performance under this Regulatory Agreement may also be extended in writing by the mutual agreement of the Agency, the County and the Developer to be given or withheld at the sole discretion of each respective party. The failure of the Developer to obtain financing for development or repairs shall not constitute grounds for enforced delay hereunder.

Section 7. Amendments. This Declaration may be amended only by the written agreement of the Developer, the Agency and the County.

Section 8. Encroachments. None of the rights and obligations of the Developer created herein shall be altered in any way by encroachments due to settlement or shifting of structures or any other cause. There shall be valid easements for the maintenance of said encroachments so long as they shall exist; provided, however, that in no event shall a valid easement for encroachment be created in favor of Developer if said encroachment occurs due to the willful conduct of said Developer.

Section 9. Notices. Any notice permitted or required to be delivered as provided herein to Developer shall be in writing and may be delivered either personally or by certified mail. Notice to the Agency shall be made by certified mail to the Executive Director or his designee at 1325 Spruce Street, Suite 400, Riverside, California 92507, and shall be effective upon receipt. Notice to Developer shall be made by certified mail to Operation Safe House, Inc., a California nonprofit public corporation, 9685 Hayes, Riverside, California 92503, Attention: Executive Director, and shall be effective upon receipt. Such address may be changed from time to time by notice in writing.


**END OF AGREEMENT**  
**(SIGNATURES ON NEXT PAGE)**

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Operation Safe House, Thousand Palms

IN WITNESS WHEREOF, the Agency and the Developer have executed this First Amendment as of the date first above written.

REDEVELOPMENT AGENCY FOR  
THE COUNTY OF RIVERSIDE  
a public body, corporate and politic


OPERATION SAFE HOUSE, INC.  
a California nonprofit public benefit corporation

By:   
BOB BUSTER  
Chairman, Board of Directors

By:   
KATHY MCADARA  
Executive Director


APPROVED AS TO FORM:

PAMELA J. WALLS  
Agency Counsel

By:   
Deputy, Anita Willis

ATTEST:

KECIA HARPER-IHEM  
Clerk of the Board

By:   
Deputy

(signatures on this page need to be notarized)



EXHIBIT "A"

LEGAL DESCRIPTION

APN: 650-131-018

THAT PORTION OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 18, TOWNSHIP 4 SOUTH, RANGE 6 EAST, SAN BERNARDINO MERIDIAN, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

COMMENCING AT THE NORTHEAST CORNER OF SAID SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 18;  
THENCE SOUTH 89 DEG. 40' 40" WEST, ALONG THE NORTHERLY LINE OF SAID SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 18, A DISTANCE OF 297.40 FEET TO THE TRUE POINT OF BEGINNING OF THE PARCEL OF LAND TO BE CONVEYED;  
THENCE SOUTH 00 DEG. 01' 30" WEST, A DISTANCE OF 208.70 FEET;  
THENCE SOUTH 89 DEG. 40' 40" WEST, A DISTANCE OF 100.00 FEET TO A POINT ON THE EASTERLY LINE OF LOT 41, WELCOME HOMESTEAD TRACT AS SHOWN BY MAP ON FILE IN BOOK 31, PAGE 41 OF MAPS, RECORDS OF THE RECORDER OF RIVERSIDE COUNTY, CALIFORNIA;  
THENCE NORTH 00 DEG. 01' 30" EAST, ALONG THE EASTERLY LINE OF SAID LOT 41 AND CONTINUING NORTH 00 DEG. 01' 30" EAST ALONG THE EASTERLY LINES OF LOTS 42 AND LOT A AS SAID LOTS ARE SHOWN ON SAID MAP, A DISTANCE OF 208.70 FEET TO THE NORTHEAST CORNER OF SAID LOT A, SAID NORTHEAST CORNER BEING A POINT ON THE NORTHERLY LINE OF SAID SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 18;  
THENCE NORTH 89 DEG. 40' 40" EAST, ALONG SAID NORTHERLY LINE, A DISTANCE OF 100 FEET TO THE POINT OF BEGINNING.

**EXHIBIT A**

THAT PORTION OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 18, TOWNSHIP 4 SOUTH, RANGE 6 EAST, SAN BERNARDINO MERIDIAN, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

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THENCE NORTH 89 DEG. 40' 40" EAST, ALONG SAID NORTHERLY LINE, A DISTANCE OF 100 FEET TO THE POINT OF BEGINNING.

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT**

STATE OF CALIFORNIA }  
COUNTY OF Riverside }

On June 2, 2011, before me, Melissa A Barnes, Notary Public

Date

Here Insert Name and Title of the Officer

personally appeared Kathy Mcadara

Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that ~~he/she/they~~ executed the same in ~~his/her/their~~ authorized capacity (ies), and that by ~~his/her/their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Handwritten Signature]  
Signature of Notary Public

Place Notary Seal Above

**Notice of Funding Availability (NOFA)**

**MULTIFAMILY HOUSING PROGRAM (MHP)  
HOMELESS YOUTH HOUSING**

**June 14, 2011**

State of California  
Department of Housing and  
Community Development

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**NOTICE OF FUNDING AVAILABILITY (NOFA)  
MULTIFAMILY HOUSING PROGRAM  
HOMELESS YOUTH HOUSING  
June 14, 2011**

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**Attachment 1: Application Workshop Registration Form**

**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT  
DIVISION OF FINANCIAL ASSISTANCE**

1800 Third Street, Suite 390  
P. O. Box 952054  
Sacramento, CA 94252-2054  
(916) 323-3178  
FAX (916) 445-0117

**NOTICE OF FUNDING AVAILABILITY (NOFA)  
MULTIFAMILY HOUSING PROGRAM  
HOMELESS YOUTH HOUSING**

June 14, 2011

Homeless Youth Housing Funding: \$12 million

**PROGRAM DESCRIPTION****A. Introduction**

The California Department of Housing and Community Development (hereinafter "HCD" or "Department") announces the availability of approximately \$12 million for the development of rental housing for homeless youth under the Multifamily Housing Program (MHP). Available funds were appropriated by the Housing and Emergency Shelter Trust Fund Act of 2006 (Proposition 1C). Applications will be accepted on an "over-the-counter" basis beginning on July 5, 2011.

Information on all of these funding opportunities is or will be available on the Department's website at <http://www.hcd.ca.gov/fa/mhp>.

**B. Application Packaging, Submittal and Process**

The Application form will be available on the Department's website on or about June 14, 2011. Applications for this funding round will be considered on an "**over-the-counter**" basis until available funds are exhausted. Applications will be accepted from 8:00 a.m. on July 5, 2011 until 5:00 p.m. on April 6, 2012 or until such earlier time as the Department has received what it determines to be a sufficient number of applications to reasonably use all funds currently available.

The Department will give notice on the Department's website when a sufficient number of applications have been received to exhaust the Homeless Youth Housing funds offered under this NOFA. Applications will not be accepted after such notice. Any applications received prior to the notice that are deemed eligible for funding will be prioritized based on the Department's date and time stamp for the completed application. When the funds offered under this NOFA have been exhausted, any remaining applications may be returned to the Sponsor. The Department reserves the right to award more than the \$12 million under this NOFA.

Applications must be submitted on forms provided or approved by the Department. Application forms must not be modified. A complete original application, plus one copy, must be received by the Department.

To receive an application package, please visit the Department's website on or about June 14, 2011, or contact Tanya Madrid at (916) 324-1488 or [tmadrid@hcd.ca.gov](mailto:tmadrid@hcd.ca.gov). Applications must be delivered to one of the following addresses:

**U.S. Mail**

Tanya Madrid  
 Department of Housing and  
 Community Development  
 Division of Financial Assistance  
 P.O. Box 952054  
 Sacramento, CA 94252-2054

**Private Carrier**

Tanya Madrid  
 Department of Housing and Community  
 Development  
 Division of Financial Assistance  
 1800 Third Street, Room 460  
 Sacramento, CA 95811

It is the applicant's responsibility to ensure that its application is clear, complete and accurate. After the application has been received, MHP staff may request clarifying information.

**C. Program Changes**

Projects that have received an award from the Department's Housing Policy Development Division via the Catalyst Projects for California Sustainable Strategies Pilot Program will receive five bonus points in the application scoring process. More information is available on the Department's website at: <http://www.hcd.ca.gov/hpd/cpcsspp.html>.

**D. Application Workshops**

Application workshops are scheduled as follows:

| <b>Date</b>   | <b>Workshop Location</b>  | <b>Time</b>             |
|---------------|---|-------------------------|
| June 20, 2011 | Department of Housing & Community Development<br>1800 Third Street, Room 470<br><b>Sacramento, CA 95811</b> | 10 a.m.<br>to<br>2 p.m. |
| June 22, 2011 | Tassafaronga Village<br>930 84 <sup>th</sup> Avenue, Community Room<br><b>Oakland, CA 94621</b>             | 10 a.m.<br>to<br>2 p.m. |
| June 23, 2011 | Mariposa Place Apartments<br>1050 N. Mariposa Avenue, Community Room<br><b>Los Angeles, CA 90029</b>        | 10 a.m.<br>to<br>2 p.m. |

ADVANCE REGISTRATION FOR THE WORKSHOPS IS REQUESTED. Please complete the attached registration form and return via email to [tmadrid@hcd.ca.gov](mailto:tmadrid@hcd.ca.gov) or fax to (916) 445-0117, attention Tanya Madrid, at least

24 hours before the workshop. ***Printed materials will not be provided at the workshop. Materials will be made available for download and printing from the Department's website or via e-mail by request.***

**E. Program Summary**

MHP is a streamlined, omnibus financing program for affordable multifamily housing developments. It provides funds to cover development (capital) costs only and cannot be used for services or operating subsidies.

