

**SUBMITTAL TO THE BOARD OF COMMISSIONERS
HOUSING AUTHORITY
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**

627



FROM: Housing Authority

SUBMITTAL DATE:
November 27, 2013

SUBJECT: Second Amendment to the Mountain View Estates Grant Agreement and Project Completion in the Community of Oasis, District 4, [\$16,052,124], 2010 and 2011 Tax Allocation Housing Bond Proceeds

RECOMMENDED MOTION: That the Board of Commissioners:

1. Approve the attached Second Amendment to the Grant Agreement for Mountain View in Oasis by and between the Housing Authority of the County of Riverside and Desert Empire Homes reducing the Grant funding from \$6,500,000 to an amount not to exceed \$6,340,409;
2. Authorize the Chairman to execute the Second Amendment to the Grant Agreement for Mountain View in Oasis; and

(Continued)

Lisa Brandl for
Robert Field
Executive Director
By: Lisa Brandl, Managing Director

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost:	POLICY/CONSENT (per Exec. Office)
COST	\$ 1,866,210	\$ 0	\$ 16,052,124	\$ 0	Consent <input type="checkbox"/> Policy <input checked="" type="checkbox"/>
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0	

SOURCE OF FUNDS: 2010 and 2011 Tax Allocation Housing Bond Proceeds
Budget Adjustment: No
For Fiscal Year: 2013/14

C.E.O. RECOMMENDATION:

APPROVE
BY: *Rohini Dasika*
Rohini Dasika

County Executive Office Signature

MINUTES OF THE HOUSING AUTHORITY BOARD OF COMMISSIONERS

FISCAL PROCEDURES APPROVED
PAUL ANGULO, CPA, AUDITOR-CONTROLLER
BY: *[Signature]* 11/27/13
Departmental Concurrence

FORM APPROVED COUNTY COUNSEL
BY: *[Signature]* 11-25-13
ANITA C. WILLIS
DATE

- A-30
- 4/5 Vote
- Positions Added
- Change Order

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

Housing Authority

FORM 11: Second Amendment to the Mountain View Estates Grant Agreement and Project Completion in the Community of Oasis, District 4, [\$16,052,124] , 2010 and 2011 Tax Allocation Housing Bond Proceeds

DATE: December 5, 2013

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RECOMMENDED MOTION: (Continued)

- 3. Authorize the Executive Director, or designee, to take all necessary steps to implement the attached Second Amendment, included but not limited to, signing subsequent, necessary and relevant documents.

BACKGROUND:

Summary

On April 8, 2008, the former Redevelopment Agency for the County of Riverside approved a Grant Agreement with Desert Empire Homes, a California corporation (Owner) in the amount of \$5,000,000 (Agency Grant) for the development and construction of the first phase of a 398 space mobile home park, Mountain View Estates, in Oasis, CA an unincorporated area of Riverside County. Subsequently, on January 26, 2010, the First Amendment to the Mountain View Estates Grant Agreement (First Amendment) was approved and increased the grant amount by an additional \$1,500,000 to help cover unanticipated costs related to various requests for improvements by project permitting agencies and the former Redevelopment Agency of the County of Riverside.

Pursuant to Assembly Bill x1 26, the redevelopment dissolution bill, the Riverside County Board of Supervisors adopted Resolution No. 2012-035 on January 10, 2012, which designated the Housing Authority of the County of Riverside as the successor agency for the redevelopment housing function. On the same date, the Housing Authority of the County of Riverside Board of Commissioners accepted, via adoption of Resolution No. 2012-001, the responsibility for performing all activities as the successor to the redevelopment housing function. On February 1, 2012, all California redevelopment agencies were eliminated and the Housing Authority of the County of Riverside assumed the redevelopment housing functions of the successor agency.

Currently, there is an unused portion of Agency Grant funds of \$2,025,801.11, as a result of a grant that the project received from the United States Department of Agriculture's Rural Development Water and Waste Disposal Program in the amount \$6,031,000, that includes water and wastewater connection fees for phase I and phase II of Mt. View Estates. The Owner is requesting authorization to reallocate \$1,866,210.11 of the unused Agency Grant funds to pay for additional development costs incurred by the Owner and to make further offsite and onsite improvements to the project that were not initially considered. The proposed Second Amendment to the Mountain View Estates Grant Agreement proposes to approve a budget adjustment that will allow for reimbursement of incurred costs for the project to the Owner and reduce the Agency Grant amount by \$159,591.

Impact on Citizens and Businesses

Approving this item will have a positive impact on the citizens and businesses of the Eastern Coachella Valley; the project construction is expected to generate some temporary part-time construction jobs. Construction work on Harrison Street will potentially cause minor traffic but that will be mitigated by conditions imposed by County Transportation.

(Continued)

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

Housing Authority

FORM 11: Second Amendment to the Mountain View Estates Grant Agreement and Project Completion in the Community of Oasis, District 4, [\$16,052,124] , 2010 and 2011 Tax Allocation Housing Bond Proceeds

DATE: December 5, 2013

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SUPPLEMENTAL:

Additional Fiscal Information

The total Project budget is \$16,052,124. The project budget consists of a \$6,340,409 grant from the former Redevelopment Agency, \$3,005,715 in Owner private funds, \$675,000 grant from Rural Business Enterprise Grant program, and a \$6,031,000 grant from the United States Department of Agriculture's Rural Development Water and Waste Disposal Program that includes water and wastewater connection fees for phase I and phase II of Mt. View Estates.

Contract History and Price Reasonableness

Any cost overruns on the work on Harrison Street will be covered by the Owner as agreed in the attached Second Amendment. Costs for the project are in line with other similar developments.

County Counsel has approved the attached Second Amendment to the Mountain View Estates Grant Agreement. Staff recommends that the Board approve the attached Second Amendment.

Attachment:

Second Amendment to the Mountain View Estates Grant Agreement

1 NO FEE FOR RECORDING PURSUANT
2 TO GOVERNMENT CODE SECTION 6103

3 RECORDING REQUESTED BY AND
4 WHEN RECORDED MAIL TO:

5 Housing Authority
6 of the County of Riverside
7 5555 Arlington Avenue
8 Riverside, CA 92504
9 Attn. Monica Telles

10 SPACE ABOVE THIS LINE FOR RECORDERS USE

11 **SECOND AMENDMENT TO GRANT AGREEMENT FOR**
12 **MOUNTAIN VIEW ESTATES IN OASIS**

13 This Second Amendment is made and entered into this _____ day of
14 2013, by and between the Housing Authority of the County of Riverside, a public entity,
15 corporate and politic, in its capacity as housing successor to the Former Redevelopment
16 Agency for the County of Riverside (“Agency”) and Desert Empire Homes (“Owner”), a
17 California corporation.

18 WITNESSETH:

19 WHEREAS, Agency and Owner entered into an Agreement (the “Agency Grant
20 Agreement”) on April 8, 2008 as evidenced by County of Riverside Assessor, County Clerk &
21 Recorder Documents described and numbered as Grant Agreement 2009-0546732, Covenant
22 Agreement 2009-0546733, Deed of Trust with Assignment of Rents 2009-0546734 and Notice
23 of Affordability 2009-0546735;

24 WHEREAS, the Agency Grant Agreement is for the development and construction of
25 the first phase of Mountain View Estates Mobile Home Park (“Project”) that consists of 181
26 mobile home park spaces for rent including one managers unit out of a total of 398 mobile
27 home park spaces for rent (“Phase One”), in the unincorporated area of the County of
28 Riverside, in the community of Oasis for Very- Low income households;

WHEREAS, under the terms and conditions of the Agency Grant Agreement, Agency
agreed to provide Owner a grant in the amount of \$5,000,000 (“Agency Grant”) in

1 Redevelopment Low- and Moderate-Income Housing Set-Aside Funds (“Agency Funds”);

2 WHEREAS, on January 26, 2010, Agency agreed to amend the Agency Grant
3 Agreement (“First Amendment”) and increase the principal amount of the Agency Grant by
4 \$1,500,000, to cover costs associated with additional designed improvements requested by
5 various permitting agencies;

6 WHEREAS, on December 14, 2010, the Agency entered into an agreement with the
7 Owner for the use of grant funds the Agency applied for and received from the United States
8 Department of Agriculture Rural Business Enterprise Grant (RBEG Agreement) for roadway
9 improvements that included a bridge on Harrison Street (“Harrison Street Improvements”);

10 WHEREAS, the Coachella Valley Water District was successful in applying and
11 receiving a total of \$6,031,000 from the United States Department of Agriculture’s Rural
12 Development Water and Waste Disposal Program (“USDA Funding”) for the offsite
13 construction of a wastewater line and wastewater and water connection fees for the Project;

14 WHEREAS, as a result of receiving the USDA Funding, approximately \$2,025,801.33
15 in Agency Grant funds were not used;

16 WHEREAS, additional offsite improvements to Harrison Street have been required
17 during the development of the Project (“Additional Harrison Street Improvements”) as
18 described herein in Exhibit “A1” by the Riverside County Transportation Department and
19 conditioned to the Project under Conditional Use Permit Case No. 03589;

20 WHEREAS, Owner is requesting that the Agency allow for Additional Harrison Street
21 Improvements and additional improvements to the Project be paid out of Agency Grant funds
22 as described herein in Exhibit “A”;

23 WHEREAS, Owner is requesting reimbursement of development costs that were paid by
24 Owner be paid out of Agency Grant funds, described in Exhibit “A”;

25 WHEREAS, Agency desires to allow the Owner to use \$1,866,210 of the remaining
26 Agency Grant funds so that the Owner can make the additional onsite and offsite improvements
27 allow the reimbursement of costs incurred by the Owner as described herein in Exhibit “A”;

28 WHEREAS, allowing the use of Agency Grant funds to make the additional

1 improvements to the Project will provide an overall benefit to the Project and it's residents; and

2 WHEREAS, the total Agency Grant amount will be decreased from \$6,500,000 to
3 \$6,340,409;

4 NOW, THEREFORE, in consideration of the foregoing, and the promises and mutual
5 covenants and conditions hereinafter set forth, the Agency and Owner do hereby agree as
6 follows:

7 1. Section 1 of the Agency Grant Agreement is deleted and replaced in its entirety
8 with the following:

9 "PURPOSE. The Agency agrees to grant Six Million Three Hundred
10 Forty Thousand Four Hundred Nine Dollars (\$6,340,409) of
11 Redevelopment Low- and Moderate-Income Housing Set-Aside Funds to
12 Owner upon the terms and conditions set forth herein ("Agency Grant").
13 Owner promises and agrees to undertake and assist with the Agency
14 activities by utilizing such Redevelopment Housing Set-Aside Funds as
15 specifically identified in Exhibit "A".

16 In the event there are any cost overruns with the completion of all the work
17 described in the Exhibit "A", Owner shall be responsible to pay for
18 all additional costs. In no event shall the Agency Grant exceed Six
19 Million Three Hundred Forty Thousand Four Hundred Nine
20 Dollars (\$6,340,409)."



21 2. Section 12(a)(v) of the First Amendment is deleted in its entirety and replaced
22 with the following language:

23 "Owner shall maintain a minimum amount of Two Hundred Fifty
24 Thousand Dollars (\$250,000) in the interest bearing escrow account
25 ("Contingency Amount") until:

- 26 a. All work identified in Exhibit "A", has been completed;
- 27 b. A recorded Notice of Completion has been filed;
- 28 c. Ninety days have passed after the recorded Notice of
Completion has been filed and received by the Agency; and

1 d. Owner has received authorization from the Agency for release
2 of the Contingency Amount.”

3 3. Section 12(b)(ii) of the Grant Agreement is deleted in its entirety and replaced
4 with the following language:

5 “The balance of any Owner funds will remain in the interest
6 bearing escrow account until the all work described in Exhibit
7 “A” has been completed and Owner has obtained authorization for
8 release of funds from the Agency.” The Contingency Amount
9 shall be evidenced in the contingency line item identified in
10 Construction Budget Exhibit “G”. Should the Contingency
11 Amount fall below \$250,000 the Owner shall replenish the
12 account immediately with Owner Funds. “

13 4. Section 12(d) of the First Amendment is deleted in its entirety and replaced with
14 the following language:

15 a. “Withholding. Agency will retain 5% of the Agency Grant.
16 Agency shall release final draw down of Agency Grant funds
17 following receipt of all the following documents (“Closing
18 Documents”):

- 19 1) Notice of Completion from the Riverside County
20 Recorder’s Office for all the additional offsite and onsite
21 improvements that the Owner is proposing as described in
22 Exhibit “A”;
- 23 2) All remaining prevailing wage documentation, if any,
24 including, but not limited to, complete certified payrolls,
25 fringe benefit forms, and certificates of authorization and
26 understanding;
- 27 3) Final statement of development costs; and
28 4) Final statement of sources and uses of funds.”

1 Code Section 4450, *et seq.*, Government Code Section 11135, *et seq.*, the Unruh
2 Civil Rights Act, Civil Code Section 51, *et seq.*, and the California Building
3 Standards Code, Health and Safety Code Section 18900, *et seq.*

4 Labor Code Section 1720(b)(3) treats work performed under contract with
5 certain public entities as a “public work” where the work is paid for in whole or
6 in part with public funds, which payment may be accomplished by a transfer of
7 an asset of value for less than a fair market value price.

8 Further, the Owner agree that all public works (as defined in California Labor
9 Code Section 1720) performed pursuant to this Second Amendment (the
10 “work”), if any and as applicable (as determined by Owner and its legal counsel
11 or as determined, opined, or ordered by the State Department of Industrial
12 Relations (DIR),) shall comply with the requirements of California Labor Code
13 Sections 1770, *et seq.* In all bid specifications, contracts and subcontracts for
14 the work, Owner (or its general contractor) shall obtain the general prevailing
15 rate of per diem wages and the general prevailing rate for holiday and overtime
16 work in this locality for each craft, classification or type of worker needed to
17 perform the work, and shall include such rates in the bid specifications, contract
18 or subcontract. Such bid specifications, contract or subcontract must contain
19 the following provision:

- 20 i. It shall be mandatory for the Owner to pay not less than the said
21 prevailing rate of wages to all workers employed by the Owner
22 or its contractor in the execution of the proposed improvements
23 described in Exhibit “A”. The Owner expressly agrees to
24 comply with the penalty provisions of California Labor Code
25 Section 1775 and the payroll record keeping requirements of
26 California Labor Code Section 1771.

27 The Owner does hereby and shall indemnify and hold each of Agency and
28 County harmless from and against any and all claims, demands, causes of

1 action, obligations, damages, liabilities, costs and expenses, including
2 reasonable attorneys' fees, that may be asserted against or incurred by Agency
3 and/or County with respect to or in any way arising from Owner's and Owners'
4 compliance with or failure to comply with applicable laws, including all
5 applicable federal and state labor standards including without limitation the
6 requirements of Labor Code Section 1720.

