

10/03/13
12:11

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 31

CONDITIONAL USE PERMIT Case #: CUP03497R1

Parcel: 729-050-002

80. PRIOR TO BLDG PRMT ISSUANCE

80.E HEALTH. 1 INDUSTRIAL HYGIENE CLEARANCE (cont.) INEFFECT

- a) Submit a completed Acoustical Review Application Form.
- b) Pay applicable review fees (Initial deposit of \$1,000).
- c) Provide one (1) copy of the Noise Report.
- d) Provide one (1) copy of the Precise Grading Plan.
- e) Provide one (1) copy of the house / buiding / architecture plan.
- f) Provide one (1) copy of the noise requirements issued for the approval and entitlement of the Planning Case.

For further information, please contact the Industrial Hygiene Program at (951) 955-8980.

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-#4-WATER PLANS INEFFECT

The applicant or developer shall separately submit two copies of the water system plans to the Fire Department for review and approval. Calculated velocities shall not exceed 10 feet per second. Plans shall conform to the fire hydrant types, location and spacing, and the system shall meet the fire flow requirements.
Plans shall be signed and approved by a registered civil engineer and the local water company with the following certification: "I certify that the design of the water system is in accordance with the requirements prescribed by the Riverside County Fire Department."

FLOOD RI DEPARTMENT

80.FLOOD RI. 1 USE SUBMIT FINAL WQMP RECOMMND

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

CONDITIONAL USE PERMIT Case #: CUP03497R1

Parcel: 729-050-002

80. PRIOR TO BLDG PRMT ISSUANCE

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.

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. 7 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 July 16, 2012, summarized as follows: A Waste Recycling Plan shall be submitted to the Riverside County Waste Management Department for approval.

80.PLANNING. 8 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.

10/03/13
12:11

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 33

CONDITIONAL USE PERMIT Case #: CUP03497R1

Parcel: 729-050-002

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 9 USE - SCHOOL MITIGATION RECOMMND

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

80.PLANNING. 10 USE - OIH CLEARANCE RECOMMND

A clearance letter from the Department of Public Health, Office of Industrial Hygiene shall be provided to the Riverside County Planning Department verifying compliance with the conditions contained in their letter dated April 15, 2009, summarized as follows: masonry block walls or combination earthen and block walls.

80.PLANNING. 12 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 contained in their letter dated July 3, 2013, attached to these conditions of approval.

80.PLANNING. 14 USE- 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.

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.

10/03/13
12:11

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 34

CONDITIONAL USE PERMIT Case #: CUP03497R1

Parcel: 729-050-002

80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 4

USE - R-O-W DEDICATION

RECOMMND

Sufficient public street right-of-way shall be provided along proposed realignment of 68th Avenue to establish a 103-foot full-width right-of-way including standard corner cutbacks.

Off-site portions of 68th Avenue shall be dedicated and recorded by a separate instrument.

An additional 31-feet shall be dedicated along Hammond Road for public use to provide for a 91-foot full-width right-of-way including standard corner cutbacks.

NOTE: Additional off-site right-of-way for proper tapers may be required on 68th and Hammond Road as approved by the Transportation Department.

80.TRANS. 6

USE - MAP CORNER CUT-BACK I

RECOMMND

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

80.TRANS. 10

USE - ANNEX L&LMD/OTHER DIST

RECOMMND

Prior to the issuance of a building permit, the project proponent shall comply with County requirements within public road rights-of-way, in accordance with Ordinance 461 and Mecca Design Guidelines. Assurance of maintenance is required by filing an application for annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated by contacting the Transportation Department at (951)955-6767, and/or any other maintenance district approved by the Transportation Department or by processing and filing a 'Landscape Maintenance Agreement' through the Transportation Department Plan Check Division. Said annexation should include the following:

- (1) Streetlights on 68th Avenue and Hammond Road.

For street lighting, the project proponent shall contact the Transportation Department L&LMD 89-1-C Administrator and submit the following:

CONDITIONAL USE PERMIT Case #: CUP03497R1

Parcel: 729-050-002

80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 10 USE - ANNEX L&LMD/OTHER DIST (cont.) RECOMMND

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

80.TRANS. 12 USE - LIGHTING PLAN RECOMMND

A separate street light plan and/or a separate bridge light plan is required for this project. Street (and/or bridge) lighting shall be designed in accordance with County Ordinance 460 and Streetlight Specification Chart found in Specification Section 22 of Ordinance 461, and Mecca Design Guidelines (Mecca Community Council recommended using County Standard Lights on Monday June 17, 2013 meeting). For projects within SCE boundaries use County of Riverside Ordinance 461, Standard No. 1000 or No. 1001. For projects within Imperial Irrigation District (IID) use IID's pole standard.

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

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

Landscaping plans shall be designed within 68th Avenue and Hammond Road, and submitted to the Transportation Department. Landscaping plans shall be submitted on standard County plan sheet format (24" x 36"). Landscaping plans shall be submitted with the street improvement plans.

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

10/03/13
12:11

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 36

CONDITIONAL USE PERMIT Case #: CUP03497R1

Parcel: 729-050-002

80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 16 USE - UTILITY PLAN (cont.) RECOMMND

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 USE - RETENTION BASIN RECOMMND

For retention basin sizing and calculations refer to letter dated October 22, 2012, from Alan French to Majeed Farshad.

80.TRANS. 18 USE - DRAINAGE EASEMENT RECOMMND

The developer will prepare and record easements for drainage purposed by separate instrument or on a map, 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 or on a map, and noted as follows, "Drainage Easement - no building, obstructions, or encroachments are allowed."

80.TRANS. 19 USE-ENCROACH PERMIT/SEWER/WATE RECOMMND

Prior to the issuance of a building permit, the project proponent shall comply with County requirements for proposed sewer line and water line crossings within public road rights-of-way (68th Ave.), in accordance with Ordinance No. 499. Assurance of lifetime membership with underground service alert shall be submitted to Transportation Department for review and approval.

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

CONDITIONAL USE PERMIT Case #: CUP03497R1

Parcel: 729-050-002

90. PRIOR TO BLDG FINAL INSPECTION

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

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

10/03/13
12:11

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 38

CONDITIONAL USE PERMIT Case #: CUP03497R1

Parcel: 729-050-002

90. PRIOR TO BLDG FINAL INSPECTION

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

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

90.BS GRADE. 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 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

10/03/13
12:11

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 39

CONDITIONAL USE PERMIT Case #: CUP03497R1

Parcel: 729-050-002

90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 6 USE - PRECISE GRDG APPROVAL (cont.) RECOMMND
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. Need 20 feet width minimum on all fire access and egress roads.

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.

90.FIRE. 6 USE-#36-HOOD DUCTS RECOMMND
A U.L. 300 hood duct fire extinguishing system must be installed over the cooking equipment. Wet chemical

CONDITIONAL USE PERMIT Case #: CUP03497R1

Parcel: 729-050-002

90. PRIOR TO BLDG FINAL INSPECTION

90.FIRE. 6 USE-#36-HOOD DUCTS (cont.)

RECOMMND

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

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

90.FIRE. 7 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
Indio Office (760)863-8886

FLOOD RI DEPARTMENT

90.FLOOD RI. 1 MAP 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 owners/occupants. The District will not release occupancy permits for any portion of the project exceeding 80% of the total recorded residential lots within the map or phase within the map prior to the completion of these tasks.

90.FLOOD RI. 2 USE BMP MAINTENANCE & INSPECT

RECOMMND

The BMP maintenance plan shall contain provisions for all treatment controlled BMPs to be inspected, and if required, cleaned no later than October 15 each year. Required documentation shall identify the entity that will inspect and maintain all structural BMPs within the project boundaries. A copy of all necessary documentation shall be

10/03/13
12:11

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 41

CONDITIONAL USE PERMIT Case #: CUP03497R1

Parcel: 729-050-002

90. PRIOR TO BLDG FINAL INSPECTION

90.FLOOD RI. 2 USE BMP MAINTENANCE & INSPECT (cont.) RECOMMND

submitted to the District for review and approval prior to the issuance of occupancy permits.

PLANNING DEPARTMENT

90.PLANNING. 1 USE - PARKING PAVING MATERIAL RECOMMND

A minimum of 147 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 five (5) 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.

10/03/13
12:11

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 42

CONDITIONAL USE PERMIT Case #: CUP03497R1

Parcel: 729-050-002

90. PRIOR TO BLDG FINAL INSPECTION

90.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.

90.PLANNING. 5 USE - CURBS ALONG PLANTERS RECOMMND

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

90.PLANNING. 7 USE - 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 - TRASH ENCLOSURES RECOMMND

Trash enclosures shall be constructed prior to the issuance of occupancy permits. The enclosure(s) 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. 9 USE - COLOR/FINISH COMPLIANCE RECOMMND

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

CONDITIONAL USE PERMIT Case #: CUP03497R1

Parcel: 729-050-002

90. PRIOR TO BLDG FINAL INSPECTION

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

RECOMMND

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

The amount of the fee for commercial or industrial development shall be calculated on the basis of the "Project Area," as defined in the Ordinance, which shall mean the net area, measured in acres, from the adjacent road right-of-way to the limits of the project development. The Project Area for Conditional Use Permit No. CUP 3497R1 has been calculated to be 11.06 acres.

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

90.PLANNING. 12 USE - ORD 875 CVMSHCP FEE

RECOMMND

Prior to a certificate of occupancy or upon building permit final inspection, whichever comes first, the permit holder shall comply with the provisions of Riverside County Ordinance No. 875, which requires the payment of the appropriate fee set forth in the ordinance. The amount of the fee will be based on the "Project Area" as defined in the ordinance and the aforementioned condition of approval. The Project Area for Conditional Use Permit No. 3497R1 is calculated to be 11.06 acres. In the event Riverside County Ordinance No. 875 is rescinded, this condition will no longer be applicable, However, in the event Riverside County Ordinance No. 875 is rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be

10/03/13
12:11

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 44

CONDITIONAL USE PERMIT Case #: CUP03497R1

Parcel: 729-050-002

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 12 USE - ORD 875 CVMSHCP FEE (cont.) RECOMMND
 required.

90.PLANNING. 13 USE - OIH CLEARANCE RECOMMND

A clearance letter from the Office of Industrial Hygiene shall be provided to the Riverside County Planning Department verifying compliance with the conditions of their letter dated April 15, 2009, a copy which is attached to these conditions of approval.

90.PLANNING. 17 USE- LANDSCAPE INSPECT DEPOSIT RECOMMND

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

90.PLANNING. 18 USE- LANDSCAPE INSPECT REQUIRE RECOMMND

The permit holder's landscape architect responsible for preparing the Landscaping and Irrigation Plans (or on-site representative) shall arrange for a PRE-INSTALLATION INSPECTION with the Planning Department at least five (5) working days prior to the installation of any landscape or irrigation components.

Upon successful completion of the PRE-INSTALLATION INSPECTION, the applicant will proceed with the installation of the approved landscape and irrigation system and arrange for an INSTALLATION INSPECTION at least five 5 working days prior to the building final inspection or issuance of occupancy permit, whichever occurs first and comply with the Planning Department's Milestone 80 conditions entitled "USE-LANDSCAPING SECURITY" and the Milestone 90 condition entitled "LANDSCAPE INSPECTION DEPOSIT." Upon successful completion of the INSTALLATION INSPECTION, the County Planning Department's Landscape Inspector and the permit holder's landscape architect (or on-site representative) shall execute a Landscape

10/03/13
12:11

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 45

CONDITIONAL USE PERMIT Case #: CUP03497R1

Parcel: 729-050-002

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 18 USE- LANDSCAPE INSPECT REQUIRE (cont.) RECOMMND

Certificate of Completion that shall be submitted to the Planning Department and the Department of Building and Safety. The Planning Department shall clear this condition upon determination of compliance.

90.PLANNING. 19 USE- COMPLY W/LAND & 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. 21 USE - WASTE MGMT. CLEARANCE RECOMMND

A clearance letter from the County Waste Management Department shall be provided to the Riverside County Planning Department verifying compliance with the conditions of their letter dated July 16, 2012, summarized as follows: demonstrate project compliance with the WRP.

TRANS DEPARTMENT

90.TRANS. 2 USE - OFF-SITE INFO RECOMMND

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

90.TRANS. 4 USE - SIGNING & STRIPING RECOMMND

A signing and striping plan is required for this project. The project proponent shall be responsible for any additional paving and/or striping removal caused by the striping plan.

CONDITIONAL USE PERMIT Case #: CUP03497R1

Parcel: 729-050-002

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 5 USE - VACATION/RE-DESIGN 1 RECOMMND

The project proponent, by his/her design, is requesting a vacation of the existing dedicated rights-of-way along 68th Avenue.

The project proponent shall apply under separate application with the County Surveyor for a conditional vacation of 68th Avenue, and receive a Board of Supervisors decision. Should the Board of Supervisors fail to approve said vacation request, the project proponent shall re-design the project, utilizing the existing rights-of-way.

90.TRANS. 7 USE STREETLIGHT AUTHORIZATION RECOMMND

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

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

90.TRANS. 8 USE - STREETLIGHTS INSTALL RECOMMND

Install streetlights along the streets associated with development in accordance with the approved street lighting plan and standards of County Ordinances 460 and 461, and Mecca Design Guidelines (Mecca Community Council recommended using County Standard Lights on Monday June 17, 2013 meeting). For projects within IID use IID's pole standard.

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

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

90.TRANS. 11 USE - EXISTING MAINTAINED SL1 RECOMMND

68th Avenue is designated as a Secondary Highway and shall be designed and improved and realigned with 6-inch concrete curb and gutter located 32-feet from centerline of

CONDITIONAL USE PERMIT Case #: CUP03497R1

Parcel: 729-050-002

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 11

USE - EXISTING MAINTAINED SL1 (cont.)

RECOMMND

construction and asphalt concrete on both sides as shown per typical section within the 103-foot full-width dedicated right-of-way in accordance with County Standard No. 94, pages 1 & 2. (64'/100') Modified, and Mecca Design Guidelines.

NOTE: A 5-foot wide concrete sidewalk shall be constructed on both sides.

* Above mentioned improvements shall be completed prior to final occupancy of any building.

Hammond Road along project boundary is a paved county maintained road designated as a Secondary Highway and shall be improved with 6-inch concrete curb and gutter located 32-feet from centerline of construction and match up asphalt concrete, and reconstruct per typical section as shown on Exhibit No's.A-1,A-2,Amd.No.1 as determined by the Transportation Department and in accordance with the County Standard No. 94, pages 1 & 2. (64'91') Modified, and Mecca Design Guidelines.

NOTE: A 5-foot wide concrete sidewalk shall be constructed within the 21-foot parkway.

* Above mentioned improvements shall be completed prior to final occupancy of any building.

Additional off-site right-of-way for proper tapers may be required on 68th Avenue and Hammond Road as approved by the Transportation Department.

* Above mentioned improvements shall include Class 2 bike lane.

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 poles offsite in each direction of the project site.

A certificate should be obtained from the pertinent utility

CONDITIONAL USE PERMIT Case #: CUP03497R1

Parcel: 729-050-002

90. PRIOR TO BLDG FINAL INSPECTION

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

company and submitted to the Department of Transportation as proof of completion.

90.TRANS. 18 USE - ANNEX L&LMD/OTHER DIST RECOMMND

Prior to issuance of an occupancy permit, the project proponent shall complete annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated, and/or any other maintenance district approved by the Transportation Department or by processing and filing a 'Landscape Maintenance Agreement' through the Transportation Department Plan Check Division for continuous maintenance within public road rights-of-way, in accordance with Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859, and Mecca Design Guidelines. Said annexation should include the following:

- (1) Streetlights on 68th Avenue and Hammond Road.

90.TRANS. 20 USE - IMP PLANS RECOMMND

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

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

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 Mecca Design Guidelines, and shall require approval by the Transportation Department. Landscaping shall be improved within 68th Avenue and Hammond Road.