Applicants may apply for funding for: (1) projects containing Homeless Youth Units only or (2) projects containing Homeless Youth Units and other units (mixed projects). Under this NOFA, maximum loan amounts will be based on the number of Homeless Youth Units.

**"Homeless Youth Units"** means housing units linked to supportive services, where both:

1. occupancy is restricted to households that, upon move-in, include a "homeless youth", as defined in Paragraph P below; and
2. the limits on household income, duration of occupancy and rent set forth in Paragraph N apply.

**F. Program Regulations and Legal Authority**

MHP was established by SB 1121, Statutes of 1999 (Alarcón), which created Chapter 6.7, commencing with Section 50675, of the Health and Safety Code. Section 53545(a)(1)(A)(ii) of the Health and Safety, added by Proposition 1C, appropriated funds specifically for housing for homeless youth.

As authorized by Section 50675.11, the \$50 million allocation for homeless youth housing will be operated initially under guidelines, rather than formally promulgated regulations. These guidelines will consist of the regulations governing the Supportive Housing component of MHP, as modified by the provisions of this NOFA. (The relevant regulations are the MHP Regulations and the Uniform Multifamily Regulations (UMR), available at <http://www.hcd.ca.gov/fa/multifamilyregs.html>.) Applications are also subject to the applicable statutory requirements (including those of Proposition 1C and SB 1689 of 2006).

All section references in this NOFA refer to the MHP regulation text posted on the Department's website, unless otherwise noted. UMR section references refer to the Uniform Multifamily Regulations.

**G. Relation to Other Proposition 1C Funding**

This NOFA offers funding earmarked exclusively for housing for homeless youth. However, two other components of MHP are also available to housing developments targeting this population.

MHP's "General" component, under which a \$80 million NOFA was issued June 14, 2011, assists a wide variety of housing types. It is offered through a competitive process, and one way to enhance a project's competitiveness is to reserve a certain number of units for special needs populations, such as homeless youth. Since MHP-General provides assistance for all of the income-restricted units in the project, and not just those reserved for special needs tenants, it may be a good choice for projects not using 9 percent tax credits that mix a relatively small number of units for youth with the general low income population.

MHP's Supportive Housing component, under which a \$65 million NOFA was issued June 14, 2011, offers funding for units targeting certain disability groups.

Information on the General and Supportive Housing components of MHP is available at <http://www.hcd.ca.gov/fa>.

#### **H. Eligible Project Sponsors**

Sponsors and borrowing entities may be organized on a for-profit or not-for-profit basis. Any individual, public agency or private entity capable of entering into a contract is eligible to apply, provided they or their principals have successfully developed at least one affordable housing project. For projects where at least 70 percent of the total units are Homeless Youth Units, there are alternate methods, under Section 7303(d), for meeting the development experience requirements.

Sponsors must also demonstrate a minimum of 24 months experience in the ownership or operation of at least one Special Needs Population housing project with five or more units, and provide a letter of support from a local services funding agency. See Section 7343.

Sponsors must have site control in the name of the Sponsor or an entity controlled by the Sponsor as defined in UMR Section 8303.

Where the Sponsor is not the borrowing entity, as in limited partnerships, the Sponsor's roles, responsibilities, and benefits in both development and operations must be commensurate with activities normally undertaken or controlled by project developers and owners. The Sponsor will be reviewed to determine if adequate staffing levels exist to undertake and complete the project. The same criteria will be applied to evaluate Sponsor experience for purpose of awarding points.

Sponsor entities must maintain sufficient control of the borrowing entity to ensure that the Ultimate Borrower has the resources and experience to develop, own and manage the project. Sponsors will be required to prepare a written narrative

explaining how the Sponsor, identified in the application, has full control of the Ultimate Borrower entity and development of the project. The Sponsor must expressly describe the management and control for each entity in the organizational structure of the Ultimate Borrower. The narrative must be submitted with the organizational documents for the Ultimate Borrower and must cite the organizational documents, with reference to page, paragraph or section number, that evidence the Sponsor's control of the Ultimate Borrower. The narrative and supporting documentation must be submitted at the time the Ultimate Borrower is formed and in all cases, prior to the construction loan close. Where the requisite control cannot be shown, the Sponsor will be required to change its organizational structure accordingly to comply with the applicable regulations and the loan commitment.

**I. Eligible Uses of Funds**

MHP funds will be provided as permanent financing only, and may be used to take out construction loans used to cover normal project development (capital) costs, as detailed in Section 7304. MHP funds may be used to capitalize a project operating reserve account up to the limit required under UMR Section 8308. Program funds may not be used for the cost of supportive services, although Department approved costs of on-site supportive services coordination may be treated as a project operating cost, payable from operating income. MHP funds must be attributable to the costs of "restricted" units (MHP units and units subject to a long-term regulatory agreement with occupancy and rent restrictions similar to those of MHP) or to the costs of facilities used for childcare, after-school care, and social service facilities integrally linked to the needs of the tenants of the restricted units.

**J. Eligible Projects**

Projects must qualify as rental housing developments, as defined in UMR Section 8301, and meet the requirements of Sections 7302 and 7342. For example, projects must contain five or more dwelling units.

Projects must also contain five or more Homeless Youth Units, as defined in Paragraph E.

Projects are ineligible if construction has commenced prior to submission of a complete application, or if the project is already fully funded. Projects must meet the underwriting standards described in UMR Section 8310.

Projects receiving 9 percent tax credits are eligible under this NOFA, provided they are not applying for elevated loan limits.

**K. Projects with Extraordinarily High Development Costs**

The Department is concerned about the extremely high cost of a small but significant number of projects funded in the recent past, and the extraordinary level of public subsidy required by these projects. Of particular concern are projects with total development costs in excess of \$350,000 per unit. The Department will require thorough justification for costs above that level. In this period of declining real estate values and development costs, it is important to encourage MHP funding of otherwise qualified projects that are able to minimize costs, without sacrificing design elements that are cost effective in the long run or meet vital needs of project residents.

In light of this concern, and consistent with UMR Section 8311, the Department reserves the right to reject an application if total development cost exceeds an amount that cannot be reasonably justified, in comparison to the costs for other similar developments of modest design in the general area. Projects may be required to justify the total development cost if the cost substantially exceeds the Department's historical project costs for similar projects.

In evaluating projects with high per unit costs, the Department will closely scrutinize the justification that costly design features were necessary to obtain local approvals or neighborhood acceptance. Similarly, the Department will be giving close scrutiny to projects with extraordinary site development costs (where they are not fully compensated for by a sharply discounted purchase price), or where the constraints of the site necessitate an especially expensive design. Although the Department appreciates that individual developers may experience great difficulty locating more appropriate sites, it has concluded that the interests of the Program are best served by avoiding excessive site and design-related costs.

Prior to closing construction financing, the Sponsor shall be required to submit an appraisal acceptable to the Department, from a qualified appraiser, which supports the acquisition cost identified in the Development Budget.

#### **L. Maximum Loan Amounts**

The maximum loan per project is \$10,000,000. The maximum loan amount per Homeless Youth Unit is a function of unit size, location, and affordability level. The per-unit maximum is calculated by adding a base amount to an amount intended to compensate for debt service payment capacity lost as a result of rent restrictions. The base loan amounts under this NOFA will be:

- In Southern California, \$80,000 for units in projects not receiving 9 percent tax credits and \$65,000 for units in projects receiving 9 percent tax credits.
- In Northern California, \$65,000 for units in projects not receiving 9 percent tax credits and \$50,000 for units in projects receiving 9 percent tax credits.

(Southern California includes San Luis Obispo, Kern and San Bernardino counties, and all counties further south.)

Tables listing per-unit loan limits and targeted income limits and rents are posted on the Department's website. ([www.hcd.ca.gov](http://www.hcd.ca.gov))

**M. Loan Terms and Security**

Loans will have a 55-year term, and bear simple interest at the rate of 3 percent per year. For the first 30 years, annual payments will be required in the amount of 0.42 percent of the outstanding principal loan balance. The annual payment amount for the next 25 years will be set by the Department in year 30, and will be the minimum amount necessary to cover the Department's monitoring costs. Unpaid principal and accrued and deferred interest will be due at the end of the loan term.

Cash flow remaining after payment of all debt service, approved operating expenses, required reserves and allowable deferred Developer Fee and Distributions per UMR Section 8314 shall be applied toward repayment of the MHP loan. If the terms of other public agencies' financing also require payments from remaining cash flow, the Department may agree to share the remaining cash flow with the public agencies in proportion to the respective loan amounts.

MHP loan documents will include a promissory note, deed of trust and regulatory agreement. The deed of trust and regulatory agreement may be subordinated to bond debt, and amortizing loans from institutional lenders and the federal government provided no balloon payments are due prior to the end of the MHP loan term. MHP loans may not be subordinated to local public agency loans or restrictions attached to these loans, unless the amount of the local loan is at least twice the amount of the MHP loan. If a regulatory agreement is in favor of a community redevelopment agency, then it may remain senior to the Department's regulatory agreement in some cases. See Section 7306(e) and UMR Section 8315.