7 ii. The Owner shall hire a qualified consultant, approved by the
8 Agency, to monitor prevailing wages and maintain compliance
9 with State Laws and requirements relating to
10 prevailing wages. The consultant will be required to
11 submit certified payrolls to the Agency on a biweekly basis for
12 the duration of the Harrison Street Improvements and the
13 construction of the maintenance shop.”



- 14 10. This Second Amendment, the First Amendment and Agency Grant Agreement
15 set forth and contain the entire understanding and agreement of the parties
16 hereto. There are no oral or written representations, understandings, or ancillary
17 covenants, undertakings or agreements, which are not contained or expressly
18 referred to within this Second Amendment, First Amendment or Agency Grant
19 Agreement.
- 20 11. All other terms and conditions of the Agency Grant Agreement remain
21 unmodified and in full force and effect.
- 22 12. This Second Amendment may be signed by the different parties hereto in
23 counterparts, each of which shall be an original but all of which together shall
24 constitute one and the same agreement.
- 25 13. The effective date of this Second Amendment is the date the parties execute the
26 Second Amendment. If the parties execute the Second Amendment on more than
27 one date, then the last date the Second Amendment is executed by a party shall
28 be the effective date.

(END OF AMENDMENT)

1 IN WITNESS WHEREOF, Agency and Owner have executed this Second Amendment as of
2 the date first above written.

3
4
5 HOUSING AUTHORITY
OF THE COUNTY OF RIVERSIDE

DESERT EMPIRE HOMES,
a California corporation

6
7 By: _____
8 JOHN J BENOIT
Chairman, Board of Directors

By:  _____
ROBERT B. MELKESIAN
Chief Executive Officer

9
10
11 ATTEST:

12 KECIA HARPER-IHEM
13 Clerk of the Board

14 By: _____
15 Deputy

16 APPROVED AS TO FORM:

17 PAMELA J. WALLS
18 County Counsel

19
20 By:  _____
21 Anita C. Willis, Assistant County Counsel

CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

STATE OF CALIFORNIA }

COUNTY OF Riverside }

On November 21, 2013, before me, Rebecca M. Venuti, Notary Public

Date Here Insert Name and Title of the Officer

personally appeared Robert B. Melkesiak

Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity (ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature Rebecca Venuti

Place Notary Seal Above

Signature of Notary Public

Exhibit "A"

Developer: Desert Empire Home
Address: 68-800 Harrison Street, Oasis, CA 92274
Project Title: Mountain View Estates Mobile Home Park
Location: Approximately 50 acres of vacant land situated south of 66th Avenue, north of 70th Avenue, west of Polk Street and on the east side of Harrison Street in the unincorporated area of the County in the community of Oasis. The Assessor's Parcel Numbers are 751-280-016 and 751-280-017.

Scope of Development:

Desert Empire Homes, a California corporation Owner will utilize \$6,340,409 in Redevelopment Low- and Moderate –Income Hosing Set-Aside Funds ("Agency Funds") for the construction of a mobile home park with spaces for rent to mobile home owners ("Project"). The Owner shall entitle the Project site for the development of a mobile home park with 398 spaces in the community of Oasis located in the unincorporated area of the County of Riverside. The Owner proposes to build the Project in two phases. The first phase will be 181 spaces including 1 managers unit and the balance of the spaces will be constructed in the second phase. The Project will consist of 3,400 square foot lot sizes, uniform fencing and will accommodate mobile homes on permanent foundation.

Fleetwood manufactured homes along with other trade named mobile homes approved by the Agency will be offered to residents of the Project. The mobile homes will vary from approximately 1000 square feet to 1,306 square feet in size. Each mobile home space will accommodate a parking area for two standard automobiles under an awning on a slab of cement and a small patio area.

The residents of Mountain Vista Estates will have access to a 6,000 square foot community building that will include a community meeting room and a computer lab that will provide the residents of the community and their children with after-school tutoring activities. The community center will provide a minimum of ten (10) computers and printers for the residents for the first year of operation to utilize with internet access capabilities and the building will be equipped with fiber optics and technology that will allow wireless internet access to the residents of the community. An additional ten (10) computers will be added at the third year of operation. The Owner will provide sufficient staffing to provide the residents of the community the opportunity to access the amenities and services that are proposed. The after-school tutoring and mentoring activities will be funded by the Owner with a minimum contribution of \$30,000 for the first year and \$20,000 per year for the next subsequent four (4) years commencing twenty four months after Certificate of Occupancy is received. Additionally, Owner shall build the community center in accordance with Riverside County Office of Education ("RCOE") and Coachella Valley Unified School District ("CVUSD") requirements to accommodate day care services for Project residents. The child care services will be provided and managed by RCOE and CVUSD. Other on-site amenities include a water feature for children, a soccer field, a laundry facility, large green areas for the enjoyment of the residents and a managers unit. Added

Project modifications include a newly imposed roadway upgrade that includes a bridge on Harrison Street, not previously listed as a condition of approval and the relocation of a 36" irrigation line required by the Coachella Valley Water District. The second phase of the Project is not part of this Agreement.

Owner agrees to reserve ninety (90) units ("Assisted Units") for very low-income households whose incomes do not exceed fifty percent (50%) of the area median income for the County, adjusted by family size at the time of occupancy, as defined by California Health and Safety Code Sections 50079.5 and 50105.

Additional Improvements:

Owner proposes the construction of a 9,000 square foot maintenance shop that will include an office for maintenance personnel and an area to store and maintain equipment required to sustain the Project. Plans and specifications are included herein as Revised Exhibit "A3". Additionally, the Owner is proposing additional street improvement to Harrison Street as required by the Riverside County Transportation and Land Management Agency during the course of the development of the Project, which is subject to review by the Transportation Department. Contract, plans and specifications are included herein as Revised Exhibit "A2".

Previously Approved Permanent Sources and Uses of Fund:

Sources:

Redevelopment Agency for the County of Riverside - Construction and Development Grant	\$	6,500,000
Private Funds	\$	3,005,715
USDA RBEG Funds	\$	<u>675,000</u>
Total Sources	\$	10,180,715

Uses:

Harrison Street Upgrade	\$	675,000
Water Connection Fees/Supplemental Imported Water/ On-site Water/ Water Meters	\$	1,369,327
On-site Sewer/Sewer Connection Fees	\$	1,063,095
Irrigation Realignment	\$	356,000
Street Paving	\$	543,000
Imperial Irrigation District-Electrical	\$	728,000
Community Building/Playground	\$	1,192,785
Perimeter Fencing	\$	193,600
Interior Fencing	\$	504,193
Landscaping	\$	300,000
MSHP Fees	\$	250,000
Building & Construction Fees (CUP, Harrison, Building/Grading Permits)	\$	100,000
Engineering	\$	585,000
Clearing and Demo Work	\$	160,000
Offsite Water and Sewer	\$	1,049,500
Grading	\$	150,000
Onsite Curb	\$	120,000
Telephone	\$	54,000
Insurance	\$	65,000
Contingency	\$	<u>722,215</u>
Total Uses	\$	10,180,715

Proposed Project Permanent Sources and Uses of Fund:

Sources:

Redevelopment Agency for the County of Riverside- Construction and Development Grant	\$	6,500,000
Private Funds	\$	3,005,715
USDA RBEG Funds	\$	<u>675,000</u>
Total Sources	\$	10,180,715

Uses:

Revised CUP	\$	50,000
Permit-Harrison	\$	25,000
Building Permit Fees	\$	20,000
Grading Permit Fees	\$	5,000
Clear and Demo	\$	160,000
Grading	\$	153,361.46
On Site Curbs	\$	151,291.84
Telephone	\$	54,000
Engineering Consulting	\$	547,630
Engineering Staking	\$	58,097.50
Insurance	\$	69,690.41
Off Site Water	\$	46,556
Off Site Sewer	\$	53,293.58
Irrigation Realignment	\$	8,636.57
Onsite Water	\$	158,953.31
Water Meter	\$	312.50
Onsite Sewer	\$	324,801.95
Electrical/IID	\$	289,791.55
Computer Room	\$	185,365.41
Landscaping	\$	87,359.74
Fencing Perimeter	\$	25,644
Paving	\$	58,851.76
Escrow Fees	\$	1,500
Misc Playground	\$	45,990.78
Harrison Upgrade	\$	0
Desert Rec Fees	\$	141,690
Contingency	\$	282,896.64
Harrison Upgrade RBEG	\$	675,000
Water Connection Fees-WSBFC	\$	30,706.86
Supplemental Imported Water	\$	0
Sewer Connection Fees	\$	0
Street Paving	\$	540,274.97

Irrigation Realignment	\$	355,460
Onsite Water	\$	492,687.50
Water Meter	\$	98,703
Onsite Sewer	\$	19,796.51
Electrical-IID	\$	515,915.94
Computer Room	\$	835,301.71
Misc Playground	\$	278,106.89
Landscaping	\$	254,678.72
Fencing Perimeter	\$	167,956
Interior Fencing	\$	504,193
MSHP Fees	\$	225,720
Offsite Sewer	\$	223,253
Desert Rec Fees	\$	256,458.90
Developer Fee	\$	75,000
Driveways	\$	348,425
Landscape (Palms)	\$	337,000
New Harrison Street Upgrade	\$	790,287
Shop	\$	<u>150,075</u>
Total Uses	\$	10,180,715

IMPLEMENTATION SCHEDULE

Milestone	Completion Date
1. Escrow Account Established	November 30, 2009
2. All Building Permits Pulled	November 30, 2009
3. Onsite Curb	November 30, 2009
4. Relocation of Irrigation Line	December 31, 2009
5. Off-site Sewer	January 31, 2010
6. Harrison Street Improvements-(additional)	April 30, 2014
7. On-site Water and Meters	February 28, 2010
8. Electrical and Telephone	February 28, 2010
9. Paving	March 31, 2010
10. Community Building and Playground	May 31, 2010
11. Fencing	May 31, 2010
12. CVWD and MSHCP Fees	May 31, 2010
13. Certificate of Occupancy	May 31, 2010
14. Submission of Final actual Project costs and Sources and Uses of Funds	December 31, 2010
15. Submission of income & ethnic characteristics report	December 31, 2010

DOCUMENT SUBMISSION SCHEDULE

1. Activities Reporting	Monthly, due by the 25 th of each month
2. Liability and Certificate of Workers' Compensation Insurance for	At the execution of this Agreement. Copies of Certificates must be filed and up-to-date throughout the course of the Project with the Agency additionally insured.
3. Project Site Photos	Bimonthly, due by the 5 th of each month
4. Notice of Completion	End of Construction
5. Certificate of Occupancy	End of construction
6. Tenant Checklist Reporting	Close of Project; and Semi-Annually-- Sept 30th & March 31st
7. Project Completion Report	Close of Project
8. Final Development Cost - Sources and Uses	Close of Project
9. Final Cost Certification by CPA	Close of Project and Audits Completed
10. Final 15/30 Year Cash Flow Projection	Close of Project
11. Management Plan	Marketing Stage
12. Copy of Lease Agreement	Marketing Stage
13. Flyers, Community Contacts, Outreach, Press Releases, Grand Opening info	Marketing Stage
14. Project Operating Budget	Annual submission
15. Audited Yearly Income Expense Report for the Project	Annual submission

Exhibit "A1"

05/21/08
13:27

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 1

CONDITIONAL USE PERMIT Case #: CUP03589

Parcel: 751-280-017

5. DRT CORRECTIONS REQUIRED

PLANNING DEPARTMENT

5.PLANNING. 1 DRT- cultural resource study REQUIRED

A Phase I cultural Resources study is required for this project. Applicant must bring 2001 report current to include scoping and sacred lands search.

5.PLANNING. 2 DRT*- PROJECT DESIGN & INFO. REQUIRED

PRIOR TO SCHEDULING THIS PROJECT FOR A PUBLIC HEARING, THE FOLLOWING INFORMATION AND DESIGN ISSUES SHALL BE SUBMITTED TO AND APPROVED BY THE PLANNING DEPARTMENT:

1) Building elevations: Provide elevations with height of buildings clearly shown. What are the size in square feet of the proposed buildings. Include both one and two story areas in size calculations.

2) Site plan design (provide amended site plan 30 folded copies and CD copy): Provide an emergency access at a minimum width of 24 feet between CUP3338 and CUP3589 along the two MH parks mutual boundary (there appears to be an existing access stub out in CUP3338 for CUP3589 to connect to). Adjust location of stormwater basins and mobilehome spaces within CUP3589 accordingly in a logical manner.

Playground 0.53 acre area should be redesigned to open this area up more to views of adjacent roadways within the MH park. Relocate the basketball court currently shown at Park D to a centrally located park such as Park A.

Spaces 359 and 360 appear too close to Harrison Street and should be moved away from that street.

Label all areas as to use, such as "open space - landscaping" or "recreational area", etc. The strip of land along Harrison Street is not clearly labeled. The circular area near front is not labeled (assumed to be "open space - landscaping"). Abbreviation "LS" is not defined.

Provide concept wall design and elevation along with preliminary planting plan.

GRADING PLAN: The earthwork quantities between grading plan (150,000 cy) and site plan (60,000 cy) do not match. Provide correct information. All grading is assumed to be balanced and no import or export is proposed.

ORIGINAL CONDITIONS OF APPROVAL

CONDITIONAL USE PERMIT Case #: CUP03589

Parcel: 751-280-017

5. DRT CORRECTIONS REQUIRED

5.PLANNING. 2 DRT*- PROJECT DESIGN & INFO. (cont.) REQUIRED

Additional laundry facility is needed to serve the development.

5.PLANNING. 3 DRT*- NOTIFICATION LABELS REQUIRED

PRIOR TO SCHEDULING OF THIS APPLICATION FOR A PUBLIC HEARING, THE FOLLOWING MATERIALS SHALL BE SUBMITTED TO AND APPROVED BY THE PLANNING DEPARTMENT:

Surrounding property owners notification labels: THREE identical packages to be inserted in separate 9 1/2" x 12 1/2" manilla envelopes. These envelopes shall indicate the case number and the words "Labels", and each shall contain: (A) One typed set of gummed labels indicating all property owner's names and mailing addresses that are within a 600 foot radius of the exterior of the project property boundary and all contiguously owned property (but not less than 25 individual, non-duplicated, property owners within a 2400 foot radius); (B) a photocopy of the above labels; (C) one label each for applicant/landowner and any representatives or civil engineers needed by the applicant to be ready to attend the public hearing, also include the local school district and city in whose sphere of influence the project may be located; (D) a certification that the above list is complete and accurate as shown on the latest equalized assessment roll and any updates thereof; (E) an exhibit map showing all parcels within the required radius of notification with the printed names of the property owners related to their respective parcel. Should the project involve off-site street or other improvements (such as sewer line extentions), provide within each package a set of self-sticking labels indicating the names and mailing addresses of the owners of all property located adjacent to the proposed off-site improvement/alignment.

Submitted labels which are not used and become older than six (6) months shall be required to be replaced with updated labels or re-certified that the existing labels on file reflecte the latest equalized assessment roll maintained by the County Assessor.