Assurance of continuous maintenance is required by processing and filing a 'Landscape Maintenance Agreement'

10/03/13
12:11

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 49

CONDITIONAL USE PERMIT Case #: CUP03497R1

Parcel: 729-050-002

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 21 USE - LANDSCAPING COMM/IND (cont.) RECOMMND

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. 23 USE - R-O-W DEDICATION RECOMMND

Sufficient public street right-of-way shall be provided along proposed realignment of 68th Avenue to establish a 103-foot full-width right-of-way including standard corner cutback.

Off-site portions of 68th Avenue shall be dedicated and recorded by a separate instrument.

An additional 31-feet shall be dedicated along Hammond Road for public use to provide for a 91-foot full-width right-of-way including standard corner cutback.

NOTE: Additional off-site right-of-way for proper tapers may be required on 68th Avenue and Hammond Road as approved by the Transportation Department.

90.TRANS. 24 USE - INTERSECTION SIGHT DIST RECOMMND

Standard No. 821 shall be met at all intersections.

90.TRANS. 25 USE - DRAINAGE IMPROV COMPLETE RECOMMND

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

90.TRANS. 26 USE - OWNER MAINT NOTICE RECOMMND

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

10/03/13
12:11

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 50

CONDITIONAL USE PERMIT Case #: CUP03497R1

Parcel: 729-050-002

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 26 USE - OWNER MAINT NOTICE (cont.)

RECOMMND

plans or as approved by Transportation.

90.TRANS. 27 USE - EASEMENT FOR DRAINAGE 2

RECOMMND

The developer will prepare and record easements for drainage purposed by separate instrument or on a map, 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 or on a map, and noted as follows, "Drainage Easement - no building, obstructions, or encroachments are allowed."

FAST TRACK CONDITIONAL USE

PERMIT NO. 3686

CONDITIONAL USE PERMIT Case #: CUP03686

Parcel: 729-050-002

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 USE - PROJECT DESCRIPTION RECOMMND

The use hereby permitted is for a migrant agricultural worker mobilehome park consisting of 84 units with typical single wide and double wide mobile home spaces ranging from approximately 2,800 square feet to 3,500 square feet along with 1,780 square foot community center building, 1,040 square foot child care facility for up to 15 children, 800 square foot children's playground, and 2,800 square foot outdoor play area, located within Assessors Parcel Number 729-050-002.

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 CONDITIONAL USE PERMIT; 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 CONDITIONAL USE PERMIT, 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

CONDITIONAL USE PERMIT Case #: CUP03686

Parcel: 729-050-002

10. GENERAL CONDITIONS

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

incurs such expenses by providing legal services through its Office of County Counsel.

10. EVERY. 3 USE - DEFINITIONS RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Conditional Use Permit No. 3686 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Conditional Use Permit No. 3686, Exhibit A, Amended No. 2 (Sheets 1-2), Exhibits B-1 through B-5 (Elevations), Exhibits C-1 through C-5 (Floor Plans), Exhibit L (Landscape Plans), and Exhibit S (Freestanding Sign).

BS GRADE DEPARTMENT

10.BS GRADE. 1 USE - GENERAL INTRODUCTION RECOMMND

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

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

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

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

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

10.BS GRADE. 6 USE - NPDES INSPECTIONS RECOMMND

Construction activities including clearing, stockpiling, grading or excavation of land which disturbs less than 1 acre and requires a grading permit or construction Building permit shall provide for effective control of erosion, sediment and all other pollutants year-round. The permit

10/03/13
12:17

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 3

CONDITIONAL USE PERMIT Case #: CUP03686

Parcel: 729-050-002

10. GENERAL CONDITIONS

10.BS GRADE. 6

USE - NPDES INSPECTIONS (cont.)

RECOMMND

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 with the Construction General Permit and Stormwater ordinances and regulations.

CONDITIONAL USE PERMIT Case #: CUP03686

Parcel: 729-050-002

10. GENERAL CONDITIONS

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

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

10.BS GRADE. 8 USE - DUST CONTROL RECOMMND

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

10.BS GRADE. 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.

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

10/03/13
12:17

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 5

CONDITIONAL USE PERMIT Case #: CUP03686

Parcel: 729-050-002

10. GENERAL CONDITIONS

10.BS GRADE. 20 USE - RETAINING WALLS (cont.) RECOMMND

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

Related cases for this project include CZ07785, CUP03686 for the proposed construction of a mobile home park consisting of 84 spaces, a community center and a daycare facility. CUP03497 a dormitory to house up to 160 workers, a community building and an on-site manager's quarters.

The applicant shall submit building plans and all applicable documents to the building department for the purpose of obtaining all required building permits from the building department prior to any construction or placement of any building, structure or equipment on the property.

The building permit types shall include but not be limited to a BMK type for the park utilites, individual BMR permits for the individual mobile home installtion on each lot, and a BNR permit for the construction of the proposed daycare facility. All mobile home installations and accessory structures (Carports) shall comply with the maximum 75% lot coverage requirement.

PERMIT ISSUANCE:

Per section 105.1 (2010 California Building Code, CBC):
Where any owner or authorized agent intends to construct, enlarge, alter , repair, move, demolish or change the

CONDITIONAL USE PERMIT Case #: CUP03686

Parcel: 729-050-002

10. GENERAL CONDITIONS

10.BS PLNCK. 1

USE - BUILD & SAFETY PLNCK (cont.)

RECOMMND

occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert, or replace any electrical, gas, mechanical, or plumbing system, the regulation of which is governed by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. The applicant shall obtain the required building permit(s) from the building department prior to any construction or placement of any building, structure or equipment on the property.

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

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

In non-residential applications, separate building permits may include a permit for the structure (Shell building), grading, tenant improvements, accessory structures and/or equipment, which may include trash enclosures, light standards, block walls/fencing etcà. In residential applications, each separate structure will require a separate building permit.

CODE/ORDINANCE REQUIREMENTS:

The applicant shall obtain the required building permit(s) from the building department prior to any construction on the property. All building plans and supporting documentation shall comply with current adopted California Building Codes, Riverside County Ordinances, and California Title 25 regulations in effect at the time of building plan submittal and fee payment to the Building Department. All Building Department plan submittal and fee requirements shall apply.

E HEALTH DEPARTMENT

10.E HEALTH. 1

CVWD WATER AND SEWER SERVICE

RECOMMND

This project is proposing Coachella Valley Water District (CVWD) water and sewer service. It is the responsibility of the developer to ensure that all requirements to obtain water and sewer service are met with CVWD as well as all other applicable agencies.

CONDITIONAL USE PERMIT Case #: CUP03686

Parcel: 729-050-002

10. GENERAL CONDITIONS

10.E HEALTH. 2 WELL(S) -NON-POTABLE USE RECOMMND

All individual well(s) proposed to supply water for fire, irrigation and laundry facilities shall comply with all applicable requirements. All hose bibs served by individual well(s) onsite must be labeled "NON POTABLE, DO NOT DRINK".

10.E HEALTH. 3 INDUSTRIAL HYGIENE-NOISE STUDY RECOMMND

Noise Consultant: Urban Crossroads
41 Corporate Park, Suite 300
Irvine, CA 92606

Noise Study: "San Cristobal Migrant Housing Facility and Los Vinedos Mobil Park Noise Study, County of Riverside, California JN:05970-03 dated November 26, 2008"

Based on the County of Riverside, Industrial Hygiene Program's review of the aforementioned Noise Study, CUP#3686 shall comply with the recommendations set forth under the Industrial Hygiene Program's response letter dated April 15, 2009 c/o Steve Hinde, REHS, CIH (RivCo Industrial Hygienist).

For further information, please contact the Industrial Hygiene Program at (951) 955-8980.

10.E HEALTH. 4 ENV CLEANUPS PROGRAM-COMMENTS RECOMMND

If a previously unidentified release or threatened release of a hazardous material or presence of a naturally occurring hazardous material is discovered during development at the site, construction activities shall cease and the County of Riverside Department of Environmental Health, Environmental Cleanups Program shall be notified immediately. Additionally, further assessment and/or cleanup may be required.

FIRE DEPARTMENT

10.FIRE. 1 USE* -#23-MIN REQ FIRE FLOW RECOMMND

Minimum required fire flow shall be 1500 GPM for a 2 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 VB construction per the 2010 CFC and Building(s) having a fire sprinkler

CONDITIONAL USE PERMIT Case #: CUP03686

Parcel: 729-050-002

10. GENERAL CONDITIONS

10.FIRE. 1 USE* -#23-MIN REQ FIRE FLOW (cont.) RECOMMND

system.
Residential areas may only have a minimum of 1000 gpm, when public use buildings are not adjacent/ on the same water system.

10.FIRE. 2 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. 3 USE-#20-SUPER FIRE HYDRANT RECOMMND

Super fire hydrants) (6"x4"x 2-2 1/2") shall be located at 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-#19-ON/OFF LOOPED HYD RECOMMND

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

10.FIRE. 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.

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 USE FLOOD HAZARD REPORT RECOMMND

Conditional Use Permit 03686 is a proposal to construct a mobile home park for migrant agricultural workers with a community center and a day care facility on an approximately 13-acre site. The site is located in the eastern Coachella Valley between Avenue 68 and Hammond Road west of Grant Street. CUP 3497R1, PM 36456 and CZ 7785 are

10/03/13
12:17

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 9

CONDITIONAL USE PERMIT Case #: CUP03686

Parcel: 729-050-002

10. GENERAL CONDITIONS

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

RECOMMND

being processed concurrently with CUP 3686. CUP 3686 is located adjacent to and east of CUP 3497R1.

It should be noted that the Flood Control District's review of this project is limited to the water quality aspects contained in the Water Quality Management Plan (WQMP) only and the flood protection and drainage aspects/impacts will be reviewed by other departments and/or agencies.

A preliminary project-specific WQMP was submitted for review. For the project's water quality mitigation, a long basin located along the southerly boundary is proposed for the site. The basin is designed to collect and retain the 100-year 24-hour storm runoff generated from the site. Calculations submitted indicate the size of the basin is adequate. A final project-specific WQMP will be required. The development must incorporate Site Design Best Management Practices (BMPs) and Source Control BMPs, as applicable and feasible, into the project plans. Site Design BMPs include minimizing urban runoff and impervious footprint, conserving natural areas, and minimizing directly connected impervious areas. Source Control BMPs include education, activity restrictions and proper maintenance (non-structural) as well as proper landscape/irrigation design and the protection of slopes and channels (structural).

PLANNING DEPARTMENT

10.PLANNING. 1 USE - PDP01346 AMENDED

RECOMMND

County Paleontological Report (PDP) No. 1346, submitted for this case (CUP03497), was prepared by CRM Tech and is entitled: "Paleontological Resource Assessment Report, San Cristobal Migrant Agricultural Workers Housing, Assessor's Parcel No. 729-050-002, Near the Community of Mecca, Riverside County California", dated February 18, 2009. CUP03497R1, CUP03686 and PM 36456 are located on the same property as CUP03497 and, hence, PDP01346 is acceptable for these new projects.

PDP01346 concluded:

1.The project is determined to have a high potential for containing significant Holocene invertebrate remains and a low to undetermined potential for Pleistocene and Holocene

CONDITIONAL USE PERMIT Case #: CUP03686

Parcel: 729-050-002

10. GENERAL CONDITIONS

10.PLANNING. 1

USE - PDP01346 AMENDED (cont.)

RECOMMND

vertebrate fossil remains.

2.The proposed project's potential impact on paleontological resources is determined to range from low to undetermined for Pleistocene and Holocene vertebrate fossil remains and high for significant Holocene invertebrate remains.

PDP01346 recommended:

1.As the primary component of the mitigation program, a surface collection of the freshwater mollusk remains exposed on the surface should be accomplished prior to the commencement of the project and all earth-moving operations within the project area should be monitored for any evidence of significant, nonrenewable paleontological resources.

2.Excavations should be monitored by a qualified paleontological monitor. Monitoring should be restricted to undisturbed Lake Cahuilla beds and any undisturbed subsurface older alluvium which might be present below the surface.

3.Collected samples of sediments should be washed to recover small invertebrate and vertebrate fossils.

4.Specimens should be identified, curated, and placed into a repository with permanent retrievable storage.

5.A report of findings, including an itemized inventory of recovered specimens, should be prepared upon completion of the steps outlined above.

PDP01346 satisfies the requirement for a Paleontological Study for Planning/CEQA purposes. PDP01346 is hereby accepted for CUP03497R1, CUP03686 and PM 36456. Prior to grading permit issuance, an appropriate paleontological resource impact mitigation program (PRIMP) shall be submitted to the County Geologist for review and approval, as described elsewhere in this conditions set.

10.PLANNING. 3

USE - COMPLY WITH ORD./CODES

RECOMMND

The development of these premises shall comply with the standards of Ordinance No. 348 and all other applicable

CONDITIONAL USE PERMIT Case #: CUP03686

Parcel: 729-050-002

10. GENERAL CONDITIONS

10.PLANNING. 3 USE - COMPLY WITH ORD./CODES (cont.) RECOMMND

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. 4 USE - FEES FOR REVIEW RECOMMND

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

10.PLANNING. 5 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. 6 USE - COLORS & MATERIALS RECOMMND

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

10.PLANNING. 7 USE - LAND DIVISION REQUIRED RECOMMND

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

10.PLANNING. 9 USE - PHASES ALLOWED RECOMMND

Construction of this project may be done in phases as shown on APPROVED EXHIBIT A. Any additional phases, or modifications to the approved phasing, may be permitted provided a plan for each phase of development is submitted to and approved by the Planning Department. Phasing approval shall not apply to the requirements of any agency other than the Planning Department unless otherwise indicated by the affected agency.

CONDITIONAL USE PERMIT Case #: CUP03686

Parcel: 729-050-002

10. GENERAL CONDITIONS

10.PLANNING. 11 USE - EXTERIOR NOISE LEVELS

RECOMMND

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

10.PLANNING. 12 USE - NOISE MONITORING REPORTS

RECOMMND

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

10.PLANNING. 13 USE - AGRICULTURE CODES

RECOMMND

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

CONDITIONAL USE PERMIT Case #: CUP03686

Parcel: 729-050-002

10. GENERAL CONDITIONS

10.PLANNING. 13 USE - AGRICULTURE CODES (cont.) RECOMMND

at the discretion of the Agricultural Commissioner's office. All plant material must be free from Red Scale (Aonidiella aurantii.)"

10.PLANNING. 14 USE - INADVERTANT ARCHAEO FIND RECOMMND

INADVERTENT ARCHAEOLOGICAL FIND

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

If during ground disturbance activities, cultural resources* are discovered that were not assessed by the archaeological report(s) and/or environmental assessment conducted prior to project approval, the following procedures shall be followed:

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**, and the County Archaeologist to discuss the significance of the find.

2. The developer shall call the County Archaeologist immediately upon discovery of the cultural resource to convene the meeting.

3. At the meeting, the significance of the discoveries shall be discussed and a decision is to be made, with the concurrence of the County Archaeologist, as to the appropriate mitigation (documentation, recovery, avoidance, etc) for the cultural resource.

4. Further ground disturbance shall not resume within the area of the discovery until a meeting has been convened with the aforementioned parties and a decision is made, with the concurrence of the County Archaeologist, as to the appropriate mitigation measures.

* A cultural resources site is defined, for this condition, as being three or more artifacts in close association with each other, but may include fewer artifacts if the area of the find is determined to be of significance due to its sacred or cultural importance.

** If not already employed by the project developer, a

CONDITIONAL USE PERMIT Case #: CUP03686

Parcel: 729-050-002

10. GENERAL CONDITIONS

10.PLANNING. 14 USE - INADVERTANT ARCHAEO FIND (cont.) RECOMMND

County approved archaeologist shall be employed by the project developer to assess the value/importance of the cultural resource, attend the meeting described above, and continue monitoring of all future site grading activities as necessary.