The MHP loan must be secured by the fee or a leasehold interest in the property acceptable to the Department. The term of a leasehold interest must be at least 90 years (65 years where the lessor is a public entity) from the date the Department's documents are recorded, excluding any unexercised lease extensions. If the MHP loan is secured by leasehold, the owner of the fee and the borrower must sign a recordable lease rider approved by the Department. See UMR Section 8316 for other leasehold requirements.

**N. Rent and Occupancy Limits**

Rents and tenant incomes for Homeless Youth Units must be restricted for 55 years in accordance with the income limits proposed by the project sponsor in their MHP application, with rents not exceeding 30 percent of the applicable income limit.

Projects will be underwritten at the rent limits for the income levels proposed in the application. The Department's first year debt coverage ratio requirement of

1.10:1 to 1.20:1 will be applied using the maximum rents allowable, given all of the restrictions applicable to the project.

Sponsors must maintain the agreed-upon number of units occupied by eligible households including a homeless youth. Sponsors now have the option of establishing units with transitional housing duration requirements and/or operating projects with units as permanent housing. Sponsors must still ensure the provision of services with the goal of helping the youth tenant make measurable gains in the areas of employment and education. Services must also provide assistance in stabilizing their lives and developing the skills and resources they need to make a successful transition to independent, self-sufficient adulthood.

As part of the application process, applicants must demonstrate that viable options are available for the placement of youth once they exit the Homeless Youth Units.

Assisted unit rent increases will be limited in accordance with the rules governing tax credit units and as specified in Sections 7311 and 7312. Where the project receives rental assistance subsidies, "rent" is defined as the tenant's contribution, rather than the contract rent level.

**O. Developer Fee and Distribution Limitations**

Developer fee means the same as the definition of that term in the California Code of Regulations, Title 4, Section 10302. Developer fees are limited in accordance with the schedule shown in UMR Section 8312, which is adjusted for inflation as necessary. Distributions to the Sponsor out of operating income are also limited in accordance with UMR Sections 8312 and 8314. The current Developer Fee limits are as follows:

- For new construction projects and rehabilitation projects where the cost of the rehabilitation (excluding contractor overhead and profit) is equal to or greater than \$32,001 per unit: \$23,000 per unit for the first 30 units and \$9,500 per unit for each unit over 30.
- For acquisition/rehabilitation projects where the cost of rehabilitation is at least \$7,500 per unit but less than \$32,001 per unit: \$11,000 per unit for the first 30 units and \$5,500 per unit for units over 30.

**P. Target Population / Eligible Households**

Households eligible to occupy assisted units must include a "homeless youth," which is defined in Government Code Section 11139.3(e)(2) as either:

- (A) A person who is at least 18 years of age, but not older than 24 years of age, and meets one of the following conditions:
  - (i) Is homeless or at risk of becoming homeless.
  - (ii) Is no longer eligible for foster care on the basis of age.

- (iii) Has run away from home.
- (B) A person who is less than 18 years of age who is emancipated pursuant to Part 6 (commencing with Section 7000) of Division 1 of the Family Code and who is homeless or at risk of becoming homeless.

"At risk of becoming homeless" means "facing eviction or termination of one's current housing situation." This includes, for example, households who face imminent release from an institution (i.e. jail or hospital) where other housing placement resources are not available, households who reside in an overcrowded setting (more than two persons per living/sleeping area) in which the household does not hold a lease, and households who reside in substandard housing subject to a current official vacation notice.

"Homeless" means the same as that term is defined for MHP – Supportive Housing:

1. moving from an emergency shelter; or
2. moving from transitional housing; or
3. currently homeless, meaning:
  - a. an individual who lacks a fixed, regular, and adequate nighttime residence; or
  - b. an individual who has a primary nighttime residence that is:
    - i. a supervised publicly or privately operated shelter designed to provide temporary living accommodations (including welfare hotels, congregate shelters, and transitional housing for the mentally ill); or
    - ii. an institution that provides a temporary residence for individuals intended to be institutionalized; or
    - iii. a public or private place not designed for, or ordinarily used as, a regular sleeping accommodation for human beings.

Eligible households need not be disabled, as is required under MHP-Supportive Housing.

**Q. Supportive Service and Property Management Requirements**

Sponsors will be expected to have a clear understanding of the service needs of the specific segment of the homeless youth population that will occupy their project and a well-defined service plan that ensures that these needs will be met. Typically, this service plan will include relatively intense on-site supportive services, with high staff-to-client ratios, as well as firm linkages to other services available in the community.

The application will need to identify a primary service provider that is firmly committed to the project, has experience with the targeted population, and has a track record of securing services funding. It will also require preparation of a detailed service plan and line-item services budget and include commitments or letters of intent for a minimum of 25 percent of the total service budget – except where the Department may approve an exception based on documentation

confirming a successful history of securing similar funding for supportive services for the intended tenant population. See Section 7345.

The primary service provider for the project must demonstrate a minimum of 24 months experience in the provision of services to the targeted population, and a successful history of securing funds for similar activities.

**The property manager must have a minimum of 24 months experience in managing a Special Needs Population housing project that would qualify as a rental housing development pursuant to UMR Section 8301(o). For proposed projects with fewer than 10 units, the Department may approve a property management agent with experience managing projects that do not qualify as rental housing projects, provided the agent has at least 24 months experience managing housing for the specific population targeted by the proposed project.**

#### **R. Funding Compatibility**

Sponsors typically anticipate using an array of funding sources to fund the construction and permanent financing of their projects. The Sponsor should determine, prior to applying for the MHP funds, that the requirements of the non-MHP funding sources are compatible with the requirements of the MHP. For example, compatibility issues have arisen with local and federal funding sources related to:

- The required terms of the MHP security when the security for the MHP loan is in a leasehold interest (UMR Section 8316);
- The MHP prohibition of senior debt that has a provision for a “balloon” payment. Often bond financing provisions include interest rate resets with potential calls prior to the full amortization term of the loan. Any interest rate resets or similar provisions governing senior debt shall contain a specified interest rate cap, subject to the approval of the Department and shall not jeopardize the feasibility of the project. Details of this issue and the Department’s policy may be found on the Department’s website at: <http://www.hcd.ca.gov/fa/mhp/MHP-LoanClosing/ManagementMemo07-01.doc>
- Under MHP, senior debt with a variable interest rate is underwritten at the ceiling interest rate;
- The mandatory payment to HCD of the .42 percent debt service;
- The MHP requirement to target some of the project rents to extremely low income households that are below the federal income eligibility standard;
- The State statutory requirement that projects financed with MHP pay no less than the State prevailing wage rate.
- Terms of other public agencies’ financing requiring hard debt service

#### **S. Prevailing Wage Requirements**

Pursuant to Health and Safety Code section 50675.4(c)(2), projects receiving assistance under this NOFA are subject to State prevailing wage law, as set forth in Labor Code Section 1720 et seq.

**T. Important Legal Matters**

The Department reserves the right, at its sole discretion, to suspend or amend the provisions of this NOFA. If such an action occurs, the Department will notify all interested parties. This NOFA provides a partial summary of the MHP statute and regulations. In the interest of brevity, it does not cover many aspects of those governing documents, some of which may be of critical importance to individual projects. For this reason, applicants are urged to carefully review the regulations before submitting applications.

Article XXXIV of the California Constitution requires advance voter approval of certain publicly funded and regulated low-income housing projects. Projects funded by MHP must either have Article XXXIV approval or be exempt from the need for this approval.

Sponsors must also be very careful to avoid violation of laws barring housing discrimination. The Department will review proposed tenant selection criteria for potential violations of these laws. It may condition funding on the elimination of restrictions that it believes to be impermissible, or reject an application where it determines that compliance with applicable law is not feasible.

**U. Application Point Scoring**

The criteria that will be used to score projects are those specified in Section 7346 and 7320 of the MHP regulations, except that the Adaptive Reuse/Infill/Proximity to Amenities criterion described in Section 7320(b)(7) will not be used.

Projects must receive a minimum point score of 125 out of 140, as determined by MHP staff, in order to be considered for a funding award. Additionally, projects must score at least four points in the Development and Ownership Experience of the Project Sponsor category and at least five points in the Project Readiness category.

| <b>Criterion</b>   | <b>Max. Points</b> | <b><u>Comments</u></b>  |
|--|--------------------|---|
| Extent Project serves the lowest income levels.  | 35                 | The income levels referenced in the regulations are posted on the Department website.   |
| Extent the Project addresses the most serious local housing needs.                                 | 15                 | Local housing need is established on the basis of verification by the locality and for some mixed projects, by documenting the market vacancy rate.   |
| Development and ownership experience of the Sponsor  | 20                 | Minimum point score of four points is required. Experience for the prior 10 years is considered.  |
| Percentage of units for families or special needs populations (or status as an "At-risk" housing). | 35                 | Homeless Youth Units count as special needs populations.  |
| Leverage of other funds.   | 20                 | Projects demonstrating collaboration and focus on measurable outcomes and service utilization will receive a competitive advantage in the leverage category. See application and Section 7346(c) for specific requirements. |
| Project readiness  | 15                 | Minimum point score of five points is required. The total score is the sum of point awards in six sub-categories measuring readiness.   |
| Catalyst Program Award   | 5                  | Projects receiving an award from The Catalyst Program will receive five bonus points.   |
| Total  | 145                |   |

**V. Disclosure of Application**

Information provided in this application will become a public record available for review by the public pursuant to the Public Records Act. As such, any materials provided will be disclosed to any person making a valid public records request. As such, we caution you to use discretion in providing us with information that is not specifically requested, including but not limited to, bank account numbers, personal phone numbers and home addresses. By providing this information to the Department, the Sponsor is waiving any claim of confidentiality and consents to the disclosure of all submitted material upon request.