5.PLANNING. 4 DRT*- GEOLOGIC SPECIAL REPTS. REQUIRED

PRIOR TO SCHEDULING OF THIS APPLICATION FOR A PUBLIC HEARING/ACTION, THE FOLLOWING SPECIAL EOLOGIC STUDIES SHALL

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5. DRT CORRECTIONS REQUIRED

5.PLANNING. 4 DRT*- GEOLOGIC SPECIAL REPTS. (cont.) REQUIRED

BE SUBMITTED TO AND APPROVED BY THE PLANNING DEPARTMENT:

XXX UNLESS WAIVED BY THE COUNTY GEOLOGIST, a liquefaction report to determine the seismic hazard of liquefaction. The report shall be required to be reviewed and approved by the County Engineering Geologist prior to scheduling the case to a public hearing. Please coordinate this report directly with the County Engineering Geologist, reached at (951) 955-6863 or (951) 955-3211, with regards to the proper methodology and the report submission requirements (including additional review fees and numbers of report copies to submit).

___) A geotechnical investigation to address, but not necessarily limited to, slope stability, rock fall hazards, collapsible or expansive soils, wind erosion and groundshaking. The report shall be required to be reviewed and approved by the County Engineering Geologist prior to scheduling this case for a public hearing. Please coordinate this report directly with the County Engineering Geologist, reached at (951) 955-6863 or (951) 955-3211, with regards to proper methodology and report submission requirements (including additional review fees and number of report copies to submit).

5.PLANNING. 5 DRT*- ARCHITECTURAL INFO. REQUIRED

PRIOR TO SCHEDULING OF THIS APPLICATION FOR A PUBLIC HEARING/ACTION, THE FOLLOWING ARCHITECTURAL INFORMATION SHALL BE SUBMITTED TO AND APPROVED BY THE PLANNING DEPARTMENT:

XXX Provide one copy of the architectural elevations colored to represent the selected color combinations. Provide written color and material descriptions on the colored elevation sheets. Provide 15 copies of glossy photographic prints (size 8"x10") of the colored elevation sheets for permanent filing, hearing body review and agency distribution. All writing must be legible.

5.PLANNING. 6 DRT*- REDUCTIONS/TRANSPARENCY REQUIRED

PRIOR TO SCHEDULING OF THIS APPLICATION FOR A PUBLIC HEARING/ACTION, THE FOLLOWING MATERIALS SHALL BE SUBMITTED TO AND APPROVED BY THE PLANNING DEPARTMENT:

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5. DRT CORRECTIONS REQUIRED

5.PLANNING. 6 DRT*- REDUCTIONS/TRANSPARENCY (cont.) REQUIRED

Provide an 8 1/2" x 11" black/white reduction and clear transparency of the site plan or tentative map. If elevation and floor plan sheets have been submitted, provide reductions/transparencies of each sheet as well.

Any amended exhibits/maps which may be necessary through the development review process will require the submission of similar reductions and transparencies with the required number of folded blue-line copies.

5.PLANNING. 7 DRT*- FISH & GAME FEES REQUIRED

PRIOR TO SCHEDULING THIS APPLICATION FOR A PUBLIC HEARING, THE FOLLOWING FEES SHALL BE PAID AT THE TLMA PUBLIC INFORMATION COUNTER:

Fish and Game fees pursuant to Section 711.4 of the Fish and Game Code. Make check payable to "County of Riverside" in the amount of, as applicable, \$2606.75 for EIR (\$2670.75 total with \$64 County Clerk filing fee + \$2606.75 to Fish & Game) or \$1876.75 for negative declaration (\$1940.75 total with County Clerk filing fee + \$1876.75 to Fish & Game). The \$64 County Clerk fee is to provide for the CEQA filing requirements of the Riverside County Clerk and should have been collected at time of initial application submittal (please advise staff if not paid at time of initial submittal - you must have separate trust account receipt--PLEASE NOTE these fees were increased by state law effective January 1, 2008). The ADDITIONAL fees above \$64 will be determined based on the CEQA environmental determinations for the project. All projects must make payment of balance (either \$2606.75 or \$1876.75 prior to scheduling the project for a public hearing).

5.PLANNING. 8 DRT*- HYDROLOGY REPT.-DESERT REQUIRED

PRIOR TO SCHEDULING OF THIS APPLICATION FOR A PUBLIC HEARING, THE FOLLOWING SPECIAL STUDY SHALL BE SUBMITTED TO AND APPROVED BY THE PLANNING DEPARTMENT AND THE INDICATED OTHER DEPARTMENTS:

UNLESS WAIVED BY THE BUILDING & SAFETY DEPARTMENT'S GRADING DIVISION or TRANSPORTATION DEPARTMENT, a hydrology and drainage report, including preliminary on-site grading plans showing cut/fill estimates, prepared by a California registered civil engineer. The report shall address

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5. DRT CORRECTIONS REQUIRED

5.PLANNING. 8 DRT*- HYDROLOGY REPT.-DESERT (cont.) REQUIRED

grading, drainage and flood control requirements of Ordinance No. 460. The report shall provide appropriate hydrologic calculations including storms up to a 100 year, 24 hour event, and describe and illustrate all facilities and methods for flood protection. All increases in runoff shall be retained on site unless clearance is obtained from the Transportation Department to use streets or off site drainage easements are proposed (if off site drainage easements are proposed, the locations and extent of such easements and whether or not adjoining property owners agree to such easements shall be submitted). All off site stormwaters tributary to the property shall be accepted and conveyed through the property with a minimal off site stormwater diversion or concentration as determined by good engineering practice. Methods of maintenance and operation of stormwater drainage facilities shall be proposed, such as a property owners association, and an analysis shall be provided as to whether such facilities pose any danger to surrounding properties due to a failure to maintain them. Please submit three (3) copies of the report and associated plans to the Transportation Department, Desert office, reached at 760-863-8267, and one (1) copy to the Grading Section of the Department of Building and Safety, reached at 760-863-8271, and one (1) copy to the Planning Department, reached at 760-863-8277. The Transportation Department shall review and approve the report in advance of the Planning Department scheduling of this case for hearing. Additional review and approval of this drainage and hydrology report may be required by the Coachella Valley Water District, reached at 760-398-2651 should the project lie within a FEMA flood plain or within a special drainage area.

5.PLANNING. 9 DRT*- LOCATION OF TILE DRAINS REQUIRED

PRIOR TO FURTHER ACTION OR SCHEDULING OF THIS CASE FOR A PUBLIC HEARING, THE FOLLOWING INFORMATION SHALL BE SUBMITTED TO AND APPROVED BY THE PLANNING DEPARTMENT:

Provide a scaled exhibit (two copies) or amended tentative map (25 folded copies) or amended site plan (25 folded copies), depending on the need for this information by departments or commissions beyond Planning Department staff, showing the location of all underground tile drains within this property. Contact the Coachella Valley Water District for this information, reached at 760-398-2651. If

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5. DRT CORRECTIONS REQUIRED

5.PLANNING. 9 DRT*- LOCATION OF TILE DRAINS (cont.) REQUIRED

none exist, provide a clearance from the district to that effect.

If underground tile drains exist, what will be the impact of such drains to the proposed development? Who is the responsible maintenance entity or person for the drains? Are the drains addressed in any liquefaction report required for this case application?

5.PLANNING. 10 DRT*- NOISE STUDY (IMPACTED) REQUIRED

PRIOR TO SCHEDULING OF THIS APPLICATION FOR A PUBLIC HEARING OR ADMINISTRATIVE ACTION, THE FOLLOWING SPECIAL STUDY SHALL BE SUBMITTED TO AND APPROVED BY THE PLANNING DEPARTMENT:

An accoustical study performed by a qualified acoustical engineer or specialist outlining methods by which interior sound levels within the building(s) intended for human occupancy may be mitigated from noise levels of 45 db(A) LEQ and greater, and addressing impacts created by this development to residential and other noise sensitive land uses in the vicinity. The study shall address the Riverside County Integrated Project (RCIP) noise policies and the requirements of the public health department for noise impacts. If the project is within a half mile of a railroad or other source of groundborne vibration or groundborne noise, the acoustical study shall address this potential impact. The accoustial study shall be submitted to the Office of Industrial Hygiene, Health Services Agency, for review and approval prior to Planning Department approval (the applicant may be assessed review fees by that Office for its review separate from fees submitted to the Planning Department). Please contact the Office of Industrial Hygiene at (951) 358-5050 prior to commencement of the study for approval of appropriate methodology. Please submit to the Planning Department TWO (2) copies of the report approved by the Office of Industrial Hygiene.

5.PLANNING. 12 DRT*- DESERT COMMUNITY COUNCIL REQUIRED

The land developer and/or applicant is informed by this note that the project area of this application is within

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5. DRT CORRECTIONS REQUIRED

5.PLANNING. 12 DRT*- DESERT COMMUNITY COUNCIL (cont.) REQUIRED

the designated boundaries of the Oasis Community Council. There are a number of community councils throughout the eastern portion of Riverside County, appointed by the Board of Supervisors. The Board of Supervisors established community councils to provide representation from defined geographic unincorporated areas and for the councils to provide advice to the county on a variety of matters pertaining to the particular community. For more information on the various community councils, see web site www.rivco4.org under Fourth District Communities.

The land developer and/or applicant should contact the community council indicated above and be prepared to attend a meeting of the council to present the project to them. Planning Department staff has forwarded a copy of the project plans to the council, however, the Planning Department is not staff to the council and does not prepare meeting agendas or make arrangements for the council. The land developer and/or applicant should contact staff to obtain contact information for the community council and make all follow up arrangements.

5.PLANNING. 13 DRT*- USE CONCEPT PLANTING PLN REQUIRED

Prior to scheduling this case for a public hearing, the following shall be submitted to and approved by the Planning Department:

Provide 15 folded copies at a minimum of 24" x 36" sheets at 20 scale, that include a title block, north arrow, limit of work lines, hardscape features, graphic scale, and street names, etc. Plan shall clearly depict concept designs for the expected future final landscaping, irrigation, shading, lighting and parking plan (the final planting and irrigation plans would normally be submitted as a minor plot plan and approved prior to the issuance of building permits). For basic guidance, please review Section 18.12, Sections 19.300 through 19.304 of Ordinance No. 348, Ordinance No. 859 (as adopted and any amendments thereto), and the Riverside County Guide to California Friendly Landscaping. No irrigation system information is required but the plan shall include an estimated annual water use calculation for irrigation on the project. Conceptual plan shall also provide information on the size, number, genus, species, common name, spacing, plant factor, size, and symbol of trees, bushes and groundcover

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5. DRT CORRECTIONS REQUIRED

5.PLANNING. 13 DRT*- USE CONCEPT PLANTING PLN (cont.) REQUIRED

to be provided within landscaped areas and in other open space areas within the project. Groundcovers should be described, including the areas devoted to living groundcovers. All plants must be selected from the Riverside County California Friendly Plant List. Water efficient planting materials shall be encouraged. Special features, such as rockwork, fencing, water features, recreational trails, and uses shall be identified.

Planting plans shall consider existing landscaping on adjacent and nearby properties and provide a logical transition to the on-site landscaping concepts with designs to prevent abrupt contrasts between properties.

If impacts to on-site or nearby biological resources require special treatments, the planting plans shall be reviewed and approved by a professional biologist from the County's official list.

If the project is in the Coachella Valley, the landscape architect shall coordinate with the Riverside County Agricultural Commissioner's for a current list of quarantine plant materials. The number for the Agricultural Commissioner's office is 760-863-8291.

The planting plan shall be prepared in a professional manner by a California Licensed Landscape Architect.

5.PLANNING. 14 DRT*- OFF-SITE IMPROVEMENTS REQUIRED

PRIOR TO SCHEDULING THIS CASE FOR A PUBLIC HEARING, THE FOLLOWING INFORMATION SHALL BE SUBMITTED TO AND APPROVED BY THE PLANNING DEPARTMENT:

Provide a list of all off-site improvements where extension to the project site are needed. This list shall include:

- domestic water
- sewer lines
- electrical power lines, substations
- gas?
- TV cable?
- telephone?
- street access?

Provide a map showing route through which each off-site

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5. DRT CORRECTIONS REQUIRED

5.PLANNING. 14 DRT*- OFF-SITE IMPROVEMENTS (cont.) REQUIRED

utility improvement will follow to reach the project site.

Provide evidence of available street right-of-way or utility easement. If recorded easement is to be proposed for access, provide a copy of the recorded document.

Provide time estimate for installation and completion of off-site improvements.

Provide information on any county or governmental funding associated with installation of off-site improvements.

Will any off-site improvements cross Indian tribal reservations or similar lands? What clearances will be necessary to accomplish this? Provide evidence of any communication with tribal authorities or BIA. Will any NEPA or federal approvals be required for this access?

TRANS DEPARTMENT

5.TRANS. 1 DRT - TRAFFIC STUDY REQUIRED REQUIRED

A Traffic study is required for this project. For specific requirements contact Kevin Tsang at (951) 955-6828.

5.TRANS. 2 DRT - HYDROLOGY STUDY REQUIRED REQUIRED

A Hydrology study is required for this project. For specific requirements contact Majeed Farshad at (760) 863-7045.

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 USE* - PROJECT DESCRIPTION DRAFT

The use hereby permitted is for a migrant agricultural worker mobilehome park with accessory recreational and open space facilities located within Assessors Parcel Numbers

10. EVERY. 2 USE* - HOLD HARMLESS DRAFT

The applicant/permittee or any successor-in-interest shall defend, indemnify, and hold harmless the County of

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10. GENERAL CONDITIONS

10. EVERY. 2 USE* - HOLD HARMLESS (cont.) DRAFT

Riverside (COUNTY) its agents, officers, or employees from any claim, action, or proceeding against the COUNTY, its agents, officers, or employees to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning _____. The COUNTY will promptly notify the applicant/permittee of any such claim, action, or proceeding against the COUNTY and will cooperate fully in the defense. If the COUNTY fails to promptly notify the applicant/permittee of any such claim, action, or proceeding or fails to cooperate fully in the defense, the applicant/permittee shall not, thereafter, be responsible to defend, indemnify, or hold harmless the COUNTY.

10. EVERY. 3 USE* - DEFINITIONS DRAFT

The words identified in the following list that appear in all capitals in the attached conditions of [Plot Plan] [Conditional Use Permit] [Public Use Permit] No. ____ shall be henceforth defined as follows:

APPROVED EXHIBIT A = [Plot Plan] [Conditional Use Permit] [Public Use Permit] No. ____, Exhibit A, Amended No. __, dated ____.

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

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

BS GRADE DEPARTMENT

10.BS GRADE. 1 USE* -PM10 PLAN REQUIRED DRAFT

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".

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10. GENERAL CONDITIONS

10.BS GRADE. 1 USE* -PM10 PLAN REQUIRED (cont.) DRAFT

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

10.BS GRADE. 2 USE*TRANS & CVWD REVIEW REQ'D DRAFT

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

E HEALTH DEPARTMENT

10.E HEALTH. 1 USE - RETENTION BASINS RECOMMND

Retention basins shall be designed and maintained so as not to be breeding sources for vortors of disease. There is shallow groundwater historically in this area.