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

IF HUMAN REMAINS ARE FOUND ON THIS SITE:
The developer/permit holder or any successor in interest shall comply with the following codes for the life of this project:

Pursuant to State Health and Safety Code Section 7050.5, if human remains are encountered, no further disturbance shall occur until the County Coroner has made the necessary findings as to origin. 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 meet with the property owner and the County Archaeologist 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 a meeting between appropriate representatives from that group and the County Archaeologist.

10.PLANNING. 16 USE - GEO02136 RECOMMND

County Geologic Report (GEO) No. 2136, submitted for this project (CUP03497) was prepared by Earth Systems Southwest and is entitled: "Geotechnical Engineering Report, Proposed Migrant Housing Facility, Southeast Corner of Avenue 68 and Hammond Road, Mecca, California", dated February, 20, 2008. In addition, Earth Systems prepared the following:

"Addendum to Geotechnical Engineering Report, Earth Systems Southwest, Geotechnical Engineering Report, Proposed

CONDITIONAL USE PERMIT Case #: CUP03686

Parcel: 729-050-002

10. GENERAL CONDITIONS

10.PLANNING. 16 USE - GEO02136 (cont.)

RECOMMND

Migrant Housing Facility - San Cristobal, Southeast Corner of Avenue 68 and Hammond Road, Mecca, California, File No.: 10113-02, Doc. No.: 0-02-737, dated February 20, 2008", dated January 26, 2009.

"Addendum to Geotechnical Engineering Report and Response to Riverside County Planning Department Review Comments, Earth Systems Southwest, Geotechnical Engineering Report, Proposed Migrant Housing Facility - San Cristobal, Southeast Corner of Avenue 68 and Hammond Road, Mecca, California, File No.: 10113-02, Doc. No.: 0-02-737, dated February 20, 2008", dated May 28, 2009.

These documents are herein incorporated as a part of GEO02136.

GEO02136 concluded:

- 1.The primary hazard to the site is strong ground shaking from earthquakes along the San Andreas faults.
- 2.No active faults are mapped in the immediate vicinity of the site.
- 3.The probability of fault rupture across the site is extremely low.
- 4.The potential for liquefaction at this site is high.
- 5.Total ground subsidence induced from liquefaction is estimated to range from about 2 to 3.5 inches. Differential building settlements may be estimated to be about 50 to 67% of the total subsidence (about 2 inches).
- 6.The hazard from tsunamis is non-existent.
- 7.Hazards from seiches are considered negligible.
- 8.Potential hazards from slope instability, landslides, or debris flows are considered negligible.

GEO02136 recommended:

- 1.Adherence to the grading and structural recommendations in the Earth Systems Southwest February 20, 2009 report.

10/03/13
12:17

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 16

CONDITIONAL USE PERMIT Case #: CUP03686

Parcel: 729-050-002

10. GENERAL CONDITIONS

10.PLANNING. 16 USE - GEO02136 (cont.) (cont.) RECOMMND

2.Ground improvement methods to prevent liquefaction from occurring (vibroflotation compaction, stone columns, or compaction grouting) or, at a minimum, a foundation system that can withstand the expected movement without causing such structural damage so as to pose a life-safety hazard.

GEO No. 2136 satisfies the requirement for a Geologic Study for Planning / CEQA purposes CUP03497R1 and CUP03686. GEO No. 2136 is hereby accepted for Planning purposes. This approval is not intended, and should not be misconstrued as approval for grading permit. Engineering and other building code parameters will be reviewed and additional comments and/or conditions may be imposed by the Building and Safety Department upon application for grading and/or building permits.

10.PLANNING. 17 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. 18 USE - SITE MAINTENANCE RECOMMND

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

10.PLANNING. 19 USE - MAXIMUM DWELLING UNITS RECOMMND

A maximum of 84 mobilehome or manufactured dwelling unit spaces are approved by this permit.

10.PLANNING. 20 USE - LIMIT OUTDOOR STORAGE RECOMMND

No approval is granted for more than 200 square feet of outdoor storage or display of materials or merchandise; any and all outdoor storage or display of materials or merchandise shall be limited in area to 200 square feet or less within the entire premises.

CONDITIONAL USE PERMIT Case #: CUP03686

Parcel: 729-050-002

10. GENERAL CONDITIONS

10.PLANNING. 21 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. 22 USE - CEASED OPERATIONS RECOMMND

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

10.PLANNING. 23 USE - NO RV PARK/TENT CAMPING RECOMMND

No recreational vehicle, recreational trailer, special occupancy or RV park is approved except as allowed by state law. No area within the property is designated or designed for tent camping under this permit.

10.PLANNING. 24 USE - NO COMMERCIAL MH SALES RECOMMND

No commercial mobile home sales facility is approved. Model sale units, if installed, shall only be allowed in connection with a rental office, shall only be located on designated mobilehome spaces and shall be subject to appropriate mobilehome set up permits from the Building and Safety Department.

10.PLANNING. 25 USE - ACCESSORY STRUCTURES RECOMMND

Carport, enclosed garages, cabanas, ramadas, awnings, and similiar structures may be provided at each space provided such structures are permitted pursuant to state and county requirements, including building codes, and conform to all mandatory setbacks.

10.PLANNING. 27 USE - MAINTAIN LICENSING RECOMMND

At all times during the conduct of the permitted use the permittee shall maintain and keep in effect valid licensing approval from the California Department of Housing and Community Development, or equivalent agency as provided by law. Should such licensing be denied, expire or lapse at

CONDITIONAL USE PERMIT Case #: CUP03686

Parcel: 729-050-002

10. GENERAL CONDITIONS

10.PLANNING. 27 USE - MAINTAIN LICENSING (cont.) RECOMMND

any time in the future, this permit shall become null and void.

10.PLANNING. 28 USE - FARM LABOR OCCUPANCY RECOMMND

This property under this conditional use permit shall be in compliance with Section 21.5c of Ordinance No. 348, including as follows:

a) Not less than 80 percent of the manufactured or mobile home sites are restricted to rental by migrant agricultural workers for a period not to exceed nine months in an 12 month period.

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

10.PLANNING. 29 USE - NUMBER OF MH PER SPACE RECOMMND

Only one mobilehome per space or designated site as shown on the APPROVED EXHIBIT A connected to utilities shall be allowed. No other mobilehome, vehicle, tent or structure within the spaces or designated sites shall be used for human habitation. A maximum of 84 mobilehome spaces are approved.

10.PLANNING. 30 USE - SITE IMPROVEMENTS RECOMMND

The area between the ground level and the floor level and each mobilehome shall be screened by an opaque skirt entirely around and encircling the unit.

Mobilehomes or other manufactured dwellings may be permitted to remain on-site during periods of non-occupancy as would normally be expected by migrant agricultural workers.

10.PLANNING. 31 USE - LIMIT ON SIGNAGE RECOMMND

Signage for this project shall be limited to the 8' X 5' freestanding entrance sign shown on APPROVED EXHIBIT A. Any additional signage shall be approved by the Planning Department pursuant to the requirements of Section 18.30 (Planning Department review only) of Ordinance No. 348.

CONDITIONAL USE PERMIT Case #: CUP03686

Parcel: 729-050-002

10. GENERAL CONDITIONS

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. 6 USE - ASSESS/BENEFIT DIST 1 RECOMMND

Should this project lie within any assessment/benefit district, the project proponent shall, prior to issuance of a building permit, make application for and pay for their reapportionment of the assessments or pay the unit fees in the benefit district.

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

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

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

This is a proposal to construct mobile home farm labor housing on 14 acres (APN 727-113-005). This project lies within the limits of the Mecca area on the east side of Hammond and south of 68th Ave. The Mecca area does not have regional drainage facilities and the new development is proposing to retain 100 percent of the 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

CONDITIONAL USE PERMIT Case #: CUP03686

Parcel: 729-050-002

10. GENERAL CONDITIONS

10.TRANS. 11 USE - FLOOD HAZARD REPORT 1 (cont.) RECOMMND

100 year storm will be mitigated 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 D on Federal Flood Insurance Rate Maps which are in effect at this time by the Federal Emergency Management Agency.

10.TRANS. 13 USE - RETENTION BASIN RECOMMND

For retention basin sizing and calculations refer to letter dated October 23, 2012 from Alan French to Majeed Fashad.

10.TRANS. 14 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 or on a map and noted as follows, "Drainage Easement - no building, obstructions, or encroachments are allowed.

10.TRANS. 15 USE - ENCROACHMENT PERMIT RECOMMND

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

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

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

This approval shall be used within two (2) years of the approval date; otherwise, it shall become null and void and of no effect whatsoever. By use is meant the beginning of substantial construction contemplated by this approval within two (2) year period which is thereafter diligently pursued to completion or to the actual occupancy of existing buildings or land under the terms of the authorized use. Prior to the expiration of the two year

CONDITIONAL USE PERMIT Case #: CUP03686

Parcel: 729-050-002

20. PRIOR TO A CERTAIN DATE

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

period, the permittee may request a one (1) year extension of time in which to begin substantial construction or use of this permit. Should the one year extension be obtained and no substantial construction or use of this permit be initiated within three (3) years of the approval date this permit, shall become null and void.

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

The life of Conditional Use Permit No. 3686 shall terminate on July 1, 2043. This permit shall thereafter be null and void and of no effect whatsoever.

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 1 USE - NPDES/SWPPP RECOMMND

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

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

60.BS GRADE. 2 USE - GRADING SECURITY RECOMMND

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

CONDITIONAL USE PERMIT Case #: CUP03686

Parcel: 729-050-002

60. PRIOR TO GRADING PRMT ISSUANCE

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 or Coachella Valley Water District's conditions of approval regarding this application. If not specifically addressed in their conditions, drainage shall be designed to accommodate 100 year storm flows.

60.BS GRADE. 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

CONDITIONAL USE PERMIT Case #: CUP03686

Parcel: 729-050-002

60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 7 USE - OFFSITE GRDG ONUS (cont.) RECOMMND

necessary to perform the grading herein proposed.

60.BS GRADE. 8 USE - NOTARIZED OFFSITE LTR RECOMMND

A notarized letter of permission from the affected property owners or easement holders shall be provided in instances where off site grading is proposed as part of the grading plan.

60.BS GRADE. 9 USE - RECORDED ESMT REQ'D RECOMMND

In instances where the grading plan proposes drainage facilities on adjacent offsite property, the owner/ applicant shall provide a copy of the recorded drainage easement.

60.BS GRADE. 11 USE - APPROVED WQMP RECOMMND

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

60.BS GRADE. 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.

10/03/13
12:17

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 24

CONDITIONAL USE PERMIT Case #: CUP03686

Parcel: 729-050-002

60. PRIOR TO GRADING PRMT ISSUANCE

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.

60.BS GRADE. 16 USE-SIDE YARD DRAINAGE DESIGN RECOMMND

The typical lot drainage design shown on CUP03686 Exhibit A-1 indicates a 3 foot side yard setback as an alternative to the typical 5 foot side yard setback.

When the 3 foot setback is proposed as part of the grading plan, a side yard drainage system such as area drains or an alternative design shall be provided on the grading plan and shall be approved by the Building and Safety Department prior to the issuance of a grading permit.

60.BS GRADE. 17 USE - SWPPP REVIEW RECOMMND

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

EPD DEPARTMENT

60.EPD. 1 EPD - PRECONSTRUCTION SURVEY RECOMMND

A PRECONSTRUCTION SURVEY FOR BURROWING OWL & GROUND NESTING BIRDS MUST BE CONDUCTED WITHIN 30 DAYS PRIOR TO GRADING PERMIT ISSUANCE. THIS SURVEY MUST BE CONDUCTED BY A QUALIFIED BIOLOGIST HOLDING AN MOU WITH RIVERSIDE COUNTY AND SUBMITTED TO EPD FOR REVIEW.

FLOOD RI DEPARTMENT

60.FLOOD RI. 1 USE SUBMIT FINAL WQMP RECOMMND

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

CONDITIONAL USE PERMIT Case #: CUP03686

Parcel: 729-050-002

60. PRIOR TO GRADING PRMT ISSUANCE

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.

PLANNING DEPARTMENT

60.PLANNING. 1 USE - PALEO PRIMP & MONITOR

RECOMMND

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

PRIOR TO ISSUANCE OF GRADING PERMITS:

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

2.The project paleontologist retained shall review the approved development plan and grading plan and shall conduct any pre-construction work necessary to render appropriate monitoring and mitigation requirements as appropriate. These requirements shall be documented by the project paleontologist in a Paleontological Resource Impact Mitigation Program (PRIMP). This PRIMP shall be submitted to the County Geologist for review and approval prior to issuance of a Grading Permit.

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

1.Description of the proposed site and planned grading operations.

CONDITIONAL USE PERMIT Case #: CUP03686

Parcel: 729-050-002

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 1 USE - PALEO PRIMP & MONITOR (cont.)

RECOMMND

2.Description of the level of monitoring required for all earth-moving activities in the project area.

3.Identification and qualifications of the qualified paleontological monitor to be employed for grading operations monitoring.

4.Identification of personnel with authority and responsibility to temporarily halt or divert grading equipment to allow for recovery of large specimens.

5.Direction for any fossil discoveries to be immediately reported to the property owner who in turn will immediately notify the County Geologist of the discovery.

6.Means and methods to be employed by the paleontological monitor to quickly salvage fossils as they are unearthed to avoid construction delays.

7.Sampling of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates.

8.Procedures and protocol for collecting and processing of samples and specimens.

9.Fossil identification and curation procedures to be employed.

10.Identification of the permanent repository to receive any recovered fossil material. * Per the County of Riverside "SABER Policy", paleontological fossils found in the County of Riverside should, by preference, be directed to the Western Science Center in the City of Hemet. A written agreement between the property owner/developer and the repository must be in place prior to site grading.

11.All pertinent exhibits, maps and references.

12.Procedures for reporting of findings.

13.Identification and acknowledgement of the developer for the content of the PRIMP as well as acceptance of financial responsibility for monitoring, reporting and curation fees.

The property owner and/or applicant on whose land the paleontological fossils are discovered shall provide appropriate funding for monitoring, reporting, delivery and

CONDITIONAL USE PERMIT Case #: CUP03686

Parcel: 729-050-002

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 1 USE - PALEO PRIMP & MONITOR (cont.) (cont.) RECOMMND

curating the fossils at the institution where the fossils will be placed, and will provide confirmation to the County that such funding has been paid to the institution.

All reports shall be signed by the project paleontologist and all other professionals responsible for the report's content (eg. Professional Geologist), as appropriate. Two wet-signed original copies of the report(s) shall be submitted to the office of the County Geologist along with a copy of this condition and the grading plan for appropriate case processing and tracking. These documents should not be submitted to the project Planner, the Plan Check staff, the Land Use Counter or any other County office. In addition, the applicant shall submit proof of hiring (i.e. copy of executed contract, retainer agreement, etc.) a project paleontologist for the in-grading implementation of the PRIMP.

60.PLANNING. 2 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 June 3, 2013, a copy which is attached to these conditions of approval.

60.PLANNING. 3 USE - PM10 MITIGATION PLAN RECOMMND

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

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

CONDITIONAL USE PERMIT Case #: CUP03686

Parcel: 729-050-002

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 3 USE - PM10 MITIGATION PLAN (cont.) RECOMMND

Building and Safety pursuant to obtaining a grading permit.

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.

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

60.TRANS. 4 USE - OBTAIN L&LMD APPLICATION RECOMMND

Obtain an application from the Transportation Department, L&LMD Section, 8th Floor, 4080 Lemon Street, Riverside, CA, to submit application for required annexation per condition of approval 80.TRANS. 10, and 90.TRANS. 18.

If you have any questions or for the processing fee amount, please call the L&LMD Section at (951) 955-6748.