Questions should be directed to the MHP program staff at (916) 323-3178. Thank you for your interest in the Multifamily Housing Program.

Sincerely,

Chris Westlake  
Deputy Director

## Attachment 1

### MHP Homeless Youth Housing Program Workshop Registration Form

The Multifamily Housing Program workshop is designed to provide training on the MHP application and technical assistance for applicants. It is strongly recommended that you attend. Please RSVP by completing and submitting this single page (no cover sheet is needed) to: [tmadrid@hcd.ca.gov](mailto:tmadrid@hcd.ca.gov) or FAX (916) 445-0117 at least 24 hours before the workshop date.

|                             |  |
|-----------------------------|--|
| <b>Name of Attendee(s):</b> |  |
| <b>Organization's Name:</b> |  |
| <b>Address:</b>             |  |
| <b>City, Zip Code:</b>      |  |
| <b>E-mail:</b>              |  |
| <b>Phone Number:</b>        |  |
| <b>Fax:</b>                 |  |

Please place an X next to the workshop you wish to attend:

\_\_\_\_\_ Sacramento, Monday, June 20

\_\_\_\_\_ Oakland, Wednesday, June 22

\_\_\_\_\_ Los Angeles, Thursday, June 23

RIVERSIDE COUNTY GIS



**Selected parcel(s):**  
650-131-018

**\*IMPORTANT\***

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

**STANDARD WITH PERMITS REPORT**

**APNs**

650-131-018-3

**OWNER NAME / ADDRESS**

OPERATION SAFE HOUSE INC  
ADDRESS NOT AVAILABLE

**MAILING ADDRESS**

(SEE OWNER)  
72710 E LYNN ST  
THOUSAND PALMS CA. 92276

**LEGAL DESCRIPTION**

LEGAL DESCRIPTION IS NOT AVAILABLE

**LOT SIZE**

RECORDED LOT SIZE IS 0.41 ACRES

**PROPERTY CHARACTERISTICS**

NO PROPERTY DESCRIPTION AVAILABLE

**THOMAS BROS. MAPS PAGE/GRID**

PAGE: 788 GRID: D2

**CITY BOUNDARY/SPHERE**

NOT WITHIN A CITY  
NOT WITHIN A CITY SPHERE  
ANNEXATION DATE: NOT APPLICABLE  
NO LAFCO CASE # AVAILABLE  
NO PROPOSALS

**MARCH JOINT POWERS AUTHORITY**

NOT IN THE JURISDICTION OF THE MARCH JOINT POWERS AUTHORITY

**INDIAN TRIBAL LAND**

NOT IN A TRIBAL LAND

**SUPERVISORIAL DISTRICT 2011 (ORD. 813)**

JOHN BENOIT, DISTRICT 4

**SUPERVISORIAL DISTRICT (2001 BOUNDARIES)**

ROY WILSON, DISTRICT 4

**TOWNSHIP/RANGE**

T4SR6E SEC 18

**ELEVATION RANGE**

240/240 FEET

**PREVIOUS APN**

650-131-802

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## ***PLANNING***

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**LAND USE DESIGNATIONS**

Zoning not consistent with the General Plan.  
MDR

**SANTA ROSA ESCARPMENT BOUNDARY**

NOT IN THE SANTA ROSA ESCARPMENT BOUNDARY

**AREA PLAN (RCIP)**

WESTERN COACHELLA VALLEY

**GENERAL PLAN POLICY OVERLAYS**

NOT IN A GENERAL PLAN POLICY OVERLAY AREA

**GENERAL PLAN POLICY AREAS**

NONE

**ZONING CLASSIFICATIONS (ORD. 348)**

R-1

**ZONING DISTRICTS AND ZONING AREAS**

THOUSAND PALMS DISTRICT

**ZONING OVERLAYS**

NOT IN A ZONING OVERLAY

**HISTORIC PRESERVATION DISTRICTS**

NOT IN AN HISTORIC PRESERVATION DISTRICT

**SPECIFIC PLANS**

NOT WITHIN A SPECIFIC PLAN

**AGRICULTURAL PRESERVE**

NOT IN AN AGRICULTURAL PRESERVE

---

PROJECT AREA NAME: DCPA  
SUBAREA NAME: THOUSAND PALMS  
AMENDMENT NUMBER: 1  
ADOPTION DATE: JUL. 20, 1999  
ACREAGE: 434 ACRES

**AIRPORT INFLUENCE AREAS**  
NOT IN AN AIRPORT INFLUENCE AREA

**AIRPORT COMPATIBILITY ZONES**  
NOT IN AN AIRPORT COMPATIBILITY ZONE

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## **ENVIRONMENTAL**

---

**CVMSHCP (COACHELLA VALLEY MULTI-SPECIES HABITAT CONSERVATION PLAN) CONSERVATION AREA**  
NOT IN A CONSERVATION AREA

**CVMSHCP FLUVIAL SAND TRANSPORT SPECIAL PROVISION AREAS**  
NOT IN A FLUVIAL SAND TRANSPORT SPECIAL PROVISION AREA

**WRMSHCP (WESTERN RIVERSIDE COUNTY MULTI-SPECIES HABITAT CONSERVATION PLAN) CELL GROUP**  
NOT IN A CELL GROUP

**WRMSHCP CELL NUMBER**  
NOT IN A CELL

**HANS/ERP (HABITAT ACQUISITION AND NEGOTIATION STRATEGY/EXPEDITED REVIEW PROCESS)**  
NONE

**VEGETATION (2005)**  
NO DATA AVAILABLE

---

## **FIRE**

---

**HIGH FIRE AREA (ORD. 787)**  
NOT IN A HIGH FIRE AREA

**FIRE RESPONSIBILITY AREA**  
NOT IN A FIRE RESPONSIBILITY AREA

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## **DEVELOPMENT FEES**

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**CVMSHCP FEE AREA (ORD. 875)**  
WITHIN THE COACHELLA VALLEY MSHCP FEE AREA

**WRMSHCP FEE AREA (ORD. 810)**  
NOT WITHIN THE WESTERN RIVERSIDE COUNTY MSHCP FEE AREA

**ROAD & BRIDGE DISTRICT**  
NOT IN A DISTRICT

**EASTERN TUMF (TRANSPORTATION UNIFORM MITIGATION FEE ORD. 673)**  
IN OR PARTIALLY WITHIN A TUMF FEE AREA. SEE MAP FOR MORE INFORMATION.  
In EAST

**WESTERN TUMF (TRANSPORTATION UNIFORM MITIGATION FEE ORD. 824)**  
NOT WITHIN THE WESTERN TUMF FEE AREA

**DIF (DEVELOPMENT IMPACT FEE AREA ORD. 659)**  
WESTERN COACHELLA VALLEY

**SKR FEE AREA (STEPHEN'S KANGAROO RAT ORD. 663.10)**  
NOT WITHIN AN SKR FEE AREA.

**DEVELOPMENT AGREEMENTS**  
NOT IN A DEVELOPMENT AGREEMENT AREA

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## **TRANSPORTATION**

---

NOT IN A CIRCULATION ELEMENT RIGHT-OF-WAY

**ROAD BOOK PAGE**

183A

**TRANSPORTATION AGREEMENTS**

NOT IN A TRANSPORTATION AGREEMENT

**CETAP (COMMUNITY AND ENVIRONMENTAL TRANSPORTATION ACCEPTABILITY PROCESS) CORRIDORS**

NOT IN A CETAP CORRIDOR

## **HYDROLOGY**

**FLOOD PLAIN REVIEW**

WITHIN AREAS OF FLOODING SENSITIVITY. CONTACT THE COACHELLA VALLEY WATER DISTRICT AT (760) 398-2651 FOR INFORMATION

**WATER DISTRICT**

CVWD

**FLOOD CONTROL DISTRICT**

COACHELLA VALLEY WATER DISTRICT

**WATERSHED**

WHITEWATER

## **GEOLOGIC**

**FAULT ZONE**

NOT IN A FAULT ZONE

**FAULTS**

NOT WITHIN A 1/2 MILE OF A FAULT

**LIQUEFACTION POTENTIAL**

MODERATE

**SUBSIDENCE**

SUSCEPTIBLE

**PALEONTOLOGICAL SENSITIVITY**

LOW POTENTIAL.

FOLLOWING A LITERATURE SEARCH, RECORDS CHECK AND A FIELD SURVEY, AREAS MAY BE DETERMINED BY A QUALIFIED VERTEBRATE PALEONTOLOGIST AS HAVING LOW POTENTIAL FOR CONTAINING SIGNIFICANT PALEONTOLOGICAL RESOURCES SUBJECT TO ADVERSE IMPACTS.

## **MISCELLANEOUS**

**SCHOOL DISTRICT**

PALM SPRINGS UNIFIED

**COMMUNITIES**

THOUSAND PALMS

**COUNTY SERVICE AREA**

NOT IN A COUNTY SERVICE AREA.