FIRE DEPARTMENT

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

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

10.FIRE. 2 USE -#23-MIN REQ FIRE FLOW RECOMMND

Minimum required fire flow shall be 1500 GPM for a 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 V-N construction per the 2001 CBC and Building(s) having a fire sprinkler system.

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10. GENERAL CONDITIONS

10.FIRE. 3 USE-#76-STANDARD FH 330/165 RECOMMND

Approved standard fire hydrants (6"x4"x2 1/2") shall be located at alternate street intersections and spaced not more than 330 feet apart in any direction with no portion of any lot frontage more than 165 feet from a fire hydrant. The water main(s) shall be a minimum 6" diameter. Fire flow shall be 500 GPM for a 2 hour duration at 20 PSI residual operating pressure.

10.FIRE. 4 USE-#31-ON/OFF NOT LOOPED HYD RECOMMND

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

10.FIRE. 5 USE-#89-RAPID HAZMAT BOX RECOMMND

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

10.FIRE. 6 USE-#25-GATE ENTRANCES RECOMMND

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

PLANNING DEPARTMENT

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

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

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

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10. GENERAL CONDITIONS

10.PLANNING. 2 USE - FEES FOR REVIEW DRAFT

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

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

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

10.PLANNING. 4 USE*- COLORS & MATERIALS DRAFT

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

10.PLANNING. 5 USE - LAND DIVISION REQUIRED DRAFT

Prior to the sale of any individual mobile home space or internal 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. 6 USE - PERMIT SIGNS SEPARATELY DRAFT

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

10.PLANNING. 7 USE - PHASE BY NEW PERMIT DRAFT

Construction of this project may be done progressively in phases provided a plan is submitted with appropriate fees to the Planning Department and approved prior to issuance of any building permits. Phasing approval shall not apply to the requirements of any agency other than the Planning Department unless so indicated by the affected agency.

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10. GENERAL CONDITIONS

10.PLANNING. 8 USE - LANDSCAPE MAINTENANCE DRAFT

Landscape planting within ten (10) feet of an entry or exit driveway shall not be permitted to grow higher than thirty (30) inches and no trees shall be planted within 10 feet of driveways, alleys, or street intersections.

10.PLANNING. 9 USE - SITE MAINTENANCE DRAFT

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. 10 USE - MAINTAIN FLOOD FACILITY DRAFT

The permit holder shall at all times maintain any and all required stormwater, flood control and drainage facilities in a safe condition, in good repair and in a manner capable of being operated as designed.

10.PLANNING. 11 USE*- MAINTAIN LICENSING DRAFT

At all times during the conduct of the permitted use the permittee shall maintain and keep in effect valid licensing approval from _____, or equivalent agency as provided by law. Should such licensing be denied, expire or lapse at any time in the future, this permit shall become null and void.

10.PLANNING. 12 USE - EXTERIOR NOISE LEVELS DRAFT

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 :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.

10.PLANNING. 13 USE - NOISE MONITORING REPORTS DRAFT

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.

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10. GENERAL CONDITIONS

10.PLANNING. 13 USE - NOISE MONITORING REPORTS (cont.) DRAFT

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. 14 USE - AGRICULTURE CODES DRAFT

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

10.PLANNING. 15 USE*- NO EA FOR GRADING DRAFT

No environmental assessment for grading within the project boundaries shall be required provided such grading substantially conforms to the grading plan submitted as APPROVED EXHIBIT A, and does not significantly exceed ___ cubic yards of cut and ___ cubic yards of fill.

10.PLANNING. 16 USE - PREVENT DUST & BLOWSAND DRAFT

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

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10. GENERAL CONDITIONS

10.PLANNING. 16 USE - PREVENT DUST & BLOWSAND (cont.) DRAFT

State air quality management authorities.

10.PLANNING. 17 USE - CAUSES FOR REVOCATION DRAFT

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. 18 USE - CEASED OPERATIONS DRAFT

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

10.PLANNING. 19 USE - MT PALOMAR LIGHTING AREA DRAFT

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

10.PLANNING. 20 USE - COMPLY WITH NPDES DRAFT

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

10.PLANNING. 21 USE*- MAXIMUM DWELLING UNITS DRAFT

A maximum of ___ mobilehome or manufactured dwelling unit spaces are approved by this permit intended to be occupied by migrant agricultural workers as defined by Section 21.51d of Ordinance No. 348 and the conditions of approval of this conditional use permit.

10.PLANNING. 22 USE - LIMIT OUTDOOR STORAGE DRAFT

No approval is granted for more than 200 square feet of outdoor storage or display of materials or merchandise; any

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10. GENERAL CONDITIONS

10.PLANNING. 22 USE - LIMIT OUTDOOR STORAGE (cont.) DRAFT

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.

10.PLANNING. 23 USE - ORD 875 CVMSHCP FEE (1) DRAFT

In accordance with Riverside County Ordinance No. 875, to assist in providing revenue to acquire and preserve open space and habitat, a local development mitigation fee shall be paid for each development project or portion of an expanded development project to be constructed in the Coachella Valley and surrounding mountains. The amount of the fee for commercial or industrial development shall be calculated on the basis of "project area," which shall mean the net area, measured in acres, from the adjacent road right-of-way to the limits of the project development.

10.PLANNING. 24 USE - VIABLE LANDSCAPING DRAFT

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

10.PLANNING. 26 USE - LANDSCAPING REVIEW/COMPL DRAFT

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

10.PLANNING. 29 USE*- FARM LABOR OCCUPANCY DRAFT

*** No Text Exists For This Condition ***

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10. GENERAL CONDITIONS

10.PLANNING. 30 USE*- NUMBER OF MH PER SPACE DRAFT

*** No Text Exists For This Condition ***

10.PLANNING. 31 USE*- SITE IMPROVEMENTS DRAFT

*** No Text Exists For This Condition ***

10.PLANNING. 32 USE*- ACCESS TO RECORDS DRAFT

*** No Text Exists For This Condition ***

10.PLANNING. 33 USE - NO RV PARK/TENT CAMPING DRAFT

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. 34 USE - NO COMMERCIAL MH SALES DRAFT

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

Should a site separate from the community center within the mobilehome park be proposed for a temporary rental office, prior to installation of any mobilehomes, commercial coaches or other structures associated with such rental facility, a plot plan pursuant to Section 18.30 shall be submitted to and approved by the Planning Department. Any and all separate, temporary rental office shall be limited to a life of no more than two (2) years.

10.PLANNING. 35 USE - IF HUMAN REMAINS FOUND RECOMMND

If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the Riverside County Coroner has made the necessary findings as to origin. Further, pursuant to Public Resource Code Section 5097.98(b) remains shall be left in place and free from disturbance until a final decision as to the treatment and disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the

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10. GENERAL CONDITIONS

10.PLANNING. 35 USE - IF HUMAN REMAINS FOUND (cont.) RECOMMND

Native American Heritage Commission shall be contacted within a resonable timeframe. Subsequently, the Native American Heritage Commission shall identify the "most likely descendant." The most likely descendant shall then make recommendations and engage in consultation concerning the treatment of the remains as provided in Public Resources Code Section 5097.98.

10.PLANNING. 36 USE - INADVERTENT ARCHAEO FIND RECOMMND

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

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

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

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

10.PLANNING. 37 USE - BUSINESS LICENSING DRAFT

Every person conducting a business within the unincorporated area of Riverside County, as defined in Riverside County Ordinance No. 857, shall obtain a business license. For more information regarding business

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10. GENERAL CONDITIONS

10.PLANNING. 37 USE - BUSINESS LICENSING (cont.) DRAFT

registration, contact the Business Registration and License Program Office of the Code Enforcement Department at www.rctlma.org.buslic.

10.PLANNING. 38 USE*- AGENCY LETTER DRAFT

The permit holder shall remain in compliance with the _____ requirements of the _____ letter dated _____, a copy of which is on file with the Riverside County Planning Department.

TRANS DEPARTMENT

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

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

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

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

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

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20. PRIOR TO A CERTAIN DATE

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

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.

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 1 USE* -PM10 PLAN REQUIRED DRAFT

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

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

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

60.BS GRADE. 2 USE*TRANS& CVWD REVIEW REQ'D DRAFT

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

60.BS GRADE. 3 USE* PM 10 CLASS REQUIRED DRAFT

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.

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60. PRIOR TO GRADING PRMT ISSUANCE

PLANNING DEPARTMENT

60.PLANNING. 1 MAP*- NATIVE AM. MONITORING

DRAFT

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

[state name of tribe that will monitor ground disturbance activities]. Prior to issuance of a grading permit, the developer shall submit a copy of a signed contract between the the above mentioned Tribe and the land divider/permit holder for the monitoring of the project, and which addresses the treatment of cultural resources, to the Planning Department and to the Department of Building and Safety. The Native American Monitor(s) shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow recovery of cultural resources.

60.PLANNING. 2 MAP - ARCHAEOLOGIST RETAINED

DRAFT

Prior to the issuance of rough grading permits, a qualified archaeologist (pursuant to the Secretary of the Interior's standards and guidelines) shall be retained by the land divider for consultation and comment on the proposed grading with respect to potential impacts to archaeological and/or cultural resources. Should the archaeologist, after consultation with the appropriate Native American tribe(s), find the potential is high for impact to archaeological resources, cultural resources and/or sacred sites, a pre-grading meeting between the archaeologist, the Native American tribal representative(s), and the excavation and grading contractor shall take place to discuss appropriate grading and ground disturbing methods within and around those archaeologically and culturally sensitive areas within the project. During grading operations, when deemed necessary in the professional opinion of the retained archaeologist (and/or as determined by the Planning Director), the archaeologist, the archaeologist's on-site representative(s) and the Native American tribal representative(s) shall actively monitor all project related grading and shall have the authority to temporarily divert, redirect, or halt grading activity to allow recovery of archaeological and/or cultural resources.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 2 MAP - ARCHAEOLOGIST RETAINED (cont.) DRAFT

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

60.PLANNING. 3 MAP*- CULTURAL RES. DISP. AG. DRAFT

Prior to grading permit issuance, the applicant shall provide the Planning Director evidence of a fully executed agreement with the appropriate Native American Tribe that addresses the treatment and disposition of all cultural resources impacted as a result of the development. The Developer shall relinquish ownership of all cultural resources, including all archaeological artifacts that are of Native American origin, found in the project area to the [State name of tribe which will receive artifacts] for proper treatment and disposition.

60.PLANNING. 4 USE - MITIGATION MONITORING DRAFT

PRIOR TO THE ISSUANCE OF A GRADING PERMIT, the permittee shall prepare and submit a written report to the Planning Director of the County of Riverside demonstrating compliance with those conditions of approval and mitigation measures of this permit and E.A. No. 41907, which must be satisfied prior to the issuance of a grading permit. The Planning Director may require inspection or other monitoring to assure such compliance.

60.PLANNING. 5 USE - PM10 MITIGATION PLAN DRAFT

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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 5 USE - PM10 MITIGATION PLAN (cont.) DRAFT

project as determined by the Director of the Department of Building and Safety.

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

60.PLANNING. 6 USE*- FEE STATUS DRAFT

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

60.PLANNING. 7 USE*- CVWD CLEARANCE DRAFT

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 ____, summarized as follows:

TRANS DEPARTMENT

60.TRANS. 1 USE - TRANSPORTATION CLEARANCE DRAFT

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

70. PRIOR TO GRADING FINAL INSPECT

BS GRADE DEPARTMENT

70.BS GRADE. 1 USE*-GP2.0.a COMPACTION REPORT DRAFT

Prior to requesting paving inspections and subsequent final grading inspection, the applicant shall submit to the Department of Building and Safety, Grading Division, two (2) copies of the compaction report for subgrade in pavement areas and all other areas not addressed in the compaction report submitted for the building pad(s).

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70. PRIOR TO GRADING FINAL INSPECT

70.BS GRADE. 2 USE*-GP2.1a ENG. CERTIFICATION DRAFT

Prior to paving inspection(s) and subsequent final grading inspection, the civil engineer of record shall submit to the Department of Building and Safety, Grading Division, written certification of completion of final grading in accordance with the approved grading plan.

70.BS GRADE. 3 USE*-GP2.0.b CERT. & COMP. RPT DRAFT

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

1. From the registered civil engineer of record, written certification of completion of final grading is in accordance with the approved grading plans.
2. Final compaction report from the soils engineer of record including parking area subgrades and other areas not covered in the report submitted for the building pad(s).

80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

80.BS GRADE. 1 USE*BP3.0.A CERT. & COMP. RPT DRAFT

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

1. Certification from the registered civil engineer of record that the building pad(s) were constructed in the locations and to the elevations shown on the approved grading plan.
2. Compaction report from the soils engineer of record certifying that all grading was performed in accordance with the preliminary soils report and that all fill was compacted to a minimum of 90% of maximum density. The report shall include an exhibit and chart showing the locations, depths, and results of compaction tests.

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80. PRIOR TO BLDG PRMT ISSUANCE

E HEALTH DEPARTMENT

80.E HEALTH. 1 USE -WATER/SEWER WILL SERVE RECOMMND

A "will-serve" letter from the appropriate water and sewer company/district shall be required to Environmental Health along with the filing fee in effect at the time of submittal.

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."

PLANNING DEPARTMENT

80.PLANNING. 1 USE*- CONFORM TO ELEVATIONS DRAFT

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

80.PLANNING. 2 USE*- CONFORM TO FLOOR PLANS DRAFT

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

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 3 USE*- MAXIMUM DWELLING UNITS DRAFT

A maximum of ____ (____) dwelling unit[s] [is] [are] allowed under this permit.

80.PLANNING. 4 USE - LANDSCAPING SECURITIES DRAFT

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

80.PLANNING. 5 USE - LANDSCAPE INSPECTION DRAFT

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

80.PLANNING. 6 USE - PARKING/LNDSCPNG PLAN DRAFT

Prior to issuance of building permits, seven (7) copies of a Shading, Parking, Landscaping, and Irrigation Plan shall be submitted to and approved by the Planning Department. The location, number, genus, species, and container size of plants shall be shown. Plans shall meet all requirements of Ordinance No. 859 (as adopted and any amendments thereto), the Riverside County Guide to California Friendly Landscaping, and Ordinance No. 348, Sections 18.12, and

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 6 USE - PARKING/LNDSCPNG PLAN (cont.) DRAFT

19.300 through 19.304 and as specified herein. The irrigation plan shall include a smart controller capable of adjusting watering schedule based on weather data. In addition, the plan will incorporate the use of in-line check valves, or sprinkler heads containing check valves to prohibit low head drainage.

80.PLANNING. 7 USE*- LNDSCG CV PROJ SPECIFIC DRAFT

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

a. Landscape plans shall contain the Agricultural Commissioner's note as indicated in general conditions, above, if the project is located in the Coachella Valley.

b. In order to assist in project coordination with county inspection requirements, including but not necessarily limited to the Agricultural Commissioner's Office, all landscape plans shall contain the name, address and phone number of both the landscape plan preparer and the project developer, the property's Assessors Parcel Number(s) and a vicinity map.