60.TRANS. 5 USE - WATER QUALITY MGMT PLANS RECOMMND

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

60.TRANS. 6 USE - RETENTION BASIN RECOMMND

For retention basin sizing and calculations refer to letter dated October 23, 2012 from Alan French to Majeed Farshad.

60.TRANS. 7 USE - SUBMIT PLANS 1 RECOMMND

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

CONDITIONAL USE PERMIT Case #: CUP03686

Parcel: 729-050-002

60. PRIOR TO GRADING PRMT ISSUANCE

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

project proponent shall pay all fees as required by
Riverside County Transportation Department.

60.TRANS. 8 USE - EASEMENT FOR DRAINAGE RECOMMND

The developer will prepare and record easements for
drainage purposed by separate instrument or on a map, 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 or on a map and noted as follows,
"Drainage Easement - no building, obstructions, or
encroachments are allowed."

60.TRANS. 9 USE - TYPICAL SITE GRADING RECOMMND

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

60.TRANS. 10 USE - BASIN FENCING RECOMMND

The land divider/permit holder shall file seven (7) sets of
a Wall/Fencing Plan to the County Planning Department for
review and approval. Said plan shall be submitted to the
Department in the form of a plot plan application pursuant
to County Ordinance No. 348, Section 18.30.a.(1) (Plot
Plans not subject to the California Environmental Quality
Act and not subject to review by any governmental agency
other than the Planning Department), along with the current
fee. The plan shall be in compliance with Section 18.12,
and the TENTATIVE MAP conditions of approval.

Wrought iron or tubular steel fence sections may be
included within developments where view opportunities
and/or terrain warrant its use. Where privacy of views is
not an issue, tubular steel or wrought iron sections should
be constructed in perimeter walls in order to take
advantage of casual view opportunities.

CONDITIONAL USE PERMIT Case #: CUP03686

Parcel: 729-050-002

70. PRIOR TO GRADING FINAL INSPECT

PLANNING DEPARTMENT

70.PLANNING. 1 USE - PALEO MONITORING REPORT

RECOMMND

PRIOR TO GRADING FINAL:

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

TRANS DEPARTMENT

70.TRANS. 1 USE - EROSION CONTROL

RECOMMND

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

80. PRIOR TO BLDG PRMT ISSUANCE

B&S DEPARTMENT

80.B&S. 1 BP* - BUILD & SAFETY PLANCK

RECOMMND

The applicant shall obtain allrequired building permit(s) from the building department prior to the construction or placement of any units or equipment on the property. The current exhibit reflects:

- 84 mobile home sites.
- 4 Dormitiries.
- 2 Community centers with day care facilities.
- 1 Manager quarters.
- 1 Laundry facility.

10/03/13
12:17

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 31

CONDITIONAL USE PERMIT Case #: CUP03686

Parcel: 729-050-002

80. PRIOR TO BLDG PRMT ISSUANCE

80.B&S. 1 BP* - BUILD & SAFETY PLANCK (cont.)

RECOMMND

1 Picnic/Playground area.
Trash enclosures.
Block walls.
Light standards.

All building plans and supporting documents shall comply with current adopted California Building Codes, Riverside County Ordinances, and California Title 25 regulations. Please be aware the new 2013 California Building Code cycle is expected to be adopted by January 1st 2014.

All individual buildings, structures, mobile homes, trash enclosures, walls etc... shall be issued a separate building permit number. Light standards may be permitted in groups up to ten each. A separate onsite water and sewer plan shall be submitted to the building department for permit issuance.

All interior and exterior portions of the project shall comply with current accessibility and A.D.A requirements. These requirements will be reviewed under the building plan check process.

Riverside County has adopted all 2010 California Building Codes which includes the Green Building Code. All 2010 green building mandatory measures shall apply. Green building standards and requirements shall

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:

CONDITIONAL USE PERMIT Case #: CUP03686

Parcel: 729-050-002

80. PRIOR TO BLDG PRMT ISSUANCE

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

RECOMMND

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

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

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

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

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

E HEALTH DEPARTMENT

80.E HEALTH. 1 INDUSTRIAL HYGIENE CLEARANCE

RECOMMND

Prior to the Issuance of a Building Permit, the applicant shall comply with the following:

- a) Submit a completed Acoustical Review Application Form.
- b) Pay applicable review fees (Initial deposit of \$1,000).
- c) Provide one (1) copy of the Final Noise Report.
- d) Provide one (1) copy of the Precise Grading Plan.
- e) Provide one (1) copy of the house / buiding / architecture plan.
- f) Provide one (1) copy of the noise requirements issued for the approval and entitlement of the Planning Case.

For further information, please contact the Industrial

10/03/13
12:17

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 33

CONDITIONAL USE PERMIT Case #: CUP03686

Parcel: 729-050-002

80. PRIOR TO BLDG PRMT ISSUANCE

80.E HEALTH. 1 INDUSTRIAL HYGIENE CLEARANCE (cont.) RECOMMND

Hygiene Program at (951) 955-8980.

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-#4-WATER PLANS RECOMMND

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

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

FLOOD RI DEPARTMENT

80.FLOOD RI. 1 USE SUBMIT FINAL WQMP RECOMMND

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

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.

10/03/13
12:17

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 34

CONDITIONAL USE PERMIT Case #: CUP03686

Parcel: 729-050-002

80. PRIOR TO BLDG PRMT ISSUANCE

PLANNING DEPARTMENT

80.PLANNING. 1 USE - CONFORM TO ELEVATIONS RECOMMND

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

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

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

80.PLANNING. 3 USE - ROOF EQUIPMENT SHIELDING RECOMMND

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

80.PLANNING. 5 USE - SCHOOL MITIGATION RECOMMND

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

80.PLANNING. 6 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 July 16, 2012, 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. 8 USE - OIH CLEARANCE RECOMMND

A clearance letter from the Office of Industrial Hygiene shall be provided to the Riverside County Planning Department verifying compliance with the conditions contained in their letter dated April 15, 2009, attached to these conditiions of approval.

80.PLANNING. 9 USE - FEE BALANCE RECOMMND

Prior to issuance of building permits, the Planning Department shall determine if the deposit based fees for

10/03/13
12:17

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 35

CONDITIONAL USE PERMIT Case #: CUP03686

Parcel: 729-050-002

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 9 USE - FEE BALANCE (cont.) RECOMMND

project are in a negative balance. If so, any outstanding fees shall be paid by the applicant/developer.

80.PLANNING. 10 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 contained in their letter dated June 3, 2013, a copy which is attached to these conditions of approval.

80.PLANNING. 12 USE- 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.

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.

80.TRANS. 4 USE - R-O-W DEDICATION RECOMMND

Sufficient public street right-of-way shall be provided along proposed realignment of 68th Avenue to establish a 103-foot full-width right-of-way including standard corner cutbacks.

Off-site portions of 68th Avenue shall be dedicated and recorded by a separate instrument.

10/03/13
12:17

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 36

CONDITIONAL USE PERMIT Case #: CUP03686

Parcel: 729-050-002

80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 4 USE - R-O-W DEDICATION (cont.)

RECOMMND

An additional 31-feet shall be dedicated along Hammond Road for public use to provide for a 91-foot full-width right-of-way including standard corner cutbacks.

NOTE: Additional off-site right-of-way for proper tapers may be required on 68th Avenue and Hammond Road as approved by the Transportation Department.

80.TRANS. 6 USE - MAP CORNER CUT-BACK I

RECOMMND

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

80.TRANS. 10 USE - ANNEX L&LMD/OTHER DIST

RECOMMND

Prior to the issuance of a building permit, the project proponent shall comply with County requirements within public road rights-of-way, in accordance with Ordinance 461. Assurance of maintenance is required for Lighting Maintenance District No. 89-1-Consolidated by contacting the Transportation Department at (951)955-6767, and/or any other maintenance district approved by the Transportation Department or by processing and filing a 'Landscape Maintenance Agreement' through the Transportation Department Plan Check Division. Said annexation should include the following:

(1) Streetlights on 68th Avenue and Hammond Road.

For street lighting, the project proponent shall contact the Transportation Department L&LMD 89-1-C Administrator and submit the following:

(1) Completed Transportation Department application.

(2) Appropriate fees for annexation.

(3) (2) sets of street lighting plans approved by Transportation Department.

(4) "Streetlight Authorization" form from SCE, IID or other electric provider.

CONDITIONAL USE PERMIT Case #: CUP03686

Parcel: 729-050-002

80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 12 USE - LIGHTING PLAN

RECOMMND

A separate street light plan and/or a separate bridge light plan is required for this project. Street (and/or bridge) lighting shall be designed in accordance with County Ordinance 460 and Streetlight Specification Chart found in Specification Section 22 of Ordinance 461 and Mecca Design Guidelines (Mecca Community Council recommended using County Standard Lights on Monday June 17, 2013). For projects within SCE boundaries use County of Riverside Ordinance 461, Standard No. 1000 or No. 1001. For projects within Imperial Irrigation District (IID) use IID's pole standard.

80.TRANS. 13 USE - LANDSCAPING COM/IND

RECOMMND

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

Landscaping plans shall be designed within 68th Avenue and Hammond Road and submitted to the Transportation Department. Landscaping plans shall be submitted on standard County plan sheet format (24" x 36"). Landscaping plans shall be submitted with the street improvement plans.

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.

CONDITIONAL USE PERMIT Case #: CUP03686

Parcel: 729-050-002

80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 17 USE - DRAINAGE EASEMENT RECOMMND

The developer will prepare and record easements for drainage purposed by separate instrument or on a map, 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 or on a map, and noted as follows, "Drainage Easement - no building, obstructions, or encroachments are allowed."

80.TRANS. 18 USE - RETENTION BASIN RECOMMND

For retention basin sizing and calculations refer to letter dated October 23, 2012 from Alan French to Majeed Farshad.

80.TRANS. 19 USE-ENCROACH PERMIT/SEWER/WATE RECOMMND

Prior to the issuance of a building permit, the project proponent shall comply with County requirements for proposed sewer line and water line crossings within public road rights-of-way (68th Ave.), in accordance with Ordinance No. 499. Assurance of lifetime membership with underground service alert shall be submitted to Transportation Department for review and approval.

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

CONDITIONAL USE PERMIT Case #: CUP03686

Parcel: 729-050-002

90. PRIOR TO BLDG FINAL INSPECTION

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

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.
- 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

CONDITIONAL USE PERMIT Case #: CUP03686

Parcel: 729-050-002

90. PRIOR TO BLDG FINAL INSPECTION

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

RECOMMND

following:

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

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

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

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

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

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

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

CONDITIONAL USE PERMIT Case #: CUP03686

Parcel: 729-050-002

90. PRIOR TO BLDG FINAL INSPECTION

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-#12A-SPRINKLER SYSTEM

RECOMMND

Install a complete fire sprinkler system per NFPA 13 1999 edition in all buildings requiring a fire flow of 1500 GPM or greater. Sprinkler system(s) with pipe sizes in excess of 4" in diameter will require the project structural engineer to certify (wet signature) the stability of the building system for seismic and gravity loads to support the sprinkler system. All fire sprinkler risers shall be protected from any physical damage. The post indicator valve and fire department connection shall be located to the front, within 50 feet of a hydrant, and a minimum of 25 feet from the building(s). A statement that the building(s) will be automatically fire sprinkled must be included on the title page of the building plans.

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

90.FIRE. 4

USE-#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

CONDITIONAL USE PERMIT Case #: CUP03686

Parcel: 729-050-002

90. PRIOR TO BLDG FINAL INSPECTION

90.FIRE. 5 USE-#27-EXTINGUISHERS (cont.) RECOMMND

equipment prior to installation.

90.FIRE. 6 USE-#36-HOOD DUCTS RECOMMND

A U.L. 300 hood duct fire extinguishing system must be installed over the cooking equipment. Wet chemical extinguishing system must provide automatic shutdown of all electrical componets and outlets under the hood upon activation. System must be installed by a licensed C-16 contractor. Plans must be submitted with current fee to the Fire Department for review and approval prior to installation.

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

FLOOD RI DEPARTMENT

90.FLOOD RI. 2 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 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.

90.FLOOD RI. 3 USE BMP MAINTENANCE & INSPECT RECOMMND

The BMP maintenance plan shall contain provisions for all treatment controlled BMPs to be inspected, and if required, cleaned no later than October 15 each year. Required documentation shall identify the entity that will inspect and maintain all structural BMPs within the project boundaries. A copy of all necessary documentation shall be submitted to the District for review and approval prior to the issuance of occupancy permits.

CONDITIONAL USE PERMIT Case #: CUP03686

Parcel: 729-050-002

90. PRIOR TO BLDG FINAL INSPECTION

PLANNING DEPARTMENT

90.PLANNING. 1 USE - PARKING PAVING MATERIAL

RECOMMND

A minimum of 219 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 six (6) 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.

90.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.

10/03/13
12:17

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 44

CONDITIONAL USE PERMIT Case #: CUP03686

Parcel: 729-050-002

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 5 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. 6 USE - CURBS ALONG PLANTERS

RECOMMND

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

90.PLANNING. 7 USE - WALL/BERM REQUIRED

RECOMMND

A minimum six (6) foot high decorative block wall or combination landscaped earthen berm and decorative block wall shall be constructed along Hammond Road and realigned 68th Avenue as depicted on the Office of Industrial Hygiene (OIH) exhibit 1-A. The exterior side of all masonry walls shall be surfaced 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. 8 USE - TRASH ENCLOSURES

RECOMMND

Trash enclosures shall be constructed prior to the issuance of occupancy permits. The enclosures 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.

10/03/13
12:17

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 45

CONDITIONAL USE PERMIT Case #: CUP03686

Parcel: 729-050-002

90. PRIOR TO BLDG FINAL INSPECTION

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

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

90.PLANNING. 11 USE - OIH CLEARANCE RECOMMND

A clearance letter from the Office of Industrial Hygiene shall be provided to the Riverside County Planning Department verifying compliance with the conditions of their letter dated April 15, 2009, a copy which is attached to these conditions of approval.

90.PLANNING. 12 USE - SKIRT AROUND MOBILEHOME RECOMMND

The area between ground level and the floor of the mobilehome shall be screened from view by an opaque skirt entirely around the mobilehome.

90.PLANNING. 13 USE* - ORD NO. 659 (DIF) RECOMMND

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

The amount of the fee for the migrant agricultural worker mobilehome park is based on the number of multiple family dwelling units currently at \$5,566 per unit.

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

CONDITIONAL USE PERMIT Case #: CUP03686

Parcel: 729-050-002

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 14 USE - ORD 875 CVMSHCP FEE

RECOMMND

Prior to a certificate of occupancy or upon building permit final inspection, whichever comes first, the permit holder shall comply with the provisions of Riverside County Ordinance No. 875, which requires the payment of the appropriate fee set forth in the ordinance. The amount of the fee will be based on the "Project Area" as defined in the ordinance and the aforementioned condition of approval. The Project Area for Conditional Use Permit No. 3686 is calculated to be 13.76 acres. In the event Riverside County Ordinance No. 875 is rescinded, this condition will no longer be applicable, However, in the event Riverside County Ordinance No. 875 is rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

90.PLANNING. 15 USE- LANDSCAPE INSPECT DEPOSIT

RECOMMND

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

90.PLANNING. 16 USE- LANDSCAPE INSPECT REQUIRE

RECOMMND

The permit holder's landscape architect responsible for preparing the Landscaping and Irrigation Plans (or on-site representative) shall arrange for a PRE-INSTALLATION INSPECTION with the Planning Department at least five (5) working days prior to the installation of any landscape or irrigation components.