**LIGHTING (ORD. 655)**

ZONE B, 41.92 MILES FROM MT. PALOMAR OBSERVATORY

**2000 CENSUS TRACT**

044505

**FARMLAND**

URBAN-BUILT UP LAND

**TAX RATE AREAS**

061028

- CITRUS PEST CONTROL 2
- COACH VAL CO WTR STORM WTR UNIT
- COACHELLA VALLEY COUNTY WATER
- COACHELLA VALLEY REC AND PARK
- COACHELLA VALLEY RESOURCE CONSER

- COUNTY FREE LIBRARY
- COUNTY STRUCTURE FIRE PROTECTION
- COUNTY WASTE RESOURCE MGMT DIST
- CSA 152
- CV MOSQ & VECTOR CONTROL
- CVC WTR IMP DST 1 DEBT SV
- DESERT COMMUNITY COLLEGE
- DESERT HOSPITAL
- GENERAL
- GENERAL PURPOSE
- PALM SPRINGS PUBLIC CEMETERY
- PALM SPRINGS UNIF B & I 1992-A
- PALM SPRINGS UNIFIED SCHOOL
- RIV CO REG PARK & OPEN SPACE
- RIV. CO. OFFICE OF EDUCATION
- SUPERVISORIAL ROAD DISTRICT 4

**SPECIAL NOTES**

NO SPECIAL NOTES

**CODE COMPLAINTS**

| Case #             | Description    | Start Date     |
|--------------------|----------------|----------------|
| NO CODE COMPLAINTS | NOT APPLICABLE | NOT APPLICABLE |

**BUILDING PERMITS**

| Case #    | Description  | Status   |
|-----------|--|--|
| 418797    | XXXXXXXXXXXXXXXXXX                                 | CONTACT THE BUILDING AND SAFETY RECORDS DEPARTMENT AT 951-955-2017 |
| 418798    | ABANDON LEACH LINES INSTALL SEEPAGE PIT            | CONTACT THE BUILDING AND SAFETY RECORDS DEPARTMENT AT 951-955-2017 |
| BGR110210 | PRECISE GRADING AND DRAINAGE PLAN FOR OPERATION SA | PLANCK   |
| BRS110330 | 16 UNIT APARTMENT BUILDING 2 STORY FOR OPERATION S | PLANCK   |
| BWL110532 | TRASH ENCLOSURE FOR 16 UNIT APARMENT BUILDING      | PLANCK   |
| BWL110533 | RETAINING WALL FOR 16 UNIT APARMENT BUILDING       | PLANCK   |
| BWL110534 | 8' HIGH PERIMETER WALL FOR 16 UNIT APARTMENT BUILD | PLANCK   |
| FP11012   | FLOOD REVIEW (PP24866)                             | APPLIED  |

**ENVIRONMENTAL HEALTH PERMITS**

| Case #                   | Description    | Status         |
|--------------------------|----------------|----------------|
| NO ENVIRONMENTAL PERMITS | NOT APPLICABLE | NOT APPLICABLE |

**PLANNING PERMITS**

| Case #   | Description                                       | Status  |
|----------|---|---------|
| CFG05679 | CFG FOR EA#2317 (GPA01101)                        | PAID    |
| CZ07757  | CHANGE R-1 TO R-3-500                             | DRT     |
| EA42317  | EA FOR GPA01101 PP24866 CZ07757                   | DRT     |
| GEO02276 | GEO REPORT FOR PP24866                            | APPLIED |
| GPA01101 | AMD WCVP FROM CD:MDR TO CD:HHDR (20+ DU/AC)       | DRT     |
| PM36397  | PROPOSING TO SUBDIVIDE INTO TWO (2) PARCELS USING | APPLIED |
| PP24866  | 16 UNIT APARTMENT BUILDING- 2 STORY               | DRT     |

REPORT PRINTED ON...Thu Jan 12 11:45:39 2012  
Version 111212

**PROPERTY OWNERS CERTIFICATION FORM**

I, VINNIE NGUYEN, certify that on 1/10/2012,

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

APN (s) or case numbers PP24866 For

Company or Individual's Name Planning Department

Distance buffered 600'

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

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

NAME: Vinnie Nguyen

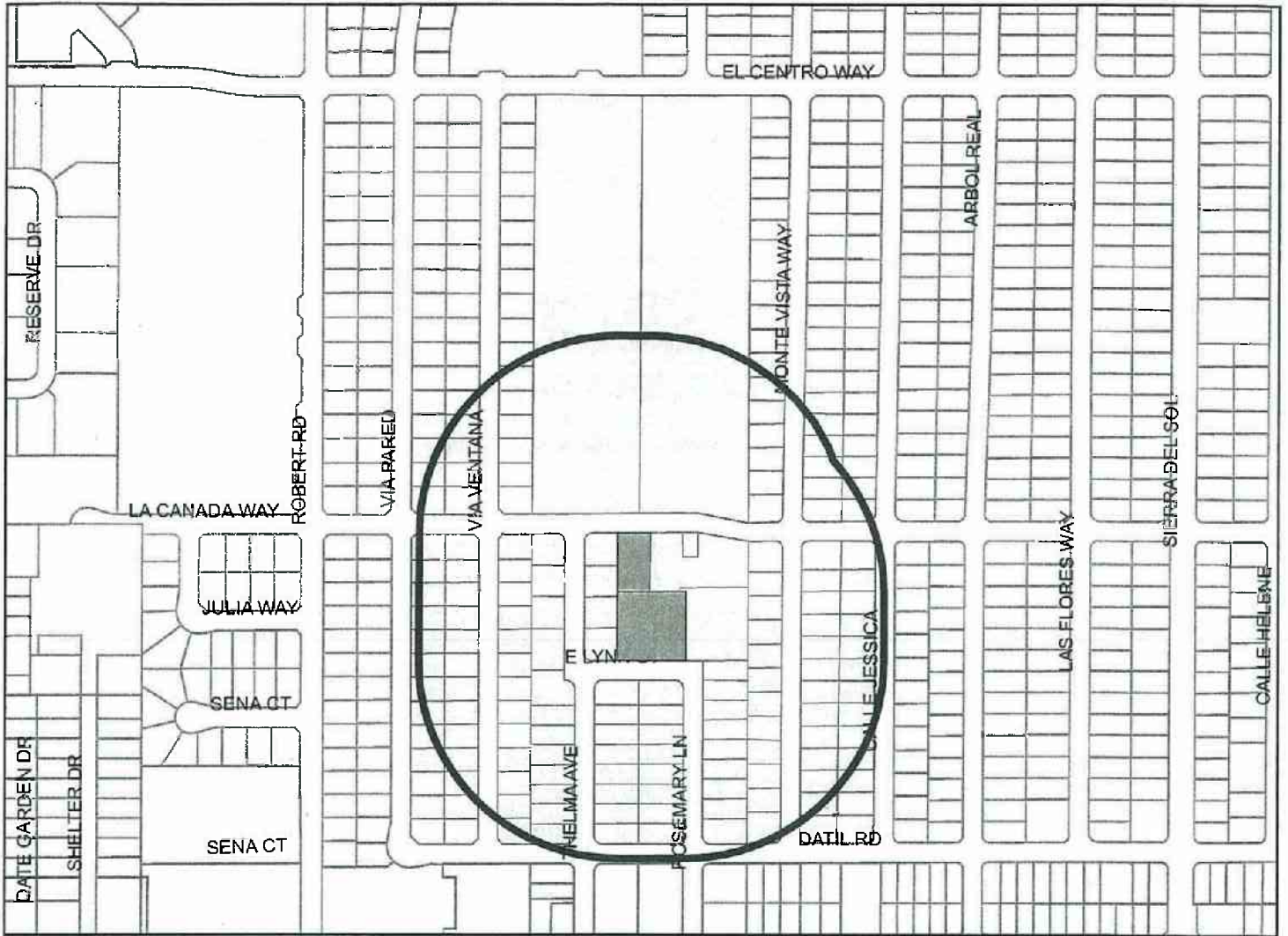
TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2<sup>nd</sup> Floor