- c. _____
- d. _____
- e. _____
- f. _____

80.PLANNING. 8 USE*- SCHOOL MITIGATION DRAFT

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

80.PLANNING. 9 USE*- REC & PARK DIST MITIG. DRAFT

The permit holder shall enter into an agreement with the [____ Recreation and Park District] [County Service Area No. (CSA) ____] to provide for the payment of park and recreation mitigation fees and/or dedication of land as identified in the District's Master Plan, and shall submit sufficient written evidence to the Riverside County Department of Building and Safety that the park and recreation mitigation fees and/or dedication for land have

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 9 USE*- REC & PARK DIST MITIG. (cont.) DRAFT

been provided to the District.

80.PLANNING. 10 USE*- MITIGATION MONITORING DRAFT

The permittee shall prepare and submit a written report to the Riverside County Planning Director demonstrating compliance with those conditions of approval and mitigation measures of this permit and E.A. No. _____ which must be satisfied prior to the issuance of a building permit.

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

80.PLANNING. 11 USE*- FEE STATUS DRAFT

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

TRANS DEPARTMENT

80.TRANS. 1 USE - EVIDENCE/LEGAL ACCESS DRAFT

Provide evidence of legal access.

80.TRANS. 2 USE - CALTRANS ENCRCHMNT PRMT DRAFT

Prior to issuance of a building permit or any use allowed by this permit, and prior to doing any work within the State highway right-of-way, clearance and/or an encroachment permit must be obtained by the applicant from the District 08 Office of the State Department of Transportation in San Bernardino.

80.TRANS. 3 USE - TUMF DRAFT

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.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 4 USE - R-O-W DEDICATION 1 DRAFT

Sufficient public street right-of-way along Harrison Street (State Highway 86) shall be conveyed for public use to provide for a 76-foot half-width right-of-way. Additional right-of-way may be required to facilitate turn lanes at project entry road(s).

80.TRANS. 6 USE - STREETLIGHTS - L&LMD DRAFT

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

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

80.TRANS. 11 USE - MAP CORNER CUT-BACK I DRAFT

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. 15 USE - STREETLIGHT PLAN 1 DRAFT

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

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80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 16

USE - LANDSCAPING COMM/IND

DRAFT

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

Landscaping plans shall be designed within Harrison Street (State Highway 86) and submitted to the Transportation Department. Landscaping plans shall be submitted on standard County Plan sheet format (24" X 36"). Landscaping plans shall be submitted with the street improvement plans.

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

90. PRIOR TO BLDG FINAL INSPECTION

B&S DEPARTMENT

90.B&S. 1

BP*FEMA FORM APPRVL REQUIRED

INEFFECT

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

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

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

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90. PRIOR TO BLDG FINAL INSPECTION

E HEALTH DEPARTMENT

90.E HEALTH. 1 USE - HCD PERMIT

DRAFT

Prior to final occupancy, obtain a permit to operate as an employee housing facility from the State Department of Housing and Community Development (951) 782-4420.

FIRE DEPARTMENT

90.FIRE. 2 USE-#45-FIRE LANES

RECOMMND

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

90.FIRE. 3 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. 4 USE-#27-EXTINGUISHERS

RECOMMND

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

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

RECOMMND

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

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90. PRIOR TO BLDG FINAL INSPECTION

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

suppression system. However, a new or pre-existing alarm system must be connected to the extinguishing system. (* separate fire alarm plans must be submitted for connection)

PLANNING DEPARTMENT

90.PLANNING. 2 USE - ARCHO MONITORING REPORT DRAFT

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

90.PLANNING. 3 USE*- PARKING PAVING MATERIAL DRAFT

A minimum of ___ (___) 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] [decomposed granite] to current standards as approved by the Department of Building and Safety.

90.PLANNING. 4 USE*- ACCESSIBLE PARKING DRAFT

A minimum of ___ (___) accessible parking space[s] 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

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 4 USE*- ACCESSIBLE PARKING (cont.) DRAFT

____."

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. 5 USE - UTILITIES UNDERGROUND DRAFT

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 DRAFT

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 & FENCE LOCATIONS DRAFT

Wall and/or fence locations shall be in conformance with [APPROVED EXHIBIT A] [the approved fencing plan.]

90.PLANNING. 8 USE*- TRASH ENCLOSURES DRAFT

____ (____) trash enclosure[s] which [is] [are] adequate to enclose a minimum of ____ (____) bin[s] shall be located as shown on the APPROVED EXHIBIT A, and 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] [chain link fencing] [landscaping screening] 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

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 8 USE*- TRASH ENCLOSURES (cont.) DRAFT

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*- QUIMBY ACT FEE DRAFT

The permit holder shall present certification to the Director of the Department of Building and Safety that payment of parks and recreation fees and/or dedication of land for park use in accordance with Section 10.35 of Ordinance No. 460 has taken place. Said certification shall be obtained from the [___ Recreation and Parks District] [County Service Area No. ___].

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

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

90.PLANNING. 11 USE - LANDSCAPE/IRRIG INSTALL DRAFT

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

90.PLANNING. 12 USE - COMPLY W/ LANDSCP/IRR PLN DRAFT

All required landscape planting and irrigation shall have been installed in accordance with approved Landscaping, Irrigation, and Shading Plans, Ordinance No. 859 (as adopted and any amendments thereto), and the Riverside County Guide to California Landscaping. All landscape and

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 12 USE - COMPLY W/ LNDSCP/IRR PLN (cont.) DRAFT

irrigation components shall be in a condition acceptable to the Planning Department through the implementation of the Department's Milestone 90 condition entitled "USE - LNDSCP/IRRIG INSTALL INS." The plants shall be healthy and free of weeds, disease or pests. The irrigation system shall be properly constructed and determined to be in good working order.

90.PLANNING. 13 USE*- ORD 875 CVMSHCP FEE (2) DRAFT

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 for Conditional Use Permit No. 3589 is calculated based on the residential units within the mobilehome park. 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. 14 USE*- ORD NO. 659 (DIF) DRAFT

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 Conditional Use Permit No. 3589 has been calculated based on the residential units within the mobilehome park.

In the event Riverside County Ordinance No. 659 is

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 14 USE*- ORD NO. 659 (DIF) (cont.) DRAFT

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

TRANS DEPARTMENT

90.TRANS. 1 USE - IMP PLANS DRAFT

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

90.TRANS. 4 USE - CALTRANS 1 DRAFT

The project proponent shall comply with the Caltrans recommendations as outlined in their letter dated

90.TRANS. 5 USE - SIGNING & STRIPING DRAFT

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

90.TRANS. 8 USE STREETLIGHT AUTHORIZATION DRAFT

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.

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90.TRANS. 9 USE - STREET LIGHTS INSTALL DRAFT

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

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

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

90.TRANS. 11 USE - UTILITY PLAN DRAFT

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

90.TRANS. 12 USE - UTILITY INSTALL DRAFT

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

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

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90.TRANS. 13

USE - LANDSCAPING COMM/IND

DRAFT

Landscaping within public road right-of-way shall comply with Transportation Department standards and Ordinance 461 and shall require approval by the Transportation Department. Landscaping shall be improved within Harrison Street (State Highway 86).

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

90.TRANS. 16

USE - EXISTING MAINTAINED 2

DRAFT

Harrison Street (State Highway 86) along project boundary is a paved California Department of Transportation (CALTRANS) maintained road designated as an Urban Arterial in the Circulation Element of the General Plan and shall be improved with 8-inch concrete curb and gutter, located 55-feet from centerline to 8-inch landscaped median, and match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determined by the Transportation Department within the 76-foot half-width dedicated right-of-way in accordance with County Standard No. 91, pages 1 and 2. (110'/152')

NOTE: A 5-foot meandering sidewalk shall be constructed within the 21-foot parkway per Standard 404.

90.TRANS. 17

USE - DRIVEWAYS

DRAFT

Two (2) driveways shall be allowed and shall be constructed in accordance with Riverside County Standard No. 207A. The driveways shall be located along Harrison Street (State Highway 86) in accordance with Exhibit No. "A" for Conditional Use Permit No. 3589. The driveway located approximately 150-feet southerly of the northerly property line shall be restricted to right turning movements and for emergency purposes only as approved by the Transportation Department and the Fire Department.

10. EVERY 001
GENERAL CONDITIONS

USE - PROJECT DESCRIPTION

Status:
INEFFECT

Conditions:
Informational

The use hereby permitted is for the development of an approximately 62-acre site for a 398-space mobile home park with a maintenance yard, an accessory community building, recreational facilities, drainage areas and includes a sewer line extension to the Coachella Valley Water Reclamation Plant (WRP #4) located northerly of the site. The project provides emergency access with an adjoining migrant agricultural worker mobile home park. The proposed project will be surrounded by masonry walls and wrought iron fencing and is located within APN 751-280-016 and 017.

The mobilehome park has been approved using the R-6 zone. It is the intent of the Board of Supervisors in enacting the R-6 zone to establish a specialized zone that will, through incentives and consideration of a specific housing proposal in connection with a proposed zone change, facilitate construction of affordable housing. The Board further determines that when the R-6 zone is applied to a specific area, it shall be used only for the construction of the project approved in connection with the granting of the zone classification, or for a project that is thereafter specifically approved by the Board as an affordable housing project to replace the previously approved project.

10. EVERY 002
GENERAL CONDITIONS

USE - HOLD HARMLESS

Status:
INEFFECT

Conditions:
Informational

The applicant/permittee or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside (COUNTY) its agents, officers, or employees from any claim, action, or proceeding against the COUNTY, its agents, officers, or employees to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning CUP3589. The COUNTY will promptly notify the applicant/permittee of any such claim, action, or proceeding against the COUNTY and will cooperate fully in the defense. If the COUNTY fails to promptly notify the applicant/permittee of any such claim, action, or proceeding or fails to cooperate fully in the defense, the applicant/permittee shall not, thereafter, be responsible to defend, indemnify, or hold harmless the COUNTY.

10. EVERY 003
GENERAL CONDITIONS

USE - DEFINITIONS

Status:
INEFFECT

Conditions:
Informational

The words identified in the following list that appear in all capitals in the attached conditions of Conditional Use Permit No. 3589 shall be henceforth defined as

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follows:

APPROVED EXHIBIT A = Conditional Use Permit No. 3589, Exhibit A, Amended No. 1 (site plan), Exhibit B-1, B-2, B-3, B-4 and B-5 (elevations), Exhibit C-1 and C-2 (floor Plans), Exhibit D, Amended No. 1 (conceptual grading plan), Exhibit E (conceptual planting plan), Exhibit M (design manual).

10. EVERY 004 GENERAL CONDITIONS	USE - 90 DAYS TO PROTEST	Status: INEFFECT	Conditions: Informational
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The project developer has 90 days from the date of approval of these conditions to protest, in accordance with the procedures set forth in Government Code Section 66020, the imposition of any and all fees, dedications, reservations and/or other exactions imposed on this project as a result of this approval or conditional approval of this project.

10.BS GRADE 001 GENERAL CONDITIONS	USE* -PM10 PLAN REQUIRED	Status: INEFFECT	Conditions: Informational
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A PM10 Fugitive Dust Mitigation Plan, prepared in accordance with AQMD Rule 403.1, shall be submitted to the Building and Safety Department for review and approval prior to the issuance of a grading permit.

1.NOTE: The PM 10 plan shall require the posting of signs in accordance with Building and Safety form "Signage Recommendations". 2.NOTE: All PM 10 measures must be in place prior to commencing any grading activity on site.

10.BS GRADE 002 GENERAL CONDITIONS	USE*TRANS & CVWD REVIEW REQ'D	Status: INEFFECT	Conditions: Informational
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The applicant or developer shall submit copies of the grading plan and hydrologic calculations to the Riverside County Transportation Department (RCTD) and the Coachella Valley Water District (CVWD) for their review and approval. Additional flood plain management fees may be required by CVWD. Prior to the issuance of a grading permit, the applicant or developer shall provide, to the Department of Building and Safety Grading Division, a letter from RCTD and CVWD indicating their approval of the plans or waiver of the review.

10.E HEALTH 001 GENERAL CONDITIONS	USE - RETENTION BASINS	Status: INEFFECT	Conditions: Informational
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Retention basins shall be designed and maintained so as not to be breeding

FINAL CONDITIONS OF APPROVAL

sources for vectors of disease. There is shallow groundwater historically in this area.

10.FIRE 001 GENERAL CONDITIONS	USE-#50-BLUE DOT REFLECTOR	Status: INEFFECT	Conditions: Informational
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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 002 GENERAL CONDITIONS	USE -#23-MIN REQ FIRE FLOW	Status: INEFFECT	Conditions: Informational
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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 V-N construction per the 2001 CBC and Building(s) having a fire sprinkler system.

10.FIRE 003 GENERAL CONDITIONS	USE-#76-STANDARD FH 330/165	Status: INEFFECT	Conditions: Informational
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For residential areas: Approved standard fire hydrants (6"x4"x2 1/2") shall be located at alternate street intersections and spaced not more than 330 feet apart in any direction with no portion of any lot frontage more than 165 feet from a fire hydrant. The water main(s) shall be a minimum 6" diameter. Fire flow shall be 500 GPM for a 2 hour duration at 20 PSI residual operating pressure.

10.FIRE 004 GENERAL CONDITIONS	USE-#31-ON/OFF NOT LOOPED HYD	Status: INEFFECT	Conditions: Informational
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A combination of on-site and off-site super fire hydrant(s) (6"x4"x 2-2-1/2"), will be located not less than 25 feet or more than 165 feet from any portion of the building as measured along approved vehicular travel ways. The required fire flow shall be available from any adjacent hydrants(s) in the system.

10.FIRE 005 GENERAL CONDITIONS	USE-#89-RAPID HAZMAT BOX	Status: INEFFECT	Conditions: Informational
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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

FINAL CONDITIONS OF APPROVAL

Department for approval prior to installation.

10.FIRE 006 GENERAL CONDITIONS	USE-#25-GATE ENTRANCES	Status: INEFFECT	Conditions: Informational
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ny gate providing access from a road to a driveway shall be located at least 35 feet from the roadway and shall open to allow a vehicle to stop without obstructing traffic on the road. Where a one-way road with a single traffic lane provides access to a gate entrance, a 38 foot turning radius shall be used.

10.FIRE 007 GENERAL CONDITIONS	USE-#20-SUPER FIRE HYDRANT	Status: INEFFECT	Conditions: Informational
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For commercial areas: 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.PLANNING 001 GENERAL CONDITIONS	USE - COMPLY WITH ORD./CODES	Status: INEFFECT	Conditions: Informational
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The development of these premises shall comply with the standards of Ordinance No. 348 and all other applicable Riverside County ordinances and State and Federal codes. The development of the premises shall conform substantially with that as shown on APPROVED EXHIBIT A, unless otherwise amended by these conditions of approval.