Upon successful completion of the PRE-INSTALLATION INSPECTION, the applicant will proceed with the installation of the approved landscape and irrigation system and arrange for an INSTALLATION INSPECTION at least five 5 working days prior to the building final inspection or issuance of occupancy permit, whichever occurs first and comply with the Planning Department's Milestone 80

CONDITIONAL USE PERMIT Case #: CUP03686

Parcel: 729-050-002

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 16 USE- LANDSCAPE INSPECT REQUIRE (cont.) RECOMMND

conditions entitled "USE-LANDSCAPING SECURITY" and the Milestone 90 condition entitled "LANDSCAPE INSPECTION DEPOSIT." Upon successful completion of the INSTALLATION INSPECTION, the County Planning Department's Landscape Inspector and the permit holder's landscape architect (or on-site representative) shall execute a Landscape Certificate of Completion that shall be submitted to the Planning Department and the Department of Building and Safety. The Planning Department shall clear this condition upon determination of compliance.

90.PLANNING. 17 USE- COMPLY W/LAND & 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. 18 USE - AGENCY CLEARANCE RECOMMND

A clearance letter from the Riverside County Waste Management Department shall be provided to the Riverside County Planning Department verifying compliance with the conditions of their letter dated July 16, 2012, summarized as follows: demonstrate project compliance with the approved WRP.

TRANS DEPARTMENT

90.TRANS. 2 USE - OFF-SITE INFO RECOMMND

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

CONDITIONAL USE PERMIT Case #: CUP03686

Parcel: 729-050-002

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 4 USE - SIGNING & STRIPING RECOMMND

A signing and striping plan is required for this project. The project proponent shall be responsible for any additional paving and/or striping removal caused by the striping plan.

90.TRANS. 5 USE - VACATION/RE-DESIGN RECOMMND

The project proponent, by his/her design, is requesting a vacation of the existing dedicated rights-of-way along 68th Avenue.

The project proponent shall apply under separate application with the County Surveyor for a conditional vacation of 68th Avenue, and receive a Board of Supervisors decision. Should the Board of Supervisors fail to approve said vacation request, the project proponent shall re-design the project, utilizing the existing rights-of-way.

90.TRANS. 7 USE STREETLIGHT AUTHORIZATION RECOMMND

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

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

90.TRANS. 8 USE - STREETLIGHTS INSTALL RECOMMND

Install streetlights along the streets associated with development in accordance with the approved street lighting plan and standards of County Ordinances 460 and 461, and Mecca Design Guidelines (Mecca Community Council recommended using County Standard Lights on Monday June 17, 2013 meeting). For projects within IID use IID's pole standard.

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

It shall be the responsibility of the developer to ensure that streetlights are energized along the streets associated with this development where the developer is

10/03/13
12:17

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 49

CONDITIONAL USE PERMIT Case #: CUP03686

Parcel: 729-050-002

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 8 USE - STREETLIGHTS INSTALL (cont.) RECOMMND

seeking Building Final Inspection (Occupancy).

90.TRANS. 11 USE - EXISTING MAINTAINED SL1 RECOMMND

68th Avenue is designated as a Secondary Highway and shall be designed and improved and realigned with 6-inch concrete curb and gutter located 32-feet from centerline of construction and asphalt concrete on both sides as shown per typical section within the 103-foot full-width dedicated right-of-way in accordance with County Standard No. 94, pages 1 and 2. (64'/100'), and Mecca Design Guidelines.

NOTE: A 5-foot wide concrete sidewalk shall be constructed on both sides.

* Above mentioned improvements shall be completed prior to final occupancy of first mobile home space within the 84 mobile home spaces.

Hammond Road along project boundary is a paved County maintained road designated as a Secondary Highway and shall be improved with 6-inch concrete curb and gutter located 32-feet from centerline of construction and match up asphalt concrete, and reconstruct per typical section as shown on Exhibit No's. A-1,A-2, AMD.NO.1 as determined by the Transportation Department and in accordance with County Standard No. 94, pages 1 & 2. (64'/91') Modified, and Mecca Design Guidelines.

NOTE: A 5-foot wide concrete sidewalk shall be constructed within the 21-foot parkway.

* Above mentioned improvements shall be completed prior to final occupancy of first mobile home space within the 84 mobile home spaces.

Additional off-site right-of-way for proper tapers may be required on 68th Avenue and Hammond Road as approved by the Transportation Department.

* Above mentioned improvements shall include Class 2 bike lane.

CONDITIONAL USE PERMIT Case #: CUP03686

Parcel: 729-050-002

90. PRIOR TO BLDG FINAL INSPECTION

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 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. 18 USE - ANNEX L&LMD/OTHER DIST

RECOMMND

Prior to issuance of an occupancy permit, the project proponent shall complete annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated, and/or any other maintenance district approved by the Transportation Department or by processing and filing a 'Landscape Maintenance Agreement' through the Transportation Department Plan Check Division for continuous maintenance within public road rights-of-way, in accordance with Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859, and Mecca Design Guidelines. Said annexation should include the following:

- (1) Streetlights on 68th Avenue and Hammond Road.

90.TRANS. 20 USE - IMP PLANS

RECOMMND

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

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

CONDITIONAL USE PERMIT Case #: CUP03686

Parcel: 729-050-002

90. PRIOR TO BLDG FINAL INSPECTION

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 Mecca Design Guidelines, and shall require approval by the Transportation Department. Landscaping shall be improved within 68th Avenue and Hammond Road.

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. 23 USE - R-O-W DEDICATION

RECOMMND

Sufficient public street right-of-way shall be provided along proposed realignment of 68th Avenue to establish a 103-foot full-width right-of-way including standard corner cutback.

Off-site portions of 68th Avenue shall be dedicated and recorded by separate instrument.

An additional 31-feet shall be dedicatd along Hammond Road for public use to provide for a 91-foot full-width right-of-way including standard corner cutback.

NOTE: Additional off-site right-of-way for proper tapers may be required on 68th Avenue and Hammond Road as approved by the Transportation Department.

90.TRANS. 24 USE - INTERSECTION SIGHT DIST

RECOMMND

Standard No. 821 shall be met at all intersections.

90.TRANS. 25 USE - DRAINAGE IMPROV COMPLETE

RECOMMND

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

10/03/13
12:17

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 52

CONDITIONAL USE PERMIT Case #: CUP03686

Parcel: 729-050-002

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 26 USE - OWNER MAINT NOTICE

RECOMMND

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

90.TRANS. 28 USE - EASEMENT FOR DRAINAGE 2

RECOMMND

The developer will prepare and record easements for drainage purposed by separate instrument or on a map, 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 or on a map, 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: October 22, 2012

From: Alan French *AF*

**RE: Recommended Conditions of Approval for
Conditional Use Permit No. 3497r1, San Cristobal Labor Housing**

Transportation Plan Check Riverside has received the following data:

1. Preliminary Drainage Report for CUP 3497R1 and CUP 3688 (Dated May 18, 2009) Revised July 31, 2012

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 one on-site basin to handle and disperse the flows. The basin to mitigate flows from the dorm facility is for approximately 11 acres. 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 construct farm labor housing on 11 acres (APN 727-113-005). This project lies within the limits of the Mecca area on the east side of Hammond and south of 68th Ave. The Mecca area does not have regional facilities and the new development is proposing to retain 100 percent of the 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 will be mitigated as part of the drainage improvements for this project.

RECEIVED
OCT 29 2012

10. TRANS

USE – FLOOD HAZARD REPORT 2

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

10. TRANS

USE – RETENTION BASIN

Per the project drainage report (revised July 31, 2012); the proponents engineer has calculated the storm water runoff from the 100year event is the following:

100-year Event	1-hr Duration	3-hr Duration	6-hr Duration	24-hr Duration
Basin "A" Developed Vol – af	1.02	0.95	0.99	1.28

Of these durations above the critical volume is 1.28 af for the 24-hr duration event. This is equivalent to 2.061 inch effective rain fall for the 11 acre project site for the 100-year storm event.

The proposed retention basin is sized with the following volumes:

Basin "A":			
Elevation	Area (sf)	Volume (cf)	Accumulative volume (cf)
301	12,284		
302	26,420	19,352	19,352
303	42,432	34,426	53,776
304	46,370	44,401	98,179
305	50,411	48,390	146,569

The basin storage capacities of 3.36 af, is greater than the 1.28 af storm volumes from the 100 year, 24-hour duration storm event. The actual depth for the 100 year event will be 2.05'.

Based on the calculations in the report and the proposed facilities, the project proponent will have provided enough storage capacity for the project to retain on-site all the storm runoff in the 100 year event.

10. TRANS

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 or on a map 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 (revised July 31, 2012); the proponents engineer has calculated the storm water runoff from the 100year event is the following:

100-year Event	1-hr Duration	3-hr Duration	6-hr Duration	24-hr Duration
Basin "A"				
Developed Vol – af	1.02	0.95	0.99	1.28

Of these durations above the critical volume is 1.28 af for the 24-hr duration event. This is equivalent to 2.061 inch effective rain fall for the 11 acre project site for the 100-year storm event.

The proposed retention basin is sized with the following volumes:

Basin "A":

Elevation	Area (sf)	Volume (cf)	Accumulative volume (cf)
301	12,284		
302	26,420	19,352	19,352
303	42,432	34,426	53,776
304	46,370	44,401	98,179
305	50,411	48,390	146,569

The basin storage capacities of 3.36 af, is greater than the 1.28 af storm volumes from the 100 year, 24-hour duration storm event. The actual depth for the 100 year event will be 2.05'.

Based on the calculations in the report and the proposed facilities, the project proponent will have provided enough storage capacity for the project to retain on-site all the storm runoff in the 100 year event.

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 for review and approval. The project proponent shall pay all fees as required by Riverside County Transportation Department

60. TRANS USE – EASEMENT FOR DRAINAGE

The developer will prepare and record easements for drainage purposed by separate instrument or on a map, 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 or on a map 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.

60. TRANS USE – BASIN FENCING

The land divider/permit holder shall file seven (7) sets of a Wall/Fencing Plan to the County Planning Department for review and approval. Said plan shall be submitted to the Department in the form of a plot plan application pursuant to County Ordinance No. 348, Section 18.30.a.(1) (Plot Plans not subject to the California Environmental Quality Act and not subject to review by any governmental agency other than the Planning Department), along with the current fee. The plan shall be in compliance with Section 18.12, and the TENTATIVE MAP conditions of approval.

Wrought iron or tubular steel fence sections may be included within developments where view opportunities and/or terrain warrant its use. Where privacy of views is not an issue, tubular steel or wrought iron sections should be constructed in perimeter walls in order to take advantage of casual view opportunities.

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 work.

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 or on a map, 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 or on a map, 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 basins 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 basins, pipes and the surface retention basin. A viable maintenance mechanism acceptable to the

County should be provided for retention basin. The owner/project proponent shall obtain approval from Riverside County Transportation Department regarding the maintenance of the retention basin. These maintenance wording shall be shown on the title sheet of improvement plans or as approved by Transportation.

90. TRANS

USE – EASEMENT FOR DRAINAGE 2

The developer will prepare and record easements for drainage purposed by separate instrument or on a map, 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 or on a map, 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: October 23, 2012

From: Alan French *AF*

RE: Recommended Conditions of Approval for
Conditional Use Permit No. 3686, Los Vinedos Labor Housing

Transportation Plan Check Riverside has received the following data:

1. Preliminary Drainage Report for CUP 3497R1 and CUP 3688 (Dated May 18, 2009) Revised July 31, 2012 (Report mis-identified project, should be CUP 3686)

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 one on-site basin to handle and disperse the flows. The basin to mitigate flows from the dorm facility is for approximately 14 acres. 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 construct mobile home farm labor housing on 14 acres (APN 727-113-005). This project lies within the limits of the Mecca area on the east side of Hammond and south of 68th Ave. The Mecca area does not have regional drainage facilities and the development is proposing to retain 100 percent of the 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 will be mitigated as part of the drainage improvements for this project.

RECEIVED
OCT 29 2012

RIVERSIDE COUNTY
Transportation Dept.

10. TRANS

USE – FLOOD HAZARD REPORT 2

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

10. TRANS

USE – RETENTION BASIN

Per the project drainage report (revised July 31, 2012); the proponents engineer has calculated the storm water runoff from the 100year event is the following:

100-year Event	1-hr Duration	3-hr Duration	6-hr Duration	24-hr Duration
Basin "B" Developed Vol – af	2.36	2.18	2.36	3.10

Of these durations above the critical volume is 3.10 af for the 24-hr duration event. This is equivalent to 4.688 inch effective rain fall for the 13 acre project site for the 100-year storm event.

The proposed retention basin is sized with the following volumes:

Basin "A":

Elevation	Area (sf)	Volume (cf)	Accumulative volume (cf)
300	0		
301	34,965	17,482	17,482
302	40,353	37,659	55,141
303	45,792	43,073	98,214
304	51,287	48,540	146,754
305	56,839	54,063	200,817

The basin storage capacities of 4.61 af, is greater than the 3.10 af storm volumes from the 100 year, 24-hour duration storm event. The actual depth for the 100 year event will be 3.76'.

Based on the calculations in the report and the proposed facilities, the project proponent will have provided enough storage capacity for the project to retain on-site all the storm runoff in the 100 year event.

10. TRANS

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 or on a map 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 (revised July 31, 2012); the proponents engineer has calculated the storm water runoff from the 100year event is the following:

100-year Event	1-hr Duration	3-hr Duration	6-hr Duration	24-hr Duration
Basin "B" Developed Vol – af	2.36	2.18	2.36	3.10

Of these durations above the critical volume is 3.10 af for the 24-hr duration event. This is equivalent to 4.688 inch effective rain fall for the 13 acre project site for the 100-year storm event.

The proposed retention basin is sized with the following volumes:

Basin "A":

Elevation	Area (sf)	Volume (cf)	Accumulative volume (cf)
300	0		
301	34,965	17,482	17,482
302	40,353	37,659	55,141
303	45,792	43,073	98,214
304	51,287	48,540	146,754
305	56,839	54,063	200,817

The basin storage capacities of 4.61 af, is greater than the 3.10 af storm volumes from the 100 year, 24-hour duration storm event. The actual depth for the 100 year event will be 3.76'.

Based on the calculations in the report and the proposed facilities, the project proponent will have provided enough storage capacity for the project to retain on-site all the storm runoff in the 100 year event.

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 for review and approval. The project proponent shall pay all fees as required by Riverside County Transportation Department

60. TRANS USE – EASEMENT FOR DRAINAGE

The developer will prepare and record easements for drainage purposed by separate instrument or on a map, 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 or on a map 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.

60. TRANS USE – BASIN FENCING

The land divider/permit holder shall file seven (7) sets of a Wall/Fencing Plan to the County Planning Department for review and approval. Said plan shall be submitted to the Department in the form of a plot plan application pursuant to County Ordinance No. 348, Section 18.30.a.(1) (Plot Plans not subject to the California Environmental Quality Act and not subject to review by any governmental agency other than the Planning Department), along with the current fee. The plan shall be in compliance with Section 18.12, and the TENTATIVE MAP conditions of approval.

Wrought iron or tubular steel fence sections may be included within developments where view opportunities and/or terrain warrant its use. Where

privacy of views is not an issue, tubular steel or wrought iron sections should be constructed in perimeter walls in order to take advantage of casual view opportunities.

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 work.

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 or on a map, 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 or on a map, 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 basins 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 basins, pipes and the surface retention basin. A viable maintenance mechanism acceptable to the County should be provided for retention basin. The owner/project proponent shall obtain approval from Riverside County Transportation Department regarding the maintenance of the retention basin. These maintenance wording shall be shown on the title sheet of improvement plans or as approved by Transportation.

90. TRANS

USE – EASEMENT FOR DRAINAGE 2

The developer will prepare and record easements for drainage purposed by separate instrument or on a map, 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 or on a map, and noted as follows, "Drainage Easement – no building, obstructions, or encroachments are allowed."