Riverside, Ca. 92502

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

## 600 feet buffer



### Selected Parcels

|             |             |             |             |             |             |             |             |             |             |
|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
| 650-333-011 | 650-162-016 | 650-163-006 | 650-131-011 | 650-142-037 | 650-131-013 | 650-131-014 | 650-134-010 | 650-162-007 | 650-162-015 |
| 650-162-011 | 650-333-005 | 650-333-007 | 650-143-015 | 650-131-012 | 650-163-008 | 650-332-001 | 650-162-009 | 650-162-004 | 650-332-024 |
| 650-163-010 | 650-342-033 | 650-131-006 | 650-131-010 | 650-136-009 | 650-142-038 | 650-136-008 | 650-343-005 | 650-142-035 | 650-343-004 |
| 650-131-017 | 650-135-002 | 650-143-013 | 650-333-013 | 650-163-012 | 650-143-014 | 650-162-018 | 650-332-002 | 650-131-016 | 650-333-001 |
| 650-163-002 | 650-342-002 | 650-162-002 | 650-131-015 | 650-162-001 | 650-342-030 | 650-131-004 | 650-142-017 | 650-163-007 | 650-332-025 |
| 650-162-008 | 650-162-017 | 650-162-020 | 650-162-023 | 650-163-005 | 650-163-009 | 650-143-017 | 650-134-013 | 650-332-022 | 650-134-007 |
| 650-134-008 | 650-163-011 | 650-162-010 | 650-162-025 | 650-142-033 | 650-134-001 | 650-332-010 | 650-142-034 | 650-134-014 | 650-162-022 |
| 650-162-005 | 650-332-006 | 650-332-004 | 650-163-003 | 650-333-012 | 650-332-007 | 650-333-003 | 650-131-009 | 650-333-009 | 650-342-034 |
| 650-142-036 | 650-333-006 | 650-343-006 | 650-333-004 | 650-131-008 | 650-342-001 | 650-134-005 | 650-332-009 | 650-136-004 | 650-143-016 |

st 90 parcels shown



560 280 0 560 Feet

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

ASMT: 650120007, APN: 650120007  
PME MORTGAGE FUND INC  
C/O CASSANDRA BARROWS  
P O BOX 2836  
BIG BEAR LAKE CA 92315

ASMT: 650131008, APN: 650131008  
LUTHER BANDICK  
31666 ROSEMARY LN  
THOUSAND PLMS, CA. 92276

ASMT: 650131001, APN: 650131001  
THOUSAND PALMS CHAMBER OF COMMERCE  
BOX 365  
THOUSAND PALMS CA 92276

ASMT: 650131009, APN: 650131009  
LAURA AGUAYO  
31690 ROSEMARY LN  
THOUSAND PLMS, CA. 92276

ASMT: 650131002, APN: 650131002  
OSCAR ANDRADE  
72740 EAST LYNN WAY  
THOUSAND PLMS, CA. 92276

ASMT: 650131010, APN: 650131010  
CARLOS LOPEZ  
51845 AVENIDA MARTINEZ  
LA QUINTA CA 92253

ASMT: 650131003, APN: 650131003  
OPERATION SAFE HOUSE INC  
9685 HAYES ST  
RIVERSIDE CA 92503

ASMT: 650131011, APN: 650131011  
AMADO DIAZ  
31734 ROSEMARY LANE  
THOUSAND PLMS, CA. 92276

ASMT: 650131004, APN: 650131004  
FOUR PLEX PROP  
C/O ANDREW DAVIDIAN  
79550 ST MARGARETS BAY  
BERMUDA DUNES CA 92203

ASMT: 650131012, APN: 650131012  
AVELINO DIAZ  
31756 ROSEMARY LANE  
THOUSAND PLMS, CA. 92276

ASMT: 650131006, APN: 650131006  
CARLOS INIGUEZ  
31568 THELMA AVE  
THOUSAND PLMS, CA. 92276

ASMT: 650131014, APN: 650131014  
JOVITA PEGUERO, ETAL  
30908 VIA PARED  
THOUSAND PALMS CA 92276

ASMT: 650131007, APN: 650131007  
ROBERT MACLEOD, ETAL  
31532 THELMA AVE  
THOUSAND PLMS CA 92276

ASMT: 650131016, APN: 650131016  
FLORA GARCIA, ETAL  
85751 AVENUE 50  
COACHELLA CA 92236

ASMT: 650131017, APN: 650131017  
CVCWD  
P O BOX 1058  
COACHELLA CA 92236

ASMT: 650134006, APN: 650134006  
PAUL FUSON  
31801 ROSEMARY LN  
THOUSAND PLMS, CA. 92276

ASMT: 650131018, APN: 650131018  
OPERATION SAFE HOUSE INC  
72710 E LYNN ST  
THOUSAND PALMS CA 92276

ASMT: 650134008, APN: 650134008  
LUCY MICHAUD, ETAL  
220 MIRA VERDE DR  
LA HABRA CA 90631

ASMT: 650134001, APN: 650134001  
EVA MAGANA, ETAL  
31691 ROSEMARY LN  
THOUSAND PLMS, CA. 92276

ASMT: 650134009, APN: 650134009  
JEANETTE MARQUEZ, ETAL  
31846 THELMA AVE  
THOUSAND PLMS, CA. 92276

ASMT: 650134002, APN: 650134002  
PROGRESSIVE LENDING INC  
C/O MALEK AYASS  
9700 CAMINO DEL CORONADO  
MORENO VALLEY CA 92557

ASMT: 650134010, APN: 650134010  
ANGELINA GARCIA  
33080 WISHING WELL TR  
CATHEDRAL CY CA 92234

ASMT: 650134003, APN: 650134003  
MARILYN FROMME, ETAL  
1611 W BEACH RD  
OAK HARBOR WA 98277

ASMT: 650134011, APN: 650134011  
MARSHA PEFFERS  
31802 THELMA AVE  
THOUSAND PLMS, CA. 92276

ASMT: 650134004, APN: 650134004  
C BROS REVOCABLE LIVING TRUST, ETAL  
C/O CAA INC  
6767 W TROPICANA STE 100  
LAS VEGAS NV 89103