10.PLANNING 002 GENERAL CONDITIONS	USE - FEES FOR REVIEW	Status: INEFFECT	Conditions: Informational
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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 003 GENERAL CONDITIONS	USE - LIGHTING HOODED/DIRECTED	Status: INEFFECT	Conditions: Informational
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Any outside lighting shall be hooded and directed so as not to shine directly upon

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adjoining property or public rights-of-way.

10.PLANNING 004 GENERAL CONDITIONS	USE - COLORS & MATERIALS	Status: INEFFECT	Conditions: Informational
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Building colors and materials shall be in substantial conformance with those shown on APPROVED EXHIBIT A.

10.PLANNING 005 GENERAL CONDITIONS	USE - LAND DIVISION REQUIRED	Status: INEFFECT	Conditions: Informational
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Prior to the sale of any individual mobile home space or internal 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 006 GENERAL CONDITIONS	USE - PERMIT SIGNS SEPARATELY	Status: INEFFECT	Conditions: Informational
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No signs are approved pursuant to this project approval. Prior to the installation of any on-site advertising or directional signs, a signing plan shall be submitted to and approved by the Planning Department pursuant to the requirements of Section 18.30 (Planning Department review only) of Ordinance No. 348.

10.PLANNING 007 GENERAL CONDITIONS	USE - PHASE BY NEW PERMIT	Status: INEFFECT	Conditions: Informational
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Construction of this project may be done progressively in phases provided a plan is submitted with appropriate fees to the Planning Department and approved prior to issuance of any building permits. Phasing approval shall not apply to the requirements of any agency other than the Planning Department unless so indicated by the affected agency.

10.PLANNING 008 GENERAL CONDITIONS	USE - LANDSCAPE MAINTENANCE	Status: INEFFECT	Conditions: Informational
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Landscape planting within ten (10) feet of an entry or exit driveway shall not be permitted to grow higher than thirty (30) inches and no trees shall be planted within 10 feet of driveways, alleys, or street intersections.

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10.PLANNING 009
GENERAL CONDITIONS**USE - SITE MAINTENANCE****Status:**
INEFFECT**Conditions:**
Informational

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 010
GENERAL CONDITIONS**USE - MAINTAIN FLOOD FACILITY****Status:**
INEFFECT**Conditions:**
Informational

The permit holder shall at all times maintain any and all required stormwater, flood control and drainage facilities in a safe condition, in good repair and in a manner capable of being operated as designed.

10.PLANNING 011
GENERAL CONDITIONS**USE - MAINTAIN LICENSING****Status:**
INEFFECT**Conditions:**
Informational

At all times during the conduct of the permitted use the permittee shall maintain and keep in effect valid licensing approval from Environmental Health Department, or equivalent agency as provided by law. Should such licensing be denied, expire or lapse at any time in the future, this permit shall become null and void.

10.PLANNING 012
GENERAL CONDITIONS**USE - EXTERIOR NOISE LEVELS****Status:**
INEFFECT**Conditions:**
Informational

Exterior noise levels produced by any use allowed under this permit, including, but not limited to, any outdoor public address system, shall comply with Ordinance No. 847 or shall not exceed 45 db(A), 10-minute LEQ, between the hours of 10:00 p.m. to 8:00 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, whichever standard is more strict. 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.

10.PLANNING 013
GENERAL CONDITIONS**USE - NOISE MONITORING REPORTS****Status:**
INEFFECT**Conditions:**
Informational

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

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

10.PLANNING 015 GENERAL CONDITIONS	USE - NO EA FOR GRADING	Status: INEFFECT	Conditions: Informational
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No environmental assessment for grading within the project boundaries shall be required provided such grading substantially conforms to the grading plan submitted as APPROVED EXHIBIT A, and does not significantly exceed 95,000 cubic yards of cut and 95,000 cubic yards of fill.

10.PLANNING 016 GENERAL CONDITIONS	USE - PREVENT DUST & BLOWSAND	Status: INEFFECT	Conditions: Informational
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Graded but undeveloped land shall be maintained in a condition so as to prevent a dust and/or blowsand nuisance and shall be either planted with interim landscaping or provided with other wind and water erosion control measures as approved by the Building and Safety Department and the State air quality management authorities.

10.PLANNING 017 GENERAL CONDITIONS	USE - CAUSES FOR REVOCATION	Status: INEFFECT	Conditions: Informational
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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 018
GENERAL CONDITIONS

USE - CEASED OPERATIONS

Status:
INEFFECT

Conditions:
Informational

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 019
GENERAL CONDITIONS

USE - MT PALOMAR LIGHTING AREA

Status:
INEFFECT

Conditions:
Informational

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

10.PLANNING 020
GENERAL CONDITIONS

USE - COMPLY WITH NPDES

Status:
INEFFECT

Conditions:
Informational

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

10.PLANNING 021
GENERAL CONDITIONS

USE - MAXIMUM MOBILHOME SPACES

Status:
INEFFECT

Conditions:
Informational

A maximum of 398 mobile homes or manufactured dwelling unit spaces, in addition to a minimum of one (1) laundry facility and one (1) community building, are approved pursuant to this conditional use permit.

10.PLANNING 022
GENERAL CONDITIONS

USE - LIMIT OUTDOOR STORAGE

Status:
INEFFECT

Conditions:
Informational

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

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premises.

10.PLANNING 023
GENERAL CONDITIONS

USE - ORD 875 CVMShCP FEE (1)

Status:
INEFFECT

Conditions:
Informational

In accordance with Riverside County Ordinance No. 875, to assist in providing revenue to acquire and preserve open space and habitat, a local development mitigation fee shall be paid for each development project or portion of an expanded development project to be constructed in the Coachella Valley and surrounding mountains. The amount of the fee for commercial or industrial development shall be calculated on the basis of "project area," which shall mean the net area, measured in acres, from the adjacent road right-of-way to the limits of the project development.

Should this fee be waived or paid by another entity, the permit holder shall submit a letter of determination from the entity and/ county legal counsel for the approval of the Planning Department.

10.PLANNING 024
GENERAL CONDITIONS

USE - VIABLE LANDSCAPING

Status:
INEFFECT

Conditions:
Informational

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

10.PLANNING 026
GENERAL CONDITIONS

**USE - LANDSCAPING
REVIEW/COMPL**

Status:
INEFFECT

Conditions:
Informational

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

10.PLANNING 030
GENERAL CONDITIONS

USE - NUMBER OF MH PER SPACE

Status:
INEFFECT

Conditions:
Informational

Only one mobilehome or manufactured dwelling unit per space or designated site connected to utilities shall be allowed. No other mobilehome, vehicle, tent or structure within the spaces or designated sites shall be used for sleeping or other human habitation. A maximum of 398 mobilehome spaces are approved.

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10.PLANNING 031
GENERAL CONDITIONS

USE - MH SITE IMPROVEMENTS

Status:
INEFFECT

Conditions:
Informational

Each mobilehome space shall be not less than 3500 square feet in area with a minimum width of 30 feet.

The mobilehome or manufactured dwelling unit shall have a floor living area of not less than 750 square feet in size, excluding patios, porches, garages, access ramps and similar structures.

Automobile storage or parking within each mobilehome space shall be for not less than two vehicles and the parking driveway and area shall be surfaced with concrete as approved by the Department of Building and Safety.

The area between the ground level and the floor level of each mobilehome or manufactured dwelling unit shall be screened by an opaque skirt or permanent engineered foundation 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 be expected by migrant agricultural workers.

Notwithstanding, any depiction on the APPROVED EXHIBIT A, awnings, cabanas and storage sheds may be installed within each mobilehome space subject to the requirements and limitations of state law and the approval of the Department of Building and Safety.

10.PLANNING 033
GENERAL CONDITIONS

USE - NO RV PARK/TENT CAMPING

Status:
INEFFECT

Conditions:
Informational

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 034
GENERAL CONDITIONS

USE - NO COMMERCIAL MH SALES

Status:
INEFFECT

Conditions:
Informational

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

Should a site separate from the community center within the mobilehome park be proposed for a temporary rental office, prior to installation of any mobilehomes, commercial coaches or other structures associated with such rental facility, a plot

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plan pursuant to Section 18.30 shall be submitted to and approved by the Planning Department. Any and all separate, temporary rental office shall be limited to a life of no more than two (2) years.

10.PLANNING 035
GENERAL CONDITIONS

USE - IF HUMAN REMAINS FOUND

Status:
INEFFECT

Conditions:
Informational

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

10.PLANNING 036
GENERAL CONDITIONS

USE - INADVERTENT ARCHAEO FIND

Status:
INEFFECT

Conditions:
Informational

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

1. All ground disturbance activities within 100 feet of the discovered cultural resources shall be halted until a meeting is convened between the developer, the archaeologist, the Native American tribal representative and the Planning Director to discuss the significance of the find.
2. At the meeting, the significance of the discoveries shall be discussed and after consultation with the Native American tribal representative and the archaeologist, a decision shall be made, with the concurrence of the Planning Director, as to the appropriate mitigation (documentation, recovery, avoidance, etc.) for the cultural resources.
3. Grading of further ground disturbance shall not resume within the area of the discovery until an agreement has been reached by all parties as to the appropriate mitigation.

FINAL CONDITIONS OF APPROVAL

10.PLANNING 037
GENERAL CONDITIONS

USE - BUSINESS LICENSING

Status:
INEFFECT

Conditions:
Informational

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

10.PLANNING 038
GENERAL CONDITIONS

USE - CVWD LETTER

Status:
INEFFECT

Conditions:
Informational

The permit holder shall remain in compliance with the water district requirements of the Coachella Valley Water District's letters dated February 5, 2009, copies of which are on file with the Riverside County Planning Department.

NOTE: AMENDED ON 2/18/09 BY THE PLANNING COMMISSION

10.PLANNING 039
GENERAL CONDITIONS

USE - GEO02012

Status:
INEFFECT

Conditions:
Informational

County Geologic Report (GEO) No. 2012, submitted for this project (CUP03589) was prepared by Sladden Engineering and is entitled: "Geotechnical Investigation, Proposed Oasis Gardens Farm Labor Housing Park, APN: 751-280-016 & 017, Valerie Jean Area, Riverside County, California, Project No. 544-07376", dated January 14, 2008. In addition, Sladden Engineering submitted the following report entitled:

"Response to County of Riverside Review Comments dated May 23, 2008 and Geotechnical Engineering Review Comments memo dated May 22, 2008: County Geologic Report No. 2012, Project No. 544-07376" dated May 30, 2008.

This additional report is now included as part of GEO No. 2012.

GEO 2012 concluded:

1. Because of the somewhat loose and compressible condition of the near surface soils, remedial grading including overexcavation and recompaction is recommended for the proposed building and foundation areas.
2. The on-site soils are considered acceptable for use as compacted fill provided they are cleaned of any organics, debris or other deleterious materials and contain no irreducible matter greater than six inches in diameter.
3. Literature research, site mapping and aerial photo analysis did not reveal any evidence of faulting trending toward or crossing this site. Therefore the potential

FINAL CONDITIONS OF APPROVAL

for this site to be affected by surface fault rupture is considered low.

4. There is a potential for this site to be affected by seismically induced liquefaction and dynamic settlement. The estimated total settlement from both of these phenomena is about 2.8 inches with an estimated differential settlement of about 1.8 inches in a horizontal distance of 50 feet.

5. Due to this site's location within the seismically active southern California area, there is a high potential for this site to be affected by strong seismic shaking during the lifetime of the proposed project. The site should be expected to experience horizontal accelerations on the order of 0.464g with a 10 percent probability of exceedence in 50 years.

6. There is a low potential for this site to be affected by other secondary seismic hazards such as seiche/tsunami, or seismically induced landsliding or flooding.

7. The majority of the site soils exhibit a very low expansion potential.

GEO 2012 recommended:

1. The removal bottoms should expose firm and unyielding native soils exhibiting an in-place relative compaction of at least 85% or an 85% degree of saturation prior to preparing these areas to receive fill. The approved removal bottoms should be scarified, moisture conditioned to within 2% of the optimum moisture content and compacted to a minimum of 90% of the maximum dry density as determined by ASTM Test Method D 1557-02.

2. The soils removed to expose suitable bedrock may be re-used as fill soils provided they are cleaned of organics and any other deleterious materials. All fill soils should be placed in 6 inch maximum loose lifts, brought to within 2% of the optimum moisture content and compacted to a minimum of 90% of the maximum dry density as determined by ASTM D 1557-02 and verified by field density testing.

3. Due to the potential for this site to experience strong seismic shaking, all structures should be designed in accordance with the seismic design provisions of the most recent edition of the California Building Code (CBC 2007).

GEO No. 2012 satisfies the requirement for a Geologic Study for Planning /CEQA purposes for this project. GEO No. 2012 is hereby accepted for Planning purposes. This approval is not intended, and should not be misconstrued as approval for grading or building permits. 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 040
GENERAL CONDITIONS

USE - OIG LETTER

Status:
INEFFECT

Conditions:
Informational

The permit holder shall remain in compliance with the health serviceagency

FINAL CONDITIONS OF APPROVAL

requirements of the Office of Industrial Hygiene's letter dated June 26, 2008, a copy of which is on file with the Riverside County Planning Department.

10.PLANNING 041 GENERAL CONDITIONS	USE - SHERIFF'S LETTER	Status: INEFFECT	Conditions: Informational
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The permit holder shall remain in compliance with the safety and security requirements of the Riverside County's Sheriff Department's letter dated April 21, 2008, a copy of which is on file with the Riverside County Planning Department.

10.PLANNING 042 GENERAL CONDITIONS	USE - CVRPD LETTER	Status: INEFFECT	Conditions: Informational
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The permit holder shall remain in compliance with the recreation and park requirements of the Coachella Valley Recreation and Parks District's letter dated June 3, 2008, a copy of which is on file with the Riverside County Planning Department.

10.PLANNING 043 GENERAL CONDITIONS	USE - WASTE MANAGEMENT LETTER	Status: INEFFECT	Conditions: Informational
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The permit holder shall remain in compliance with the solid waste management requirements of the Riverside County Integrated Waste Management District's letter dated April 28, 2008, a copy of which is on file with the Riverside County Planning Department.

10.TRANS 005 GENERAL CONDITIONS	USE - STD INTRO 3(ORD 460/461)	Status: INEFFECT	Conditions: Informational
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With respect to the conditions of approval for the referenced tentative exhibit, the landowner shall provide all street improvements, street improvement plans and/or road dedications set forth herein in accordance with ordinance 460 and Riverside County Road Improvement standards (Ordinance 461). It is understood that the exhibit correctly shows acceptable centerline elevations, all existing easements, traveled ways, and drainage courses with appropriate Q's, and that their omission or unacceptability may require the exhibit to be resubmitted for further consideration. These Ordinances and all conditions of approval are essential parts and a requirement occurring in ONE is as binding as though occurring in all. All questions regarding the true meaning of the conditions shall be referred to the Transportation Department.