Riverside County
Waste Management Department

Hans W. Kernkamp, General Manager-Chief Engineer

July 16, 2012

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

RE: Conditional Use Permit (CUP) No. 3686/CUP No. 3497R1 (FTA-2012-01)
Proposal: CUPs propose to a develop migrant agriculture worker mobile home park and farm labor camp with dormitories
APN: 729-050-002

Dear Mr. Olivas:

The Riverside County Waste Management Department (RCWMD) has reviewed the proposed project located north of Hammond Road, south of Avenue 68, east of Johnson Street, and west of Grant Street, in the Eastern 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 RCWMD 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

July 18, 2012

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



RE: Fast Track Change of Zone No. 7785 / Tentative Parcel Map No. 36456 / Conditional Use Permit No. 3686 / Conditional Use Permit No. 3497, Revised Permit No. 1 (FTA-2012-01)

Dear Mr. Olivas:

SunLine Transit Agency (SunLine) would like to thank you for the opportunity to review and comment on the Fast Track Change of Zone No. 7785 / Tentative Parcel Map No. 36456 / Conditional Use Permit No. 3686 / Conditional Use Permit No. 3497, Revised Permit No. 1 (FTA-2012-1) proposal to construct an eighty-four (84) space migrant agricultural worker mobile home park with community center and day care facility to be located on the north side of Hammond Road, within the Salton Sea Community of unincorporated Riverside County.

SunLine staff reviewed the change of zone and plans and based on this review of existing transit amenities in the vicinity, SunLine does not provide transit service to the proposed project location. The nearest existing service route is located just north of the project site within the Mecca area, along Hammond Road and 66th Avenue served by Line 91. However, a transit service is being planned to link North Shore and Mecca via Hammond Road. Therefore, SunLine is requesting transit amenities such as a bus turnout and/or shelters at the project site. SunLine also recommends construction of sidewalks in all areas fronting the project to ensure that future residents are able to readily access service to be provided or existing service in the area.

We appreciate this chance to review developments within the Salton Sea 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 other new transit service in this area, if warranted. Should you have questions or concerns regarding this letter, please contact me at 760-343-3456, ext. 190.

Sincerely,

A handwritten signature in black ink, appearing to read "Anita M. Petke".

Anita M. Petke
Transit Planning Assistant

cc: C. Mikel Oglesby, General Manager
Joseph Forgiarini, Director of Transit Planning

LAND DEVELOPMENT COMMITTEE
INITIAL CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE
P.O. Box 1409
Riverside, CA 92502-1409

DATE: July 9, 2012

TO:

Riv. Co. Transportation Dept.-Palm Desert
Riv. Co. Environmental Health Dept.
Riv. Co. Public Health – Industrial Hygiene
Riv. Co. Flood Control District
Coachella Valley Water District
Riv. Co. Fire Department-Palm Desert
Riv. Co. Building & Safety – Grading
Riv. Co. Building & Safety – Plan Check
Regional Parks & Open Space District.

Riv. Co. Environmental Programs Dept.
P.D. Geology Section-D. Jones
P.D. Landscaping Section-R. Dyo
P.D. Archaeology Section-L. Mouriquand
Riv. Co. Surveyor-Bob Robinson
Riv. Co. Info Tech-John Sarkassian
Sunline Transit Agency
Riv. Co. Sheriff's Dept.-Thermal/Mecca Office
Riv. Co. Waste Resources Management Dept.

Riv. Co. EDA- Fast Track
4th District Supervisor
4th District Planning Commissioner
Coachella Valley Unified School Dist
Southern California Edison-IID
Caltrans Dist. #8
Air Quality Management Dist.-South Coast
Mecca Community Council
Eastern Information Center-UCR

FAST TRACK CHANGE OF ZONE NO. 7785 / TENTATIVE PARCEL MAP NO. 36456 / CONDITIONAL USE PERMIT NO. 3686 / CONDITIONAL USE PERMIT NO. 3497, REVISED PERMIT NO. 1 (FTA-2012-01) – EA42520
– Applicant: Desert Alliance for Community Empowerment (DACE) – Engineer/Representative: Watson Engineering – Fourth Supervisorial District – Lower Coachella Valley Zoning District – Eastern Coachella Valley Area Plan: Agriculture: Agriculture (AG) (10 Acre Minimum) and **Medium High Density Residential (MHDR)** (5-8 D.U./Ac.) – Location: Northerly of Hammond Road, southerly of Avenue 68, easterly of Johnson Street, and westerly of Grant Street – 25 Gross Acres – Zoning: Heavy Agriculture – 20 Acre Minimum (A-2-20) and Controlled Development Areas (W-2) – REQUEST: Change of Zone No. 7785 proposes to modify the zoning classification from Heavy Agriculture – 20 Acre Minimum (A-2-20) to Heavy Agriculture – 10 Acre Minimum (A-2-10) on an approximate 11.05 gross acre portion of a 25 gross acre site. Tentative Parcel Map No. 36456 (Schedule H) proposes to divide approximately 25 gross acres into two lots with Parcel 1 totaling 13.77 gross acres and Parcel 2 totaling 11.05 gross acres. Conditional Use Permit No. 3686 proposes to construct an 84 space **migrant agricultural worker mobile home park** with community center and day care facility. Conditional Use Permit No. 3497, Revised Permit No. 1 proposes to modify previously approved farm labor camp (un-built) by allowing up to 160 people in dormitories with community building and on-site manager's quarters. Related cases: GPA00784; CZ07285; CUP03497. APN: 729-050-002. (Legislative; Quasi-Judicial)

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a **LDC meeting on 7/26/12**. All LDC Members please have draft conditions in the Land Management System on or before the above date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the routing on or before the above date. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing.

All other transmitted entities, please have your comments, questions and recommendations to the Planning Department on or before the above date. Your comments/recommendations/conditions are requested so that they may be incorporated in the staff report for this particular case.

Should you have any questions regarding this project, please do not hesitate to contact Jay Olivas, Project Planner, at (951) 955-1195 or email at jolivas@rctlma.org / MAILSTOP# 1070.

COMMENTS: No objection. CVUSD is authorized by State Legislature to levy a developer fee on new residential development. The fee has been established at \$3.20 p/sq. ft. The fees collected will be used to assist in the housing of students with the CVUSD. They are required to be paid prior to the issuance of the building permit.

DATE: 7/25/12

SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: Elsa F. Esqueda, Director, Facilities & Maintenance

TELEPHONE: 760-398-5909 ext. 203

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



Established in 1918 as a public agency

Coachella Valley Water District

Directors:

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

Officers:

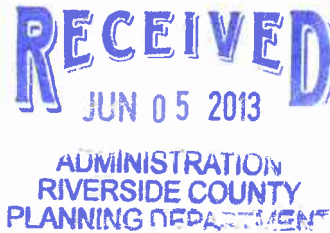
Jim Barrett, General Manager
Julia Fernandez, Board Secretary

Redwine and Sherrill, Attorneys

June 3, 2013

File: 0163.1
0421.1
0721.1
Geo. 070921-2
PZ 13-4571

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



Dear Mr. Olivas:

Subject: San Cristobal/Los Vinedos Project/Fast Track CUP 3686
Amended No. 2, CUP 3497R1, Amended No. 2 (FTA-2012-01)

The developer has determined that approximately 155 acres of offsite tributary area with a 100-year peak flow of 202 cfs impacts the proposed project. The developer proposes to collect and route the offsite runoff by means of an existing Street (Avenue 68 in a westerly and southwesterly direction towards Hammond Road) and existing topographic features (easterly of the project) in an effort to match the pre-existing conditions. The developer also proposes to elevate the finish floor elevation of the Project by two feet above existing adjacent grade on a permanent foundation. The Coachella Valley Water District (CVWD) has approved the developer's approach to address the offsite drainage impacting the project, finish floor elevation and anchor to the foundation.

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

The County 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 2010 Coachella Valley Water Management Plan Update.

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

CVWD may need additional facilities to provide for the orderly expansion of its domestic water and sanitation systems. These facilities may include pipelines, wells, reservoirs, booster



pumping stations, lift stations, treatment plants and other facilities. The developer may be required to install these facilities and provide land and/or easements on which some of these facilities will be located. These sites shall be shown on the parcel map as lots and/or easements to be deeded to CVWD for such purpose.

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

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

There are existing United States Bureau of Reclamation (USBR) facilities not shown on the development plans. There may be conflicts with these facilities. We request the County to withhold issuance of grading permits until CVWD has reviewed the proposed development and related impacts to the USBR facilities and associated right-of-way and provide the County with written confirmation that there is no interference. The USBR conflicts include but are not limited to lateral 94.2-2.0-0.5-0.5-0.5, Meter 3434.

This area is underlain with agricultural drainage lines. There are CVWD facilities not shown on the development plans. There may be conflicts with these facilities. We request the County to withhold issuance of grading permits until CVWD has reviewed the proposed development and related impacts to the CVWD facilities and associated right-of-way and provide the County with written confirmation that there is no interference. The CVWD conflicts include but are not limited to Johnson Rail Road East Drain.

Surface and subsurface drainage facilities in the vicinity of this project were designed and constructed for agricultural drainage. CVWD will consider use of these drainage facilities for urban drainage if (1) the surface and subsurface drainage facilities can physically handle the new urban drainage, (2) the area is incorporated into the National Pollutant Discharge Elimination System permit and Waste Discharge Requirements for the discharge of stormwater in the Whitewater River Watershed, which is known as the MS4 Permit and (3) the project is annexed into a future district(s) for recovery of capital and operation/maintenance costs associated with the new urban drainage system.

CVWD may need replacement or additional drainage facilities to provide for the orderly expansion of the drainage system. These facilities may include pipelines, channels, pump stations and other facilities. The developer may be required to install these facilities and provide land and/or easements on which some of these facilities will be located. These sites shall be shown on the parcel map as lots and/or easements to be deeded to CVWD for such purpose.

Jay Olivas
County of Riverside

3

June 3, 2013

If you have any questions please call Tommy Fowlkes, Development Services Supervisor, extension 3535.

Sincerely,



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
3880 Lemon Street, Suite 200
Riverside, CA 92501-3374

Jeffrey Tartaglino
Desert Alliance for Community Improvement
53-990 Enterprise Way, Suite 1
Coachella, CA 92236

JC:ch/eng/sw/13/June/ San Cristobal



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

June 21, 2012

Redwine and Sherrill, Attorneys

File: 0163.1
0421.2
0721.2
070921-2

Jeffrey Tartaglino
Desert Alliance for Community Improvement
53-990 Enterprise Way, Suite 1
Coachella, CA 92236

Subject: San Cristobol/Los Vinedos Project

This area is protected from regional stormwater flows by a system of channels and dikes, and may be considered safe from regional stormwater flows except in rare instances.

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

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

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

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

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

CVWD does not currently have sufficient domestic water capacity to serve water other than for domestic water use. The Developer shall construct a private water system that shall provide water for fire protection, laundry facilities, hose bibs and/or water that is not used for human consumption per CVWD's letter dated May 15, copy enclosed.



Jeffrey Tartaglino

Desert Alliance for Community Improvement 2

June 21, 2012

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 CVWD's Board of Directors including reductions in or suspensions of service.

The sewer service laterals shall be designed and installed so as to readily facilitate connecting to a future collection system.

Sewers shall be designed and constructed so as to readily facilitate connection with an imminent future regional trunk sewer. Dry or wet sewers shall be installed. Plans for their installation shall be submitted to and approved by CVWD prior to issuance of a building permit.

There are existing United States Bureau of Reclamation (USBR) facilities not shown on the development plans. There may be conflicts with these facilities. The USBR conflicts include but are not limited to Lateral 94.2, Meter 3434.

This area is underlain with agricultural drainage lines. There are CVWD facilities not shown on the development plans. There may be conflicts with these facilities. The (CVWD) conflicts include but are not limited to Johnson Road East Drain Drawing 1791.

CVWD may need replacement or additional drainage facilities to provide for the orderly expansion of the drainage system. These facilities may include pipelines, channels, pump stations and other facilities. The developer may be required to install these facilities and provide land and/or easements on which some of these facilities will be located. These sites shall be shown on the [tract/parcel] map as lots and/or easements to be deeded to CVWD for such purpose.

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

Yours very truly,



Mark L. Johnson
Director of Engineering

Enclosure/1/as

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

JC:\eheng\sw\12\June\ San Christobol\Los Vinedos Project



Department of **Public Health**
Riverside County Community Health Agency

Date: April 15, 2009

To: Maurice Borrows
Riverside County Planning Department
38686 El Cerrito Rd,
Palm Desert, CA 92211
Fax: (760) 863-7555

From: Steven D. Hinde, REHS, CIH
Senior Industrial Hygienist
Department of Public Health
Office of Industrial Hygiene
P.O. BOX 7600
Riverside, California 92513-7600
Phone: (951) 358-5050
Fax: (951) 358-5443

Project Reviewed: Conditional Use Permit 3497-1

Reference Number: 96603

Applicant: Sergio Carranza
Desert Alliance for Community Environmental
53-990 Enterprise Way, Suite 1
Coachella, CA 92236

Noise Consultant **Urban Crossroads**
41 Corporate Park, Suite 300
Irvine, CA 92606

Review Stage: First Review

Information Provided: "San Cristobal Migrant Housing Facility and Los Vinedos Mobil Park Noise Study, County of Riverside, California." JN:05970-03, which is dated November 26, 2008.

Noise Standards:

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

Highway Prediction Model:

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

Acoustical Parameters for County Highways:

1. Average daily traffic (ADT) design capacity of 43,100 assumed for Highway 111 (the County General Plan classifies Highway 111 as an "Urban Arterial" highway). ADT design capacity of 20,700 assumed for Hammond Road and 68th Avenue (the County General Plan classifies Hammond Road and 68th Avenue as a "Secondary" highway) quoted from the Remap Area Plan Circulation, Figure 6, dated 10/7/03".
2. Truck/Auto Mix as follows (Riverside Co. Road Department):

For Urban Arterial Highways

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

For Secondary Highways

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

3. Traffic Speed of 40 MPH for Highway 111, Hammond Road and 68th Avenue.
4. The distance from the center of Highway 111, Hammond Road and 68th Avenue the nearest building face is estimated to be 634, 133 and 60 feet respectively.
5. Modeling for Hammond Road, and 68th Avenue. was done using a "hard site" assumption. Modeling for Highway 111 was done using a "soft site" assumption.
6. The standard residential design with windows closed provides a 20 dB, A-weighted (reduction inside) attenuation.
7. Barrier calculations based on receptor at 10 feet from the barrier and at a 5 foot elevation for wall barrier height at or less than six feet. However, a receptor placement of 3-foot elevation is required when a wall barrier height is greater than six feet.
8. Interior calculations based on receptor at a 5-foot elevation inside the dwelling in the room nearest the noise source and 14 feet above the pad for the second floor in the middle of the room nearest the noise source.

Findings:

The consultant's report is adequate. Based on our calculations the wall heights recommended should provide sufficient attenuation to reduce exterior roadway noise levels to below 65 Ldn for exterior and to below 45 Ldn for interior closed window conditions.