ASMT: 650134012, APN: 650134012  
LINDA CASTRO, ETAL  
31782 THELMA AVE  
THOUSAND PLMS, CA. 92276

ASMT: 650134005, APN: 650134005  
MACARIO ALMODOVAR  
31781 ROSEMARY LN  
THOUSAND PLMS, CA. 92276

ASMT: 650134013, APN: 650134013  
MARIA PEREA, ETAL  
31758 THELMA AVE  
THOUSAND PLMS, CA. 92276

ASMT: 650134014, APN: 650134014  
ROSIO CARRILLO, ETAL  
31736 THELMA AVE  
THOUSAND PLMS, CA. 92276

ASMT: 650136003, APN: 650136003  
TONI RELERFORD  
31735 THELMA AVE  
THOUSAND PLMS, CA. 92276

ASMT: 650134015, APN: 650134015  
MARIO MUNOZ  
31714 THELMA AVE  
THOUSAND PLMS, CA. 92276

ASMT: 650136004, APN: 650136004  
MARGARITA SAUCEDA  
31757 THELMA AVE  
THOUSAND PLMS, CA. 92276

ASMT: 650134016, APN: 650134016  
ADALILA GARCIA, ETAL  
31779 SHELTER DR  
THOUSAND PLMS CA 92276

ASMT: 650136006, APN: 650136006  
JACQUELINE WASTAL, ETAL  
4405 MANCHESTER STE 106  
ENCINITAS CA 92024

ASMT: 650135001, APN: 650135001  
RODNEY COLLINS  
72627 LA CANADA WAY UNIT A  
THOUSAND PLMS, CA. 92276

ASMT: 650136007, APN: 650136007  
NORMAN MIKKELSON  
45 COPPERCREST  
ALISO VIEJO CA 92656

ASMT: 650135002, APN: 650135002  
DANNY NELSON  
31040 MONTE VISTA WAY  
THOUSAND PALMS CA 92276

ASMT: 650136008, APN: 650136008  
MARIA RANGEL, ETAL  
31847 THELMA AVE  
THOUSAND PLMS, CA. 92276

ASMT: 650135005, APN: 650135005  
MARIA DIAZ, ETAL  
31633 THELMA AVE  
THOUSAND PLMS, CA. 92276

ASMT: 650136009, APN: 650136009  
ROSA RIVAS, ETAL  
31691 THELMA AVE  
THOUSAND PLMS, CA. 92276

ASMT: 650136002, APN: 650136002  
ARCIDALIA GARCIA, ETAL  
31713 THELMA AVE  
THOUSAND PLMS, CA. 92276

ASMT: 650142017, APN: 650142017  
GAUDY HERNANDEZ  
31425 CALLE JESSICA  
THOUSAND PLMS, CA. 92276

ASMT: 650142018, APN: 650142018  
MATILDE GOMEZ  
31449 CALLE JESSICA  
THOUSAND PLMS, CA. 92276

ASMT: 650143013, APN: 650143013  
DEBORAH SODERLIND  
31257 MONTE VISTA WAY  
THOUSAND PLMS CA 92276

ASMT: 650142019, APN: 650142019  
RHIANNON GARDNER  
31469 CALLE JESSICA  
THOUSAND PALMS CA 92276

ASMT: 650143014, APN: 650143014  
KENIA WYNNS, ETAL  
P O BOX 914  
THOUSAND PLMS CA 92276

ASMT: 650142033, APN: 650142033  
JESUS GONZALES  
31350 MONTE VISTA WAY  
THOUSAND PLMS, CA. 92276

ASMT: 650143015, APN: 650143015  
SARA ALVAREZ, ETAL  
31365 MONTE VISTA WAY  
THOUSAND PLMS, CA. 92276

ASMT: 650142034, APN: 650142034  
SANDRA MENDEZ, ETAL  
31370 MONTE VISTA WAY  
THOUSAND PLMS, CA. 92276

ASMT: 650143016, APN: 650143016  
MARIA BECERRA  
31385 MONTE VISTA WAY  
THOUSAND PLMS, CA. 92276

ASMT: 650142035, APN: 650142035  
KIM QUON, ETAL  
2436 W SILVERLAKE DR  
LOS ANGELES CA 90039

ASMT: 650143017, APN: 650143017  
NANCY HOPE, ETAL  
C/O MARK P HOPE  
3116 ARROWHEAD DR  
HOLLYWOOD CA 90068

ASMT: 650142036, APN: 650142036  
MARIA JIMENEZ, ETAL  
31420 MONTE VISTA WAY  
THOUSAND PLMS, CA. 92276

ASMT: 650143019, APN: 650143019  
RODNEY COLLINS  
72627 LA CANADA WAY NO A  
THOUSAND PALMS CA 92276

ASMT: 650142037, APN: 650142037  
ANDRES CARBAJAL  
31450 MONTE VISTA WAY  
THOUSAND PLMS, CA. 92276

ASMT: 650162001, APN: 650162001  
FEDERAL NATL MORTGAGE ASSN  
3900 WISCONSIN AVE  
WASHINGTON DC 20016

ASMT: 650162002, APN: 650162002  
RAQUEL MACIAS, ETAL  
31533 CALLE JESSICA  
THOUSAND PLMS, CA. 92276

ASMT: 650162011, APN: 650162011  
SANDRA BENITEZ, ETAL  
31761 CALLE JESSICA  
THOUSAND PLMS, CA. 92276

ASMT: 650162003, APN: 650162003  
ELEANOR MOJICA, ETAL  
30230 LAS FLORAS  
THOUSAND PALMS CA 92276

ASMT: 650162014, APN: 650162014  
ORALIA MORENO, ETAL  
30379 ARBOL REAL  
THOUSAND PALMS CA 92276

ASMT: 650162004, APN: 650162004  
BARBARA LYONS  
325 N BIG CANYON DR  
PALM SPRINGS CA 92264

ASMT: 650162015, APN: 650162015  
ARMANDO AGUILERA  
31660 CALLE JESSICA  
THOUSAND PLMS CA 92276

ASMT: 650162005, APN: 650162005  
MA MOJICA, ETAL  
31615 CALLE JESSICA  
THOUSAND PLMS, CA. 92276

ASMT: 650162018, APN: 650162018  
MIRNA GONZALEZ, ETAL  
31455 CALLE HELENE  
THOUSAND PALMS CA 92276

ASMT: 650162006, APN: 650162006  
ROBERT NEILL  
12130 TURNBERR DR  
RANCHO MIRAGE CA 92270

ASMT: 650162019, APN: 650162019  
MARTIN VILLARREAL  
31650 MONTE VISTA WAY  
THOUSAND PLMS, CA. 92276

ASMT: 650162009, APN: 650162009  
BANK OF NEW YORK MELLON  
C/O RECONTRUST CO  
1757 TAPO CANYON RD SVW88  
SIMI VALLEY CA 93063