FINAL CONDITIONS OF APPROVAL

10.TRANS 006
GENERAL CONDITIONS

USE - TS/CONDITIONS

Status:
INEFFECT

Conditions:
Informational

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

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

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

Harrison Street (NS) at: 66th Avenue (EW) Middleton Street (EW) Project North Access (EW) Project South Access (EW) 70th avenue (EW)

Polk Street (NS) at: 70th Avenue (EW) Harrison Street - West (EW) Harrison Street - East (EW)

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

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

10.TRANS 007
GENERAL CONDITIONS

USE - DRAINAGE 1

Status:
INEFFECT

Conditions:
Informational

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

10.TRANS 008
GENERAL CONDITIONS

USE - DRAINAGE 2

Status:
INEFFECT

Conditions:
Informational

The proponent shall accept and properly dispose of all off-site drainage flowing onto or through the site. In the event the Transportation Department permits the use of streets for drainage purposes, the provisions of Article XI of Ordinance No. 460 will apply. Should the quantities exceed the street capacity or the use of

FINAL CONDITIONS OF APPROVAL

streets be prohibited for drainage purposes, the proponent shall provide adequate drainage facilities and/or appropriate easements as approved by the Transportation Department.

10.TRANS 009
GENERAL CONDITIONS

USE - FLOOD HAZARD REPORT

Status:
INEFFECT

Conditions:
Informational

This is a proposal to construct a 398 unit mobile home park on 59 acres (APN 751-260-017). This project lies within the Oasis area on the north side of 69th and just east of Harrison Street and west of Polk Street. For new developments in this area, they are required to retain the incremental increase of the runoff for a 100-year event. The proponent shall provide mitigation measures to be incorporated into the development to prevent flooding of the site or downstream properties. The retention of the incremental increase of the 100 year storm shall be required as part of the drainage improvements for this project.

10.TRANS 010
GENERAL CONDITIONS

USE - DRAINAGE EASEMENT

Status:
INEFFECT

Conditions:
Informational

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

10.TRANS 011
GENERAL CONDITIONS

USE - RETENTION BASIN

Status:
INEFFECT

Conditions:
Informational

For retention basin sizing and calculations refer to letter dated February 17, 2009 from Alan French to Majeed Farshad, in General Conditions 10. TRANS USE - RETENTION BASIN.

10.TRANS 012
GENERAL CONDITIONS

USE - DRAINAGE PROTECTION

Status:
INEFFECT

Conditions:
Informational

The subdivider 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

FINAL CONDITIONS OF APPROVAL

shall be recorded by separate instrument and noted as follows, "Drainage Easement - no building, obstructions, or encroachments are allowed.

10.TRANS 013 GENERAL CONDITIONS	USE - OWNER MAINTENANCE NOTICE	Status: INEFFECT	Conditions: Informational
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A viable maintenance mechanism acceptable to the County should be provided for combination catch basin/drywell and underground storage. The owner will maintain and clean the catch basin minimum two times a year. These maintenance wording shall be shown on the title sheet of improvement plans.

20.PLANNING 001 PRIOR TO A CERTAIN DATE	USE - EXPIRATION DATE-CUP/PUP	Status: INEFFECT	Conditions: Outstanding
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This approval shall be used within two (2) years of the approval date; otherwise, it shall become null and void and of no effect whatsoever. By use is meant the beginning of substantial construction contemplated by this approval within two (2) year period which is thereafter diligently pursued to completion or to the actual occupancy of existing buildings or land under the terms of the authorized use. Prior to the expiration of the two year period, the permittee may request a one (1) year extension of time in which to begin substantial construction or use of this permit. Should the one year extension be obtained and no substantial construction or use of this permit be initiated within three (3) years of the approval date this permit, shall become null and void.

60.BS GRADE 001 PRIOR TO GRADING PRMT ISSUANCE	USE* -PM10 PLAN REQUIRED	Status: INEFFECT	Conditions: Outstanding
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A PM10 Fugitive Dust Mitigation Plan, prepared in accordance with AQMD Rule 403.1, shall be submitted to the Building and Safety Department for review and approval prior to the issuance of a grading permit.

1.NOTE: The PM 10 plan shall require the posting of signs in accordance with Building and Safety form "Signage Recommendations". 2.NOTE: All PM 10 measures must be in place prior to commencing any grading activity on site.

60.BS GRADE 002 PRIOR TO GRADING PRMT ISSUANCE	USE*TRANS& CVWD REVIEW REQ'D	Status: INEFFECT	Conditions: Outstanding
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The applicant or developer shall submit copies of the grading plan and hydrologic calculations to the Riverside County Transportation Department (RCTD) and the

FINAL CONDITIONS OF APPROVAL

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

60.BS GRADE 003 PRIOR TO GRADING PRMT ISSUANCE	USE* PM 10 CLASS REQUIRED	Status: INEFFECT	Conditions: Outstanding
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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.PLANNING 001 PRIOR TO GRADING PRMT ISSUANCE	MAP - NATIVE AM. MONITORING	Status: MET	Conditions: Satisfied
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Tribal monitor(s) from the appropriate Native American Tribe(s) shall be required on-site during all ground disturbing activities, including grading, stockpiling of materials, engineered fill, rock crushing, etc. The land divider/permit holder shall retain a qualified tribal monitor from the Torres-Martinez Band of Desert Cahuilla Indians.

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

60.PLANNING 002 PRIOR TO GRADING PRMT ISSUANCE	USE - ARCHAEOLOGIST RETAINED	Status: MET	Conditions: Satisfied
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Prior to the issuance of rough grading permits, a qualified archaeologist (pursuant to the Secretary of the Interior's standards and County guidelines) shall be retained by the land divider/permittee for archeological monitoring and mitigation services for the proposed grading with respect to potential impacts to subsurface archaeological and/or cultural resources, including related off-site areas. A Pre-grade meeting between the archaeologist, the Native American tribal representative(s), and the excavation and grading contractor shall take place to discuss appropriate grading and ground disturbing methods within and around those archaeologically and culturally sensitive areas within the project. During

FINAL CONDITIONS OF APPROVAL

grading operations, when deemed necessary in the professional opinion of the retained archaeologist (and/or as determined by the Planning Director), the archaeologist, the archaeologist's on-site representative(s) and the Native American tribal representative(s) shall actively monitor all project related grading and shall have the authority to temporarily divert, redirect, or halt grading activity to allow recovery of archaeological and/or cultural resources. Prior to the issuance of grading permits, a copy of a fully executed contract for archaeological monitoring and any necessary mitigation services, including the NAME, ADDRESS and TELEPHONE NUMBER of the retained archaeologist shall be submitted to the Planning Department and the B&S Grading Division.

60.PLANNING 003
PRIOR TO GRADING PRMT
ISSUANCE

USE - CULTURAL RES. DISP. AG.

Status:
MET

Conditions:
Satisfied

Prior to grading permit issuance, the applicant shall provide the Planning Director evidence of a fully executed agreement with the appropriate Native American Tribe that addresses the treatment and disposition of all cultural resources impacted as a result of the development. The Developer shall relinquish ownership of all cultural resources, including all archaeological artifacts that are of Native American origin, found in the project area to the Torres-Martinez Band of Desert Cahuilla Indians for proper treatment and disposition.

60.PLANNING 004
PRIOR TO GRADING PRMT
ISSUANCE

USE - MITIGATION MONITORING

Status:
INEFFECT

Conditions:
Outstanding

PRIOR TO THE ISSUANCE OF A GRADING PERMIT, the permittee shall prepare and submit a written report to the Planning Director of the County of Riverside demonstrating compliance with those conditions of approval and mitigation measures of this permit and E.A. No. 41907, which must be satisfied prior to the issuance of a grading permit. The Planning Director may require inspection or other monitoring to assure such compliance.

60.PLANNING 005
PRIOR TO GRADING PRMT
ISSUANCE

USE - PM10 MITIGATION PLAN

Status:
INEFFECT

Conditions:
Outstanding

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

FINAL CONDITIONS OF APPROVAL

Department of Building and Safety.

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

60.PLANNING 006 PRIOR TO GRADING PRMT ISSUANCE	USE - FEE STATUS	Status: INEFFECT	Conditions: Outstanding
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Prior to the issuance of grading permits for Conditional Use Permit No. 3589, the Planning Department shall determine the status of the deposit based fees. If the fees are in a negative status, the permit holder shall pay the outstanding balance.

60.PLANNING 007 PRIOR TO GRADING PRMT ISSUANCE	USE - CVWD CLEARANCE	Status: INEFFECT	Conditions: Outstanding
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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 February 5, 2009 summarized as follows:

This project lies within the area of the Eastern Coachella Valley Master Stormwater Planning Project, which will provide flood protection to the communities of Thermal, Vista Santa Rosa, Oasis, Mecca, and North Shore.

Prior to the issuance of grading permits, the developer shall comply with Riverside County Floodplain Ordinance No. 458.

Walls must be constructed in a manner that it does not increase the risk of off-site stormwater flows on the adjacent properties.

The area is designated Zone A on Federal Flood Insurance rate maps.

The District will provide domestic water and sanitation service to the area.

Plans for grading, landscaping, and irrigation systems shall be submitted to the District for review.

NOTE: AMENDED ON 2/18/09 BY THE PLANNING COMMISSION

60.PLANNING 008 PRIOR TO GRADING PRMT ISSUANCE	USE - PALEONTOLOGIST REQUIRED	Status: INEFFECT	Conditions: Outstanding
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FINAL CONDITIONS OF APPROVAL

The subject parcels are located within the footprint of ancient Lake Cahuilla and paleontological resources may be found at unknown depth. The land divider/permit holder shall retain a qualified paleontologist for paleontological monitoring and any necessary mitigation services for the proposed grading deeper than two meters from current ground surface, with respect to potential paleontological impacts. The developer shall submit a copy of a fully executed contract for paleontological monitoring, including the name, telephone number and address of the retained, qualified paleontologist to the Planning Department and the Department of Building and Safety. A pre-grade meeting between the paleontologist and the grading contractor shall be held. The paleontologist or representative shall have the authority to monitor actively all project related grading and construction and shall have the authority to temporarily divert, redirect, or halt grading activity to allow recovery of paleontological resources.

60.PLANNING 009 PRIOR TO GRADING PRMT ISSUANCE	USE - REQD APPLICATIONS (1)	Status: INEFFECT	Conditions: Outstanding
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No grading permits shall be issued until Change of Zone No. 7699 has been approved and adopted by the Board of Supervisors and have been made effective; to be "effective" includes but is not limited to the adoption of a final zoning map by the Board of Supervisors. This permit shall conform with the development standards of the zone ultimately applied to the property.

60.TRANS 001 PRIOR TO GRADING PRMT ISSUANCE	USE - TRANSPORTATION CLEARANCE	Status: MET	Conditions: Satisfied
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A clearance from the Transportation Department is required prior to the issuance of a grading permit.

60.TRANS 002 PRIOR TO GRADING PRMT ISSUANCE	USE - DRAINAGE SUBMIT PLANS 1	Status: MET	Conditions: Satisfied
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The developer shall comply with Riverside County Ordinance 458.12 as amended in the preparation of on-site flood protection. The developer shall submit plans for grading, landscaping, and irrigation systems, any other necessary documentation along with supporting hydrologic and hydraulic calculations to Riverside County Transportation for review and approval. The developer shall pay all fees as required by Riverside County Transportation Department.

60.TRANS 003 PRIOR TO GRADING PRMT ISSUANCE	USE - DRAINAGE SUBMIT PLANS 2	Status: MET	Conditions: Satisfied
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FINAL CONDITIONS OF APPROVAL

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

60.TRANS 004 PRIOR TO GRADING PRMT ISSUANCE	USE - DRAINAGE SUBMIT PLANS 3	Status: MET	Conditions: Satisfied
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Per letter dated February 5, 2009 the project proponent shall submit plans for grading and drainage to Coachella Valley Water District for review and approval.

60.TRANS 005 PRIOR TO GRADING PRMT ISSUANCE	USE - EASEMENT FOR DRAINAGE	Status: MET	Conditions: Satisfied
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The developer will prepare record easements for drainage purposed by separate instrument to the benefit of public, for areas where drainage facilities and other drainage appurtenances are required and/or where drainage flow patterns must be maintained to convey flood plain water. All drainage easements shall be recorded by separate instrument and noted as follows, "Drainage Easement - no building, obstructions, or encroachments are allowed."

60.TRANS 006 PRIOR TO GRADING PRMT ISSUANCE	USE - TYPICAL SITE GRADING	Status: MET	Conditions: Satisfied
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All on-site grading shall be graded to drain to on site drainage facilities. Offsite drainage shall be conveyed through the project site in a manner that will not adversely impact either on-site improvements or worsen the existing drainage conditions to adjacent offsite properties.

70.BS GRADE 001 PRIOR TO GRADING FINAL INSPECT	USE*-GP2.0.a COMPACTION REPORT	Status: INEFFECT	Conditions: Outstanding
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Prior to requesting paving inspections and subsequent final grading inspection, the applicant shall submit to the Department of Building and Safety, Grading Division, two (2) copies of the compaction report for subgrade in pavement areas and all other areas not addressed in the compaction report submitted for the building pad(s).

70.BS GRADE 002 PRIOR TO GRADING FINAL	USE*-GP2.1a ENG. CERTIFICATION	Status: INEFFECT	Conditions: Outstanding
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FINAL CONDITIONS OF APPROVAL

INSPECT

Prior to paving inspection(s) and subsequent final grading inspection; the civil engineer of record shall submit to the Department of Building and Safety, Grading Division, written certification of completion of final grading in accordance with the approved grading plan.

70.BS GRADE 003
PRIOR TO GRADING FINAL
INSPECT

USE*-GP2.0.b CERT. & COMP. RPT

Status:
INEFFECT

Conditions:
Outstanding

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

1. From the registered civil engineer of record, written certification of completion of final grading is in accordance with the approved grading plans.
2. Final compaction report from the soils engineer of record including parking area subgrades and other areas not covered in the report submitted for the building pad(s).

70.TRANS 001
PRIOR TO GRADING FINAL
INSPECT

USE - EROSION CONTROL

Status:
MET

Conditions:
Satisfied

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

80.BS GRADE 001
PRIOR TO BLDG PRMT
ISSUANCE

USE*BP3.0.A CERT. & COMP. RPT

Status:
INEFFECT

Conditions:
Outstanding

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

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

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

80.E HEALTH 001 PRIOR TO BLDG PRMT ISSUANCE	USE - WATER/SEWER WILL SERVE	Status: MET	Conditions: Satisfied
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A "will-serve" letter from the appropriate water and sewer company/district shall be submitted to the Department of Environmental Health along with the filing fee in effect at the time of submittal.

80.E HEALTH 002 PRIOR TO BLDG PRMT ISSUANCE	USE - POOL PLANS REQD	Status: INEFFECT	Conditions: Outstanding
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A set of three complete plans for the swimming pool/spa must be submitted to verify compliance with the California Administrative Code, the California Health and Safety Code and the Uniform Plumbing Code. Interactive water fountains must meet CCDEH Recreational Health guidelines.