Recommendations:

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

Location	Street	Minimum Height Required
1, 34 - 50	Hammond Street / Highway 111	10.0 feet*
2 - 4	Hammond Street / Highway 111	6.0 feet*
33	68 th Avenue	7.5 feet*
18 - 32	68 th Avenue	5.0 feet

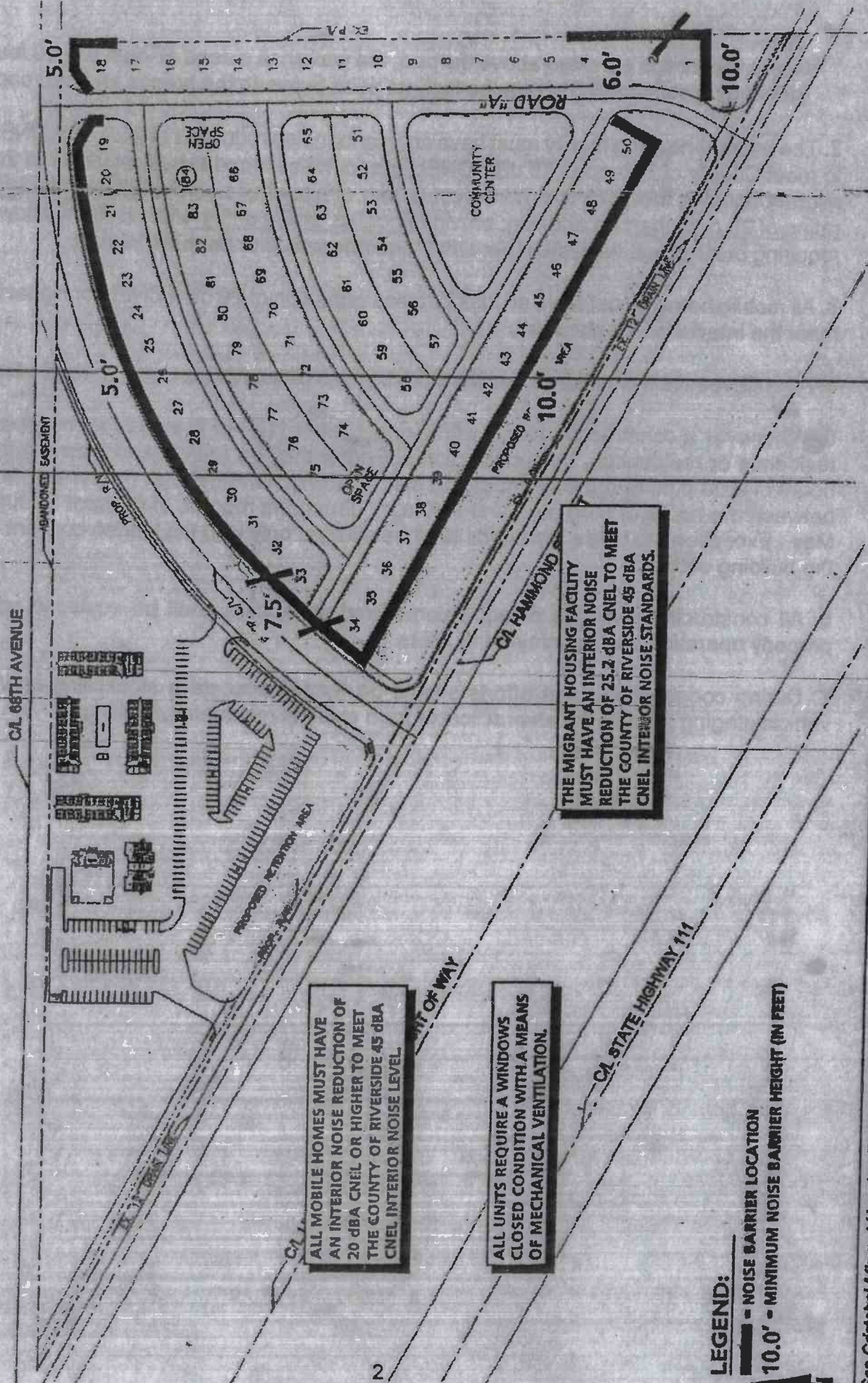
*All walls 6 feet or higher shall have masonry block walls or combination berm and block wall. For example, 6 feet wall on top of a 4 feet berm.

(Heights taken from Exhibit 1-A of the Acoustical Report. See attached map)

These walls shall be erected so that the top of each wall extends at least 5 to 10 feet (depending on location) above the pad elevation of the shielded lot. In cases where the road is elevated above the pad, the wall shall extend at least 5 to 10 feet (depending on location) above the highest point between the homes and the road.

2. The migrant housing facility must have an interior noise reduction of 25.2 DBA CNEL to meet County of Riverside 45 dBA CNEL interior noise standard. All windows of the migrant housing facility in the northwest corner of site shall use dual glazing at STC rating of 29 or higher. In addition, provide housing facility unit's with closed windows requiring mechanical ventilation per UBC requirements with fresh air intakes.
3. All mobile homes must have an interior noise reduction of 20 dBA CNEL, or higher to meet the interior noise standard.
4. All units require a windows closed condition with a means of mechanical ventilation,
5. Whenever a construction site is within one-quarter (1/4) of a mile of an occupied residence or residences, no construction activities shall be undertaken between the hours of 6:00 p.m. and 6:00 a.m. during the months of June through September and between the hours of 6:00 p.m. and 7:00 a.m. during the months of October through May. Exceptions to these standards shall be allowed only with the written consent of the building official.
6. All construction vehicles or equipment (fixed or mobile) shall be equipped with properly operating and maintained mufflers.
7. During construction, best efforts should be made to locate a stockpiling and/or vehicle staging area as far as practicable from existing residential dwellings.

EXHIBIT 1-A SUMMARY OF RECOMMENDATIONS

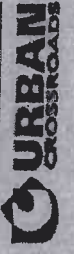


ALL MOBILE HOMES MUST HAVE AN INTERIOR NOISE REDUCTION OF 20 dBA CNEL OR HIGHER TO MEET THE COUNTY OF RIVERSIDE 45 dBA CNEL INTERIOR NOISE LEVEL.

ALL UNITS REQUIRE A WINDOWS CLOSED CONDITION WITH A MEANS OF MECHANICAL VENTILATION.

THE MIGRANT HOUSING FACILITY MUST HAVE AN INTERIOR NOISE REDUCTION OF 25.2 dBA CNEL TO MEET THE COUNTY OF RIVERSIDE 45 dBA CNEL INTERIOR NOISE STANDARDS.

LEGEND:
 - - - NOISE BARRIER LOCATION
 10.0' - MINIMUM NOISE BARRIER HEIGHT (IN FEET)





Fast Track Authorization

Case No.: CUP 3497/PM 36456

FTA No. 2012-01

SUPERVISOR John Benoit

SUPERVISORIAL DISTRICT: 4

Company/Developer: Desert Alliance for Community Empowerment Contact: Jeffrey Hays

Address: 53-990 Enterprise Way, Suite 1, Coachella, CA 92236

Phone: (760) 391-5050 Fax: (760) 340-2693 Email: jeff@dace-rancho.org

Architectural Firm: Robert H. Ricciardi Contact: Robert Ricciardi

Address: 75-400 Gerald Ford Drive, Suite 115, Palm Desert, CA 92211

Phone: (760) 346-2223 Fax: (760) 340-2693 Email:

Engineering Firm: W&W Design Development, Inc. Contact: Lloyd Watson

Address: 81-735 State Highway 111, Suite B, Indio, CA 92201

Phone: (760) 342-7766 Fax: (760) 342-7716 Email:

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) 729-050-002

Cross Streets/Address SWC of Hammond Rd & Avenue 68 Site Acreage 23.47

Land Use Designation CD-MHDR Zoning W-2, A-2-20

Redevelopment Project Area/Sub-Area: N/A

Unincorporated Community

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 \$10-20 Construction Jobs 50

Capital Investment \$15,000,000 Taxable Sales \$0 Bldg Size: 0

Project Type Commercial Industrial Office Residential Other Farm Labor/Migrant Housing

Industrial Classification N/A Other

Commercial Classification N/A Other

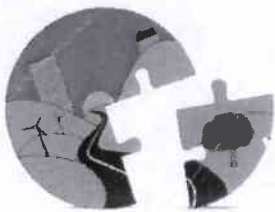
Project Description:

Farm labor camp/migrant housing facility consisting of dormitories, community center, and a migrant worker mobile home park consisting of 84 units.

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.

Lisa Brandl 4/12/12
Lisa Brandl, Managing Director of EDA Date

Robert Moran 4/9/12
Robert Moran, EDA Development Manager Date



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

APPLICATION FOR LAND USE PROJECT

CHECK ONE AS APPROPRIATE:

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

PROPOSED LAND USE: → CUP REVISION

ORDINANCE NO. 348 SECTION AUTHORIZING PROPOSED LAND USE: Sec. 14.1, C. 3

ALL APPLICATIONS MUST INCLUDE THE INFORMATION REQUIRED UNDER ANY SUPPLEMENTAL INFORMATION LIST APPLICABLE TO THE SPECIFIC PROJECT. ADDITIONAL INFORMATION MAY BE REQUIRED AFTER INITIAL RECEIPT AND REVIEW. INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: CUP03497 RI DATE SUBMITTED: 6/12/2012

APPLICATION INFORMATION

Applicant's Name: DACE E-Mail: jeffreyt@dace-rancho.org

Mailing Address: 53-990 Enterprise Way

<u>Coachella</u>	<u>Street</u>	<u>92236</u>
	<u>CA</u>	
<u>City</u>	<u>State</u>	<u>ZIP</u>

Daytime Phone No: (951) 283-1804 Fax No: () _____

Engineer/Representative's Name: Lloyd Watson E-Mail: lwwatson@lwweng.com

Mailing Address: 50-200 Monroe

<u>Indio</u>	<u>Street</u>	<u>92201</u>
	<u>CA</u>	
<u>City</u>	<u>State</u>	<u>ZIP</u>

Daytime Phone No: (760) 275-1553 Fax No: (760) 342-7716

Property Owner's Name: DACE E-Mail: jeff@dace-rancho.org

Mailing Address: 53-990 Enterprise Way

<u>Coachella</u>	<u>Street</u>	<u>92236</u>
	<u>CA</u>	
<u>City</u>	<u>State</u>	<u>ZIP</u>

Daytime Phone No: (760) 391-5050 Fax No: () _____

Riverside Office · 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-1811

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

APPLICATION FOR LAND USE PROJECT

If the property is owned by more than one person, attach a separate page that references 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

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.

Jeffrey A. Hays

PRINTED NAME OF APPLICANT

SIGNATURE OF APPLICANT

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

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

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

Jeffrey A. Hays

PRINTED NAME OF PROPERTY OWNER(S)

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): 729-050-002

Section: 21

Township: 7 S

Range: 9 E

APPLICATION FOR LAND USE PROJECT

Approximate Gross Acreage: 11.05

General location (nearby or cross streets): North of Hammond, South of 68th, East of Hammond, West of Vacant Land

Thomas Brothers map, edition year, page number, and coordinates: Pg 5652 H2

Project Description: (describe the proposed project in detail)

CUP Revision for the following: Church Services; Community Meetings; Community Use Rental Basis; Community Building; Day Care; Accessory Sales (Pre-Packaged Food, Dry Goods); Vending Machines; Social Services; Temporary Emergency Housing; Sports Field in Retention Basin; 160 Beds, 2 Manager Units; COMMUNITY RECREATION EVENTS

Related cases filed in conjunction with this application:

Parcel Map [REDACTED]

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

If yes, provide Case No(s). CUP 3497, GPA 784 (Parcel Map, Zone Change, etc.)

E.A. No. (if known) 40674 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, Archaeological

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 project 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) 1.5 miles

Will the project 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: _____

APPLICATION FOR LAND USE PROJECT

Estimated amount of fill = cubic yards _____

Does the project need to import or export dirt? Yes No

Import _____ Export _____ Neither _____

What is the anticipated source/destination of the import/export?

What is the anticipated route of travel for transport of the soil material?

How many anticipated truckloads? _____ truck loads.

What is the square footage of usable pad area? (area excluding all slopes) _____ sq. ft.

Is the project 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

Is the project located within 1000 feet of a military installation, beneath a low-level flight path or within special use airspace as defined in Section 21098 of the Public Resources Code, and within an urbanized area as defined by Section 65944 of the Government Code? (See California Office of Planning and Research website: <http://cmluca.projects.atlas.ca.gov/>) Yes No

Is the project located within the boundaries of an Airport Land Use Compatibility Plan adopted by the Riverside County Airport Land Use Commission? Yes No

Does the project area exceed one acre in area? Yes No

Is the project located within any of the following watersheds (refer to Riverside County Land Information System (RCLIS) (<http://www3.tma.co.riverside.ca.us/pa/rclis/index.html>) for watershed location)?

- Santa Ana River Santa Margarita River San Jacinto River Whitewater River

APPLICATION FOR LAND USE PROJECT

HAZARDOUS WASTE AND SUBSTANCES 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 and any alternatives are located on an identified site and shall specify any lists. Under the statute, no application shall be accepted as complete without this signed statement.

I (We) certify that I (we) have investigated our project and any alternatives with respect to its location on an identified hazardous waste site contained on all lists compiled pursuant to Government Code Section 65962.5 and that my (our) answers are true and correct. My (Our) investigation has shown that:

The development project and any alternatives proposed in this application are not contained on the lists compiled pursuant to Section 65962.5 of the Government Code.

The development project and any alternatives proposed in this application are contained on the lists compiled pursuant to Section 65962.5 of the Government Code. Accordingly, the following information is provided and incorporated herein. Attach a separate sheet setting forth the following information with respect to each list.

Name of Applicant:

Address:

Phone number:

Address of site (street name and number if available, and ZIP Code):

Local Agency: County of Riverside

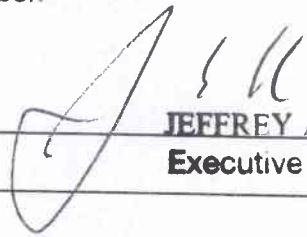
Assessor's Book Page, and Parcel Number:

Specify any list pursuant to Section 65962.5 of the Government Code:

Regulatory Identification number:

Date of list:

Applicant (1) _____


JEFFREY A. HAYS
Executive Director

Date

5-25-12

Applicant (2) _____

Date _____

HAZARDOUS MATERIALS DISCLOSURE STATEMENT

Government Code Section 65850.2 requires the owner or authorized agent for any development project to disclose whether:

1. Compliance will be needed with the applicable requirements of Section 25505 and Article 2 (commencing with Section 25531) of Chapter 6.95 of Division 20 of the Health and Safety Code or the requirements for a permit for construction or modification from the air pollution control district or air quality management district exercising jurisdiction in the area governed by the County.

Yes No

APPLICATION FOR LAND USE PROJECT

2. The proposed project will have more than a threshold quantity of a regulated substance in a process or will contain a source or modified source of hazardous air emissions.

Yes No

I (we) certify that my (our) answers are true and correct.

Owner/Authorized Agent (1) _____

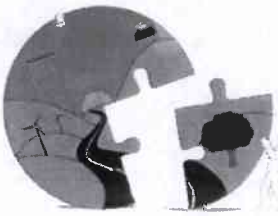

JEFFREY A. HAYS
Executive Director

Date _____

5-25-12

Owner/Authorized Agent (2) _____

Date _____



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

APPLICATION FOR LAND USE PROJECT

CHECK ONE AS APPROPRIATE:

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

PROPOSED LAND USE: CHURCH, DAYCARE, COMMUNITY MEETINGS, COMMUNITY BUILDING

ORDINANCE NO. 348 SECTION AUTHORIZING PROPOSED LAND USE: 15.1 C(7), (11), d(14)

ALL APPLICATIONS MUST INCLUDE THE INFORMATION REQUIRED UNDER ANY SUPPLEMENTAL INFORMATION LIST APPLICABLE TO THE SPECIFIC PROJECT. ADDITIONAL INFORMATION MAY BE REQUIRED AFTER INITIAL RECEIPT AND REVIEW. INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: CUPD 3686 DATE SUBMITTED: 6/12/2012

APPLICATION INFORMATION

Applicant's Name: DACE E-Mail: jeffreyt@dace-rancho.org

Mailing Address: 53-990 Enterprise Way, Suite 1

Coachella	Street	
	CA	92236
	City	State
		ZIP

Daytime Phone No: (951) 283-1804 Fax No: ()

Engineer/Representative's Name: Lloyd Watson E-Mail: lwwatson@lwweng.com

Mailing Address: 50-220 Monroe Street

Indio	Street	
	CA	92201
	City	State
		ZIP

Daytime Phone No: (760) 275-1533 Fax No: (760) 342-7716

Property Owner's Name: DACE E-Mail: jeff@dace-rancho.org

Mailing Address: 53-990 Enterprise Way, Suite 1

Coachella	Street	
	CA	92236
	City	State
		ZIP

Daytime Phone No: (760) 391-5050 Fax No: ()

Riverside Office · 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-1811

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

APPLICATION FOR LAND USE PROJECT

If the property is owned by more than one person, attach a separate page that references 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

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.