ASMT: 650162021, APN: 650162021  
ROGELIO ARRIAGA, ETAL  
P O BOX 1020  
PALM DESERT CA 92261

ASMT: 650162010, APN: 650162010  
JCADZ  
30255 ARBOL REAL  
THOUSAND PLMS CA 92276

ASMT: 650162022, APN: 650162022  
GRACIELA DELAPAZ, ETAL  
31720 MONTE VISTA WAY  
THOUSAND PLMS, CA. 92276

ASMT: 650162024, APN: 650162024  
LYNN CARANCI, ETAL  
15143 CERECITA DR  
WHITTIER CA 90604

ASMT: 650163006, APN: 650163006  
ADOLFO LEON  
P O BOX 414  
THOUSAND PLMS CA 92276

ASMT: 650162025, APN: 650162025  
LAURA DELGADO, ETAL  
31780 MONTE VISTA WAY  
THOUSAND PLMS, CA. 92276

ASMT: 650163007, APN: 650163007  
GERARDO MUNGUIA  
31695 MONTE VISTA WAY  
THOUSAND PLMS, CA. 92276

ASMT: 650162026, APN: 650162026  
PHILLIP SHELTON  
75653 CAMINO DE PACO  
INDIAN WELLS CA 92201

ASMT: 650163008, APN: 650163008  
AVELINO DIAZ  
P O BOX 42  
CATHEDRAL CY CA 92234

ASMT: 650163001, APN: 650163001  
MARIA DIAZ MEZA, ETAL  
31515 MONTE VISTA WAY  
THOUSAND PLMS, CA. 92276

ASMT: 650163009, APN: 650163009  
RUTH SAMET, ETAL  
15757 ROYAL RIDGE RD  
SHERMAN OAKS CA 91403

ASMT: 650163002, APN: 650163002  
ESTHER CORTEZ  
31545 MONTE VISTA WAY  
THOUSAND PLMS, CA. 92276

ASMT: 650163010, APN: 650163010  
CORRIE DUNCAN, ETAL  
31763 MONTE VISTA WAY  
THOUSAND PLMS, CA. 92276

ASMT: 650163003, APN: 650163003  
IRMA COLON, ETAL  
31575 MONTE VISTA WAY  
THOUSAND PLMS, CA. 92276

ASMT: 650163011, APN: 650163011  
IRMA STANLEY, ETAL  
20880 ARTESIA RD  
DSRT HOT SPG CA 92241

ASMT: 650163004, APN: 650163004  
REMIGIO RAMIREZ  
31605 MONTE VISTA WAY  
THOUSAND PLMS, CA. 92276

ASMT: 650163012, APN: 650163012  
DOUGLAS ALMS  
38703 VISTA DR  
CATHEDRAL CY CA 92234



ASMT: 650332001, APN: 650332001  
BANK OF AMERICA  
C/O RECONTRUST CO  
1800 TAPO CANYON SV2202  
SIMI VALLEY CA 93063

ASMT: 650332008, APN: 650332008  
ROGER MATTHEWS  
31710 VIA PARED  
THOUSAND PLMS, CA. 92276

ASMT: 650332002, APN: 650332002  
CLEMENTINA CARDENAS, ETAL  
11726 CHRISTOPHER AVE  
INGLEWOOD CA 90303

ASMT: 650332009, APN: 650332009  
MARIA HURTADO, ETAL  
31736 VIA PARED  
THOUSAND PLMS, CA. 92276

ASMT: 650332003, APN: 650332003  
TERYL MATKINS, ETAL  
515 SOUTH FIGUEROA  
LOS ANGELES CA 90071

ASMT: 650332010, APN: 650332010  
JO ANN WHITAKER  
31762 VIA PARED  
THOUSAND PLMS, CA. 92276

ASMT: 650332004, APN: 650332004  
JOSE RUMBO  
73227 SAN NICHOLAS AVE  
PALM DESERT CA 92260

ASMT: 650332015, APN: 650332015  
VERONICA BARAJAS  
31815 VIA VENTANA  
THOUSAND PLMS, CA. 92276

ASMT: 650332005, APN: 650332005  
PHUNG DAM  
31632 VIA PARED  
THOUSAND PLMS, CA. 92276

ASMT: 650332016, APN: 650332016  
ROSA HOUGHTALING  
31789 VIA VENTANA  
THOUSAND PLMS, CA. 92276

ASMT: 650332006, APN: 650332006  
EUFEMIA NADURILLE, ETAL  
31658 VIA PARED  
THOUSAND PLMS, CA. 92276

ASMT: 650332017, APN: 650332017  
WILLIAM MURRAY  
40870 GLENMORE  
PALM DESERT CA 92260

ASMT: 650332007, APN: 650332007  
KEVIN GREENWOOD  
31684 VIA PARED  
THOUSAND PLMS, CA. 92276

ASMT: 650332018, APN: 650332018  
MICHELE FARACY, ETAL  
79893 COUNTRY CLUB DR 4  
BERMUDA DUNES CA 92203



ASMT: 650332019, APN: 650332019  
BARBARA BELTRANO, ETAL  
31711 VIA VENTANA  
THOUSAND PLMS, CA. 92276

ASMT: 650332026, APN: 650332026  
EVELIA RAMIREZ, ETAL  
31529 VIA VENTANA  
THOUSAND PLMS, CA. 92276

ASMT: 650332020, APN: 650332020  
ELVA FODOR, ETAL  
31685 VIA VENTANA  
THOUSAND PLMS, CA. 92276

ASMT: 650333001, APN: 650333001  
MARIA LOPEZ, ETAL  
31526 VIA VENTANA  
THOUSAND PLMS, CA. 92276

ASMT: 650332021, APN: 650332021  
WILLIAM BERRY  
31659 VIA VENTANA  
THOUSAND PLMS, CA. 92276

ASMT: 650333002, APN: 650333002  
SHERRI LIBBY  
31552 VIA VENTANA  
THOUSAND PLMS, CA. 92276

ASMT: 650332022, APN: 650332022  
MARGARET COKE, ETAL  
32400 SAN MIGUELITO DR  
THOUSAND PALMS CA 92276

ASMT: 650333003, APN: 650333003  
KIMBERLY DUNCAN  
31578 VIA VENTANA  
THOUSAND PLMS, CA. 92276

ASMT: 650332023, APN: 650332023  
REBECCA HEARD  
P O BOX 663  
THOUSAND PLMS CA 92276

ASMT: 650333004, APN: 650333004  
CLARA PLATA, ETAL  
31604 VIA VENTANA  
THOUSAND PLMS, CA. 92276

ASMT: 650332024, APN: 650332024  
BARBARA WELLS  
31581 VIA VENTANA  
THOUSAND PLMS, CA. 92276

ASMT: 650333005, APN: 650333005  
ROSA PRAGER, ETAL  
P O BOX 2398  
RANCHO MIRAGE CA 92270

ASMT: 650332025, APN: 650332025  
YOLANDA DEGASTELUM, ETAL  
31555 VIA VENTANA  
THOUSAND PLMS, CA. 92276

ASMT: 650333006, APN: 650333006  
WAYNE KLASSEN, ETAL  
1755 OCEAN PARK RD  
SURREY BC CANADA V4A3M1

ASMT: 650333007, APN: 650333007  
ATHENA GALLEGOS  
31682 VIA VENTANA  
THOUSAND PLMS, CA. 92276

ASMT: 650342001, APN: 650342001  
LYSA GORDON  
31476 VIA PARED  
THOUSAND PLMS, CA. 92276

ASMT: 650333008, APN: 650333008  
NICHOLAS SANDOVAL  
31708 VIA VENTANA  
THOUSAND PLMS, CA. 92276

ASMT: 650342002, APN: 650342002  
EXIQUIO MEDINA  
31450 VIA PARED  
THOUSAND PLMS, CA. 92276

ASMT: 650333009, APN: 650333009  
JEANNETTE BAGWELL, ETAL  
1967 BROADMOOR DR  
PALM SPRINGS CA 92264

ASMT: 650342003, APN: 650342003  
ELIZABETH PALM, ETAL  
4850 W 95TH ST  
INGLEWOOD CA 90301

ASMT: 650333010, APN: 650333010  
VERONICA HALL  
31760 VIA VENTANA  
THOUSAND PLMS, CA. 92276

ASMT: 650342004, APN: 650342004  
ELIZABETH SENSO, ETAL  
31398 VIA PARED  
THOUSAND PLMS, CA. 92276

ASMT: 650333011, APN: 650333011  
ADELIA POWERS  
P O BOX 974  
THOUSAND PALMS CA 92276

ASMT: 650342030, APN: 650342030  
FORECLOSED HOUSES OPPORTUNITY POOL  
328 TERRACE CIR  
BRAWLEY CA 92227

ASMT: 650333012, APN: 650333012  
KATHLEEN DEROSA  
35200 CATHEDRAL CYN 174  
CATHEDRAL CY CA 92234

ASMT: 650342031, APN: 650342031  
RICHELE DURNING  
31399 VIA VENTANA  
THOUSAND PLMS, CA. 92276

ASMT: 650333013, APN: 650333013  
COURTNEY MOFFATT, ETAL  
31838 VIA VENTANA  
THOUSAND PLMS, CA. 92276

ASMT: 650342032, APN: 650342032  
MICHAEL MCFAUL  
2620 RUTHERFORD DR  
LOS ANGELES CA 90068

ASMT: 650342033, APN: 650342033  
CARLOS BORJA  
31451 VIA VENTANA  
THOUSAND PLMS, CA. 92276

ASMT: 650343006, APN: 650343006  
MARIA ORTIZ, ETAL  
31344 VIA VENTANA  
THOUSAND PLMS, CA. 92276

ASMT: 650342034, APN: 650342034  
SHAWN EMBREY, ETAL  
31477 VIA VENTANA  
THOUSAND PLMS, CA. 92276

ASMT: 650343007, APN: 650343007  
MARIBEL MOJICA  
31318 VIA VENTANA  
THOUSAND PLMS, CA. 92276

ASMT: 650343001, APN: 650343001  
PAMELA MCKAY  
31474 VIA VENTANA  
THOUSAND PLMS, CA. 92276

ASMT: 650343002, APN: 650343002  
HALL DESERT PROP, ETAL  
68895 PEREZ RD STE 9  
CATHEDRAL CY CA 92234

ASMT: 650343003, APN: 650343003  
KELLY BRADFORD, ETAL  
31422 VIA VENTANA  
THOUSAND PLMS, CA. 92276

ASMT: 650343004, APN: 650343004  
BETHANY CADDOW, ETAL  
31396 VIA VENTANA  
THOUSAND PLMS, CA. 92276

ASMT: 650343005, APN: 650343005  
CONSUELO MITCHELL, ETAL  
31370 VIA VENTANA  
THOUSAND PLMS, CA. 92276

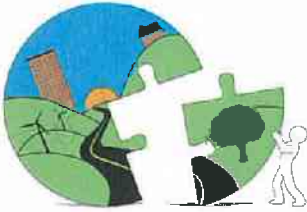
Applicant:  
Operation Safehouse  
c/o Kathy McAdara  
9685 Hayes Street  
Riverside, CA 92503

Owner:  
Operation Safehouse, Inc.  
72710 E. Lynn Street  
Thousand Palms, CA 92276

Eng-Rep: HMC Architects  
c/o Dan Benner  
3456 Concoors Street  
Ontario, CA 91764

City of Cathedral City  
Attn: Planning Department  
68700 Avenida Lalo Guerrero  
Cathedral City, CA 92234

Riverside County Sheriff  
73705 Gerald Ford Drive  
Palm Desert, CA 92260



# RIVERSIDE COUNTY PLANNING DEPARTMENT

*Carolyn Syms Luna*  
*Director*

## MITIGATED NEGATIVE DECLARATION

Project/Case Number: GPA01101, CZ07757, and PP24866

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: Jay Olivas Title: Project Planner Date: January 9, 2012

Applicant/Project Sponsor: Operation Safehouse Date Submitted: March 2, 2011

**ADOPTED BY:** Board of Supervisors

Person Verifying Adoption: \_\_\_\_\_ Date: \_\_\_\_\_

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

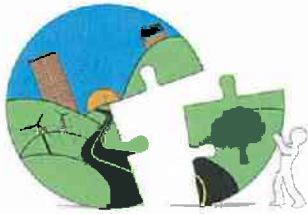
Riverside County Planning Department 4080 Lemon Street, 12th Floor, Riverside, CA 92501

For additional information, please contact Jay Olivas, Project Planner at (951) 955-1195.

Revised: 10/16/07  
Y:\Planning Master Forms\CEQA Forms\Mitigated Negative Declaration.doc

Please charge deposit fee case#: ZEA42317 ZCFG05679

**FOR COUNTY CLERK'S USE ONLY**



# RIVERSIDE COUNTY PLANNING DEPARTMENT

**Carolyn Syms Luna**  
**Director**

**TO:**  Office of Planning and Research (OPR)  
P.O. Box 3044  
Sacramento, CA 95812-3044  
 County of Riverside County Clerk

**FROM:** Riverside County Planning Department  
 4080 Lemon Street, 12th Floor  
P. O. Box 1409  
Riverside, CA 92502-1409

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.**

EA42317 General Plan Amendment No. 1101 Change of Zone No. 7757, Plot Plan No. 24866

*Project Title/Case Numbers*

Jay Olivas  
*County Contact Person*

(951) 955-1195  
*Phone Number*

N/A  
*State Clearinghouse Number (if submitted to the State Clearinghouse)*

Operation Safehouse  
*Project Applicant*

9625 Hayes Street Riverside, CA 92503  
*Address*

Northerly of East Lyn Street, easterly of Thelma Avenue, westerly of Monte Vista Way at 72-695 La Canada Way.

*Project Location*

General Plan Amendment from MDR to HHDR. Change of Zone from R-1 to R-3-480. and Plot Plan for 16 unit apartment complex for homeless youth.

*Project Description*

This is to advise that the Riverside County Board of Supervisors, as the lead agency, has approved the above-referenced project on February 28, 2012, 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. (\$2101.50 + \$64)
3. Mitigation measures WERE made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS adopted.
5. A statement of Overriding Considerations WAS NOT adopted for the project.

This is to certify that the Mitigated Negative Declaration, with comments, responses, and record of project approval is available to the general public at: Riverside County Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501.

\_\_\_\_\_  
*Signature*

\_\_\_\_\_  
*Title*

\_\_\_\_\_  
*Date*

Date Received for Filing and Posting at OPR: \_\_\_\_\_

DM/j  
Revised 8/25/2009  
Y:\Planning Master Forms\CEQA Forms\NOD Form.doc

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COUNTY OF RIVERSIDE  
SPECIALIZED DEPARTMENT RECEIPT  
Permit Assistance Center

\* REPRINTED \* I1001319

|  |  |  |
|--|--|--|
| 4080 Lemon Street<br>Second Floor<br>Riverside, CA 92502<br>(951) 955-3200 | 39493 Los Alamos Road<br>Suite A<br>Murrieta, CA 92563<br>(951) 600-6100 | 38686 El Cerrito Road<br>Palm Desert, CA 92211<br>(760) 863-8277 |
|--|--|--|

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Received from: OPERATION SAFEHOUSE INC \$64.00  
paid by: CK 452  
paid towards: CFG05679 CALIF FISH & GAME: DOC FEE  
CFG FOR EA42317 (GPA01101)  
at parcel #:  
appl type: CFG3

By \_\_\_\_\_ May 06, 2010 14:17  
JCMITCHE posting date May 06, 2010

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\*\*\*\*\*

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

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

Additional info at [www.rctlma.org](http://www.rctlma.org)

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Indio, CA 92211  
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Murieta, CA 92563  
(760) 863-8271  
(951) 694-5242

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Amount \$64.00

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COUNTY OF RIVERSIDE  
SPECIALIZED DEPARTMENT RECEIPT  
Permit Assistance Center

\* REPRINTED \* R1200144

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Received from: OPERATION SAFEHOUSE INC \$2,101.50  
paid by: CK 539  
paid towards: CFG05679 CALIF FISH & GAME: DOC FEE  
CFG FOR EA42317 (GPA01101)  
at parcel #:  
appl type: CFG3

By \_\_\_\_\_ Jan 09, 2012 11:49  
MGARDNER posting date Jan 09, 2012

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| Account Code       | Description | Amount     |
|--------------------|-------------|------------|
| 658353120100208100 | CF&G TRUST  | \$2,101.50 |

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