Jeffrey A. Hays

PRINTED NAME OF APPLICANT

SIGNATURE OF APPLICANT

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

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

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

Jeffrey A. Hays

PRINTED NAME OF PROPERTY OWNER(S)

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): 729-050-002

Section: 21 Township: 7S Range: 9E

APPLICATION FOR LAND USE PROJECT

Approximate Gross Acreage: 13.77

General location (nearby or cross streets): North of Hammond Road, South of 68th, East of Hammond, West of Vacant Land

Thomas Brothers map, edition year, page number, and coordinates: Pg 5652 H22

Project Description: (describe the proposed project in detail)

84 Mobile Homes. Setbacks: 3' and 5' side, 20' front, 8' back; Awnings at side of units, two vehicle parking area for each mobile home. Community Building, Community Meetings, Church Services, Day Care Center.

Related cases filed in conjunction with this application:

Parcel Map

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

If yes, provide Case No(s). CUP 3497, GPA 784 (Parcel Map, Zone Change, etc.)

E.A. No. (if known) 40674 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, Archaeological

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 project 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) 1.5 miles

Will the project 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: _____

APPLICATION FOR LAND USE PROJECT

Estimated amount of fill = cubic yards _____

Does the project need to import or export dirt? Yes No

Import _____ Export _____ Neither _____

What is the anticipated source/destination of the import/export?

What is the anticipated route of travel for transport of the soil material?

How many anticipated truckloads? _____ truck loads.

What is the square footage of usable pad area? (area excluding all slopes) _____ sq. ft.

Is the project 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

Is the project located within 1000 feet of a military installation, beneath a low-level flight path or within special use airspace as defined in Section 21098 of the Public Resources Code, and within an urbanized area as defined by Section 65944 of the Government Code? (See California Office of Planning and Research website: <http://cmluca.projects.atlas.ca.gov/>) Yes No

Is the project located within the boundaries of an Airport Land Use Compatibility Plan adopted by the Riverside County Airport Land Use Commission? Yes No

Does the project area exceed one acre in area? Yes No

Is the 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

APPLICATION FOR LAND USE PROJECT

HAZARDOUS WASTE AND SUBSTANCES 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 and any alternatives are located on an identified site and shall specify any lists. Under the statute, no application shall be accepted as complete without this signed statement.

I (We) certify that I (we) have investigated our project and any alternatives with respect to its location on an identified hazardous waste site contained on all lists compiled pursuant to Government Code Section 65962.5 and that my (our) answers are true and correct. My (Our) investigation has shown that:

The development project and any alternatives proposed in this application are not contained on the lists compiled pursuant to Section 65962.5 of the Government Code.

The development project and any alternatives proposed in this application are contained on the lists compiled pursuant to Section 65962.5 of the Government Code. Accordingly, the following information is provided and incorporated herein. Attach a separate sheet setting forth the following information with respect to each list.

Name of Applicant:

Address:

Phone number:

Address of site (street name and number if available, and ZIP Code):

Local Agency: County of Riverside

Assessor's Book Page, and Parcel Number:

Specify any list pursuant to Section 65962.5 of the Government Code:

Regulatory Identification number:

Date of list:

Applicant (1) _____

Date

6-11-12

Applicant (2) _____

Date

JEFFREY A. HAYS
Executive Director

HAZARDOUS MATERIALS DISCLOSURE STATEMENT

Government Code Section 65850.2 requires the owner or authorized agent for any development project to disclose whether:

1. Compliance will be needed with the applicable requirements of Section 25505 and Article 2 (commencing with Section 25531) of Chapter 6.95 of Division 20 of the Health and Safety Code or the requirements for a permit for construction or modification from the air pollution control district or air quality management district exercising jurisdiction in the area governed by the County.

Yes No

APPLICATION FOR LAND USE PROJECT

2. The proposed project will have more than a threshold quantity of a regulated substance in a process or will contain a source or modified source of hazardous air emissions.
Yes No

I (we) certify that my (our) answers are true and correct.

Owner/Authorized Agent (1) _____

Date 6-4-12

Owner/Authorized Agent (2) _____

JEFFREY A. HAYS
Executive Director

Date _____

San Cristobal and Los Vinedos Water and Sewer Plans

DACE will be installing a private water and sewer system for the San Cristobal and Los Vinedos Farmworker Project.

As part of the system DACE will be installing a private sewer system that will be handled by a package Lift Station system that will then be tied into the CVWD main sewer line on Hammond and DACE's property line.

The private water system will consist of an 180,000 gallon reservoir to supply water for the following areas: San Cristobal: Fire Suppression System; Fire Sprinklers, Landscape areas, CVWD will supply all domestic water. Los Vinedos: Fire Suppression System and Landscaping, CVWD will supply domestic water including fire sprinklers in the trailers.

CVWD will supply all water meters at the property line along Hammond.

CVWD will install all sewer and water improvements in the public right of ways. The cost of this installation will be handled by a grant from the USDA.

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 6/27/2013,

The attached property owners list was prepared by Riverside County GIS,

APN (s) or case numbers CUPO3497R1/CUPO3686 For

Company or Individual's Name Planning Department,

Distance buffered 2400'.

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

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

NAME: Vinnie Nguyen

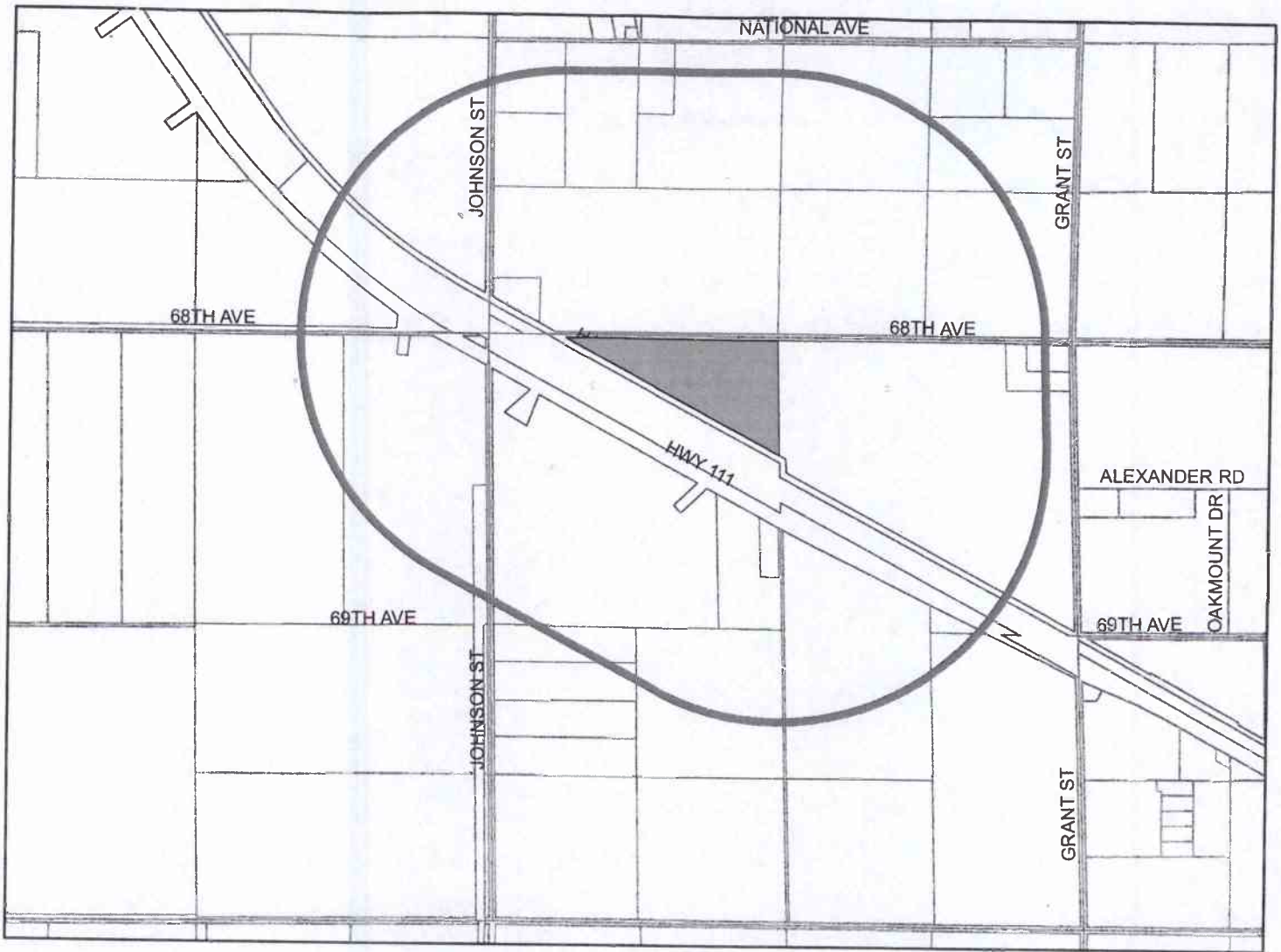
TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

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

CUP03497R1/CUP03686 (2400 feet buffer)



Selected Parcels

- 727-290-011 727-290-012 727-290-016 729-050-001 729-050-017 729-050-018 729-040-004 729-040-005 729-040-006 727-272-026
 727-290-005 727-290-006 729-040-016 729-050-002 729-050-008 729-050-012 729-050-014 729-050-003 729-050-010 729-050-004
 727-290-009 729-050-015 727-290-013 727-290-017 729-050-006 729-050-007 727-290-003 727-290-004 727-271-008 729-050-005
 727-290-001 727-290-002 727-272-011 727-290-015 729-040-015 729-050-023 729-040-017



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: 727271008, APN: 727271008
MULTI NATIONAL INV
4213 ALONZO AVE
ENCINO CA 91316

ASMT: 727290002, APN: 727290002
DAVID LAPENA, ETAL
P O BOX 1437
MECCA CA 92254

ASMT: 727290003, APN: 727290003
LUCY LAPENA
C/O PAUL LAPENA
82940 SANDRA DR
THERMAL CA 92274

ASMT: 727290004, APN: 727290004
MARISELA HERNANDEZ
P O BOX 1516
MECCA CA 92254

ASMT: 727290005, APN: 727290005
CAROLINE NORMAN, ETAL
8665 E DUARTE RD
SAN GABRIEL CA 91775

ASMT: 727290006, APN: 727290006
CAROLINE NORMAN, ETAL
1535 CIRCLE DR
SAN MARINO CA 91108

ASMT: 727290009, APN: 727290009
IGNACIA LUA, ETAL
80094 DURWENT DR
INDIO CA 92203

ASMT: 727290016, APN: 727290016
BELK HOLDINGS
P O BOX 24
COACHELLA CA 92236

ASMT: 727290017, APN: 727290017
IMPERIAL IRRIGATION DIST
P O BOX 937
IMPERIAL CA 92251

ASMT: 729040004, APN: 729040004
BRUCE NOTT
3184 AIRWAY AVE NO J
COSTA MESA CA 92626

ASMT: 729040006, APN: 729040006
BRUCE NOTT
3184 AIRWAY BLDG J
COSTA MESA CA 92626

ASMT: 729040016, APN: 729040016
CVCWD
P O BOX 1058
COACHELLA CA 92236

ASMT: 729040017, APN: 729040017
STATE OF CALIF
STATE OF CALIF
P O BOX 1799
SACRAMENTO CA 95808

ASMT: 729050002, APN: 729050002
DESERT ALLIANCE FOR COMMUNITY EMPOWI
53990 ENTERPRISE WAY NO 1
COACHELLA CA 92236



ASMT: 729050004, APN: 729050004
TRACI LO, ETAL
92255 AVENUE 69
MECCA CA 92254

ASMT: 729050005, APN: 729050005
CYNTHIA BOZICK, ETAL
P O BOX 698
MECCA CA 92254

ASMT: 729050006, APN: 729050006
CLEMENCIA ROOD, ETAL
82270 OCOTILLO AVE
INDIO CA 92201

ASMT: 729050007, APN: 729050007
CLEMENCIA ROOD, ETAL
68025 GRANT ST
MECCA CA 92254

ASMT: 729050010, APN: 729050010
TRACI LO, ETAL
P O BOX 627
MECCA CA 92254

ASMT: 729050014, APN: 729050014
ENTRUST ADMIN
C/O CARL MAGGIO
86705 AVENUE 54 STE A
COACHELLA CA 92236

ASMT: 729050015, APN: 729050015
HEADSTART NURSERY INC
4860 MONTEREY RD
GILROY CA 95020

ASMT: 729050018, APN: 729050018
CHIU HUANG, ETAL
141 CAMPBELL AVE
REDLANDS CA 92373

ASMT: 729050023, APN: 729050023
SOUTHERN PACIFIC TRANSPORTATION CO
SOUTHERN PACIFIC TRANSPORTATION CO
1700 FARNAM ST 10TH FL S
OMAHA NE 68102



Applicant:

DACE
53-990 Enterprise Way
Coachella, CA 92236
92253

Engineer:
Watson & Watson
50-200 Monroe Street
Indio, CA 92201

Coachella Valley Water District
P.O. Box 1058
Coachella, CA 92236

Torres Martinez Indian Band
P.O. Box 1160
Thermal, CA 92274

Caltrans
Dist 8 Planning (MS 725)
464 W. Fourth St., 6th Floor
San Bernardino, CA 92401

Imperial Irrigation District
81600 Avenue 58
La Quinta, CA 92253

4th District Supervisor
Supervisor Benoit
73-710 Fred Waring Drive, Ste. 222
Palm Desert, CA 92260

Sunline Transit Agency
32-205 Harry Oliver Trail
Thousand Palms, CA 92276

EXTRA LABELS



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

MITIGATED NEGATIVE DECLARATION

Project/Case Number: CONDITIONAL USE PERMIT 3497R1 & CONDITIONAL USE PERMIT NO. 3686

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: October 3, 2013

Applicant/Project Sponsor: DACE Date Submitted: June 12, 2012

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# ZEA42609 ZCFG05985

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.

EA42609, CONDITIONAL USE PERMIT NO. 3497R1 & CONDITIONAL USE PERMIT NO. 3686

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)

DACE
Project Applicant

53990 Enterprise Way, Ste. 1 Coachella Valley, CA 92236
Address

South of Avenue 68, north of Hammond Road in Eastern Coachella Valley in the community of Mecca.
Project Location

Farm labor camp for 160 persons (CUP03497R1) and 84 space migrant agricultural worker mobile home park (CUP03686).
Project Description

This is to advise that the Riverside County Board of Supervisors, as the lead agency, has approved the above-referenced project on _____, 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 NOT 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/rj
Revised 8/25/2009
Y:\Planning Case Files-Riverside office\pm36456\NOD Form.docx

Please charge deposit fee case#: ZEA42609 ZCFG05985 .

FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

O* REPRINTED * I1301931

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

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

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

Received from: DESERT ALLIANCE COMM EMPOWERMENT \$2,206.25
paid by: CK 1025
EA42609/CUP03686/CUP03497R1
paid towards: CFG05985 CALIF FISH & GAME - NEG DECL
at parcel: 92125 AVENUE 68 MECC
appl type: CFG1

By _____ Jul 22, 2013 14:04
JCMITCHE posting date Jul 22, 2013

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$2,156.25
658353120100208100	CF&G TRUST: RECORD FEES	\$50.00

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