80.E HEALTH 003 PRIOR TO BLDG PRMT ISSUANCE	USE-WATER FEATURE BACKWASH	Status: INEFFECT	Conditions: Outstanding
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Backwash waste from the interactive water feature must go to an approved drywell or CVWD sewer. Submit scaled plans to Environmental Resource Management for review and approval (760) 393-3390.

80.FIRE 001 PRIOR TO BLDG PRMT ISSUANCE	USE-#17A-BLDG PLAN CHECK \$	Status: MET	Conditions: Satisfied
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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 002 PRIOR TO BLDG PRMT ISSUANCE	USE-#4-WATER PLANS	Status: MET	Conditions: Satisfied
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The applicant or developer shall separately submit two copies of the water system

FINAL CONDITIONS OF APPROVAL

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

80.PLANNING 001 PRIOR TO BLDG PRMT ISSUANCE	USE - CONFORM TO ELEVATIONS	Status: MET	Conditions: Satisfied
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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 or final clubhouse plot plan approval required by separate condition of approval.

80.PLANNING 002 PRIOR TO BLDG PRMT ISSUANCE	USE - CONFORM TO FLOOR PLANS	Status: MET	Conditions: Satisfied
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Floor plans shall be in substantial conformance with that shown on APPROVED EXHIBIT A or as shown on final community center plot plan approvals.

80.PLANNING 003 PRIOR TO BLDG PRMT ISSUANCE	USE - MAXIMUM MOBILHOME SPACES	Status: MET	Conditions: Satisfied
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A maximum of three hundred and ninety-eight (398) mobile home spaces are allowed under this permit.

80.PLANNING 004 PRIOR TO BLDG PRMT ISSUANCE	USE - LANDSCAPING SECURITIES	Status: INEFFECT	Conditions: Outstanding
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Prior to issuance of building permits or BMK permits, performance securities, in amounts to be determined by the Director of Building and Safety to guarantee the installation of plantings, irrigation system, walls and/or fences, in accordance with the approved plan, shall be filed with the Department of Building and Safety. Securities may require review by County Counsel and other staff. Permit holder is encouraged to allow adequate time to ensure that securities are in place. The performance security may be released one year after structural final, inspection report, and the One-Year Post Establishment report confirms that the planting and irrigation components have been adequately installed and maintained. A cash

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security shall be required when the estimated cost is \$2,500.00 or less.

80.PLANNING 005 PRIOR TO BLDG PRMT ISSUANCE	USE - LANDSCAPE INSPECTION	Status: INEFFECT	Conditions: Outstanding
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Prior to issuance of building permits or BMK permit, the permit holder shall open a Landscape DBF case and deposit the prevailing DBF amount to cover the Six Month and One Year Landscape Inspections. In the event that no Landscape DBF case type is available through the County, then the applicant shall open and deposit sufficient funds into an HR case type at the current prevailing, Board adopted, hourly rate. The amount of hours for the Six Month and One Year Landscape Inspections will be determined by the County Planning Department's Landscape personnel prior to approval of the requisite Minor Plot Plan for Planting and Irrigation.

80.PLANNING 006 PRIOR TO BLDG PRMT ISSUANCE	USE - PARKING/LNDSCPNG PLAN	Status: INEFFECT	Conditions: Outstanding
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prior to issuance of building permits or BMK permits, seven (7) copies of a Shading, Parking, Landscaping, and Irrigation Plan shall be submitted to and approved by the Planning Department. The location, number, genus, species, and container size of plants shall be shown. Plans shall meet all requirements of Ordinance No. 859 (as adopted and any amendments thereto), the Riverside County Guide to California Friendly Landscaping, and Ordinance No. 348, Sections 18.12, and 19.300 through 19.304 and as specified herein. The irrigation plan shall include a smart controller capable of adjusting watering schedule based on weather data. In addition, the plan will incorporate the use of in-line check valves, or sprinkler heads containing check valves to prohibit low head drainage.

80.PLANNING 007 PRIOR TO BLDG PRMT ISSUANCE	USE - LNDSCG CV PROJ SPECIFIC	Status: INEFFECT	Conditions: Outstanding
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In addition to the requirements of the Landscape and Irrigation Plan submittal, the following project specific conditions shall be imposed:

- a. Landscape plans shall contain the Agricultural Commissioner's note as indicated in general conditions, above, if the project is located in the Coachella Valley.
- b. In order to assist in project coordination with county inspection requirements, including but not necessarily limited to the Agricultural Commissioner's Office, all landscape plans shall contain the name, address and phone number of both the landscape plan preparer and the project developer, the property's Assessors Parcel

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Number(s) and a vicinity map.

c. Trash receptacles shall be identified on the plans and placed in appropriate locations within the site.

d. Handicapped accessibility shall be addressed in the landscaping plan, including the location of handicapped parking spaces and the path of travel to the main entrance(s) to the community building. The project shall comply with any and all federal and state handicapped accessibility laws and regulations.

e. Drought tolerant and native plant species shall be preferred over non-drought and non-native species; however, the quantity and extent of these species shall depend on the project's climatic zone. Alternative types of low volume irrigation are encouraged to be used in order to conserve water.

f. A copy of the final grading plans shall be submitted with the landscaping plan to the Planning Department in order to establish adequate coordination of plans.

g. Plans shall include a parking area shading plan which includes applicable area calculations and a diagram showing adequate shade canopies within 15 years of tree age.

h. Landscape plans shall contain the Agricultural Commissioner's note as indicated in general conditions, above, if the project is located in the Coachella Valley.

i. Bar-B-Q's and children's water play and other recreational equipment shall be installed in appropriate locations in both the retention basin areas and in the vicinity of the soccer field and community center building.

j. The soccer field shall be installed with appropriate turf groundcovers with irrigation systems. Trees shall be planted to provide parking area shade as provided in Section 18.12 of Ordinance No. 348.

k. Security lighting within the migrant agricultural mobilehome park shall be shown pursuant to the recommendations of the Riverside County Sheriff Department's transmittal dated April 21, 2008.

l. Retention basins shall be provided with living groundcovers in addition to areas devoted, as necessary for stormwater control, to gravel and stonework rip-rap. Trees shall also be planted in imaginative patterns, a minimum of one tree for every twenty-five feet of liner frontage along Harrison Street.

m. Landscaping plans shall be coordinated with plans submitted for the community center building and area.

n. Masonry walls, wrought-iron fencing, outdoor trash and rubbish areas, 20' trail improvements along Harrison Street, gated entry and emergency access points, and guest parking areas shall be shown on these plans and coordinated with grading and other improvement plans.

o. The permit holder shall remain in compliance with the landscaping requirements

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of the Riverside County Landscaping Department's letter dated February 17, 2009, a copy of which is on file with the Riverside County Planning Department.

NOTE: AMENDED ON 2/18/09 BY THE PLANNING COMMISSION

80.PLANNING 008 PRIOR TO BLDG PRMT ISSUANCE	USE - SCHOOL MITIGATION	Status: MET	Conditions: Satisfied
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Impacts to the Coachella Valley Unified School District shall be mitigated in accordance with California State law prior to issuance of appropriate construction permits.

80.PLANNING 009 PRIOR TO BLDG PRMT ISSUANCE	USE - REC & PARK DIST MITIG.	Status: DEFERRED	Conditions: Satisfied
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Prior to the issuance of building permits or the Building Mobilehome Park Permit (BMK), the permit holder shall enter into an agreement with the Coachella Valley Recreation and Park District to provide for the payment of park and recreation mitigation fees and/or dedication of land as identified in the District's Master Plan, and shall submit sufficient written evidence to the Riverside County Department of Building and Safety that the park and recreation mitigation fees and/or dedication for land have been provided to the District.

Alternatively, should fees be waived or paid by a different entity, a written letter of determination of waiver or payment shall be delivered by the permit holder to the Planning Department.

80.PLANNING 010 PRIOR TO BLDG PRMT ISSUANCE	USE - MITIGATION MONITORING	Status: MET	Conditions: Satisfied
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Prior to the issuance of building permits or BMK permit, the permittee shall prepare and submit a written report to the Riverside County Planning Director demonstrating compliance with those conditions of approval and mitigation measures of this permit and E.A. No. 41907 which must be satisfied prior to the issuance of a building permit.

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

80.PLANNING 011 PRIOR TO BLDG PRMT ISSUANCE	USE - FEE STATUS	Status: MET	Conditions: Satisfied
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FINAL CONDITIONS OF APPROVAL

Prior to issuance of building permits or BMK permits for Conditional Use Permit No. 3589, the Planning Department shall determine the status of the deposit based fees for project. If the case fees are in a negative state, the permit holder shall pay the outstanding balance.

80.PLANNING 012 PRIOR TO BLDG PRMT ISSUANCE	USE - OIH CLEARANCE	Status: MET	Conditions: Satisfied
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Prior to the issuance of building permits or BMK permit, 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 January 28, 2009, summarized as follows:

1. Construct 5'-5" high masonry block walls (noise barrier) along the side yard that are wrapped around both ends of lots Nos. 1, 116, 117, 118, 203, 205, 206, 207, 323, 326, 327, and 338 of CUP3589. The walls shall be erected so that the top of each wall extends at least 5'-5" above the pad elevation of the lot.
2. Only new coaches with dual paned windows shall be permitted adjacent to Harrison Street on lots Nos. 1, 116, 117, 118, 203, 205, 206, 207, 323, 326, 327, and 338.
3. Provide closed windows for lots along Harrison Street requiring mechanical ventilation per UBC requirements. Orientate all fresh air intakes away from Harrison Street.

80.PLANNING 013 PRIOR TO BLDG PRMT ISSUANCE	USE - REQD APPLICATIONS (2)	Status: MET	Conditions: Satisfied
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No building permits or BMK permit shall be issued until Change of Zone No. 7699 has been approved and adopted by the Board of Supervisors and has been made effective. This permit shall conform with the development standards of the zone(s) ultimately applied to the property.

80.PLANNING 014 PRIOR TO BLDG PRMT ISSUANCE	USE - COMM. CENTER PLOT PLAN	Status: MET	Conditions: Satisfied
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Prior to the issuance of a building permit or BMK permit, the permit holder shall submit a community center plot 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

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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 CUP03589 conditions of approval.

The plot plan shall contain the following elements:

1. A color photosimulation of a frontal view of all/the community center building with landscaping. Provide final building elevations and floor plans.
2. A plot plan of the community center building and related structures, including water play features and recreational amenities, with landscaping drawn to an engineer's scale. If lighting is planned, the location of lights, their intended direction, and proposed power shall be indicated.
3. An irrigation plan for the community center and related landscaping.
4. The community center building shall be not less than 3500 square feet in interior floor area, and may be two stories in height. A small kitchen or food warming area or room shall be included associated with the meeting room area.
5. The community center shall incorporate to the greatest extent possible energy conservation measures. In addition, a solar electric system shall be installed on the roof or adjacent land for the community center building, unless determined to be not economically possible by the Planning Director.

NOTE: The requirements of this plot plan may be incorporated with any minor plot plan required by the conditions of approval for this subdivision. However, this community center plot plan condition of approval shall be cleared individually.

80.PLANNING 015 PRIOR TO BLDG PRMT ISSUANCE	USE - CO. PARKS DEPT CLEARANCE	Status: MET	Conditions: Satisfied
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Prior to the issuance of a building permit or BMK permit, a clearance letter from the Riverside County Parks Department shall be provided to the Riverside County Planning Department verifying compliance with the conditions contained in their email dated February 10, 2009, summarized as follows: provide a dedicated easement for trail purposes to the Parks District up to 20 feet in width (no improvements required at this time).

NOTE: ADDED BY THE PLANNING COMMISSION ON 2/18/09

80.PLANNING 016 PRIOR TO BLDG PRMT ISSUANCE	USE - SCHOOL BUS ACCESS PLAN	Status: MET	Conditions: Satisfied
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Prior to the issuance of a building permit or BMK permit, the permit holder shall

FINAL CONDITIONS OF APPROVAL

either: 1) obtain written clearance from the Coachella Valley Unified School District regarding, or 2) submit for the approval of the Planning Department, the following:

A school bus access plan which addresses school bus access and maneuvering within the mobile home park, including student pick up and drop off, in a safe and effective manner.

NOTE: ADDED BY THE PLANNING COMMISSION 2/18/09

80.PLANNING 017 PRIOR TO BLDG PRMT ISSUANCE	USE - LANDSCAPING PLOT PLAN	Status: INEFFECT	Conditions: Outstanding
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Minor corrections are needed for this conceptual. Landscape plan review for this conceptual will be completed with the following comments put in the conditions.

- 1.Show Landscape Architect signature
- 2.Show bike rack on plan as per Ordinance No 348 section 18.12 at the park
- 3.Show graphic scale on title sheet
- 4.Show spacing of 1 gal plants used as ground cover
- 5.Slope areas to conform to Building and Safety Erosion Control. Ground cover may be required on minor plot plans to fill in slope areas until 1gal shrubs grow in.
- 6.After the approval of this conceptual, the plans for the R.O.W. to be sent to Transportation.

80.TRANS 002 PRIOR TO BLDG PRMT ISSUANCE	USE - CALTRANS ENCRCHMNT PRMT	Status: NOTAPPLY	Conditions: Satisfied
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Prior to issuance of a building permit or any use allowed by this permit, and prior to doing any work within the State highway right-of-way, clearance and/or an encroachment permit must be obtained by the applicant from the District 08 Office of the State Department of Transportation in San Bernardino.

80.TRANS 003 PRIOR TO BLDG PRMT ISSUANCE	USE - TUMF	Status: EXEMPT	Conditions: Satisfied
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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 004 PRIOR TO BLDG PRMT ISSUANCE	USE - R-O-W DEDICATION 1	Status: MET	Conditions: Satisfied
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Sufficient public street right-of-way along Harrison Street (State Highway 86) shall be conveyed for public use to provide for a 76-foot half-width right-of-way. Additional right-of-way may be required to facilitate turn lanes at project entry road(s).

A 20-foot wide trail easement outside of the ultimate road right-of-way along Harrison Street(State Highway 86) shall be dedicated and recorded by separate instrument for public use in favor of County of Riverside prior to building permit issuance.

80.TRANS 006 PRIOR TO BLDG PRMT ISSUANCE	USE - STREETLIGHTS - L&LMD	Status: NOTAPPLY	Conditions: Satisfied
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The project proponent shall submit to the Transportation Department L&LMD No. 89-1-C Administrator the following:

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

80.TRANS 011 PRIOR TO BLDG PRMT ISSUANCE	USE - MAP CORNER CUT-BACK I	Status: MET	Conditions: Satisfied
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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 015 PRIOR TO BLDG PRMT ISSUANCE	USE - STREETLIGHT PLAN 1	Status: NOTAPPLY	Conditions: Satisfied
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A separate street light plan is required for this project. The design and installation of street lights shall meet the Dark Sky criteria. The application of Dark Sky criteria is in support of the Coachella Valley Dark Sky Ordinances. Street lights shall be installed at street intersections and at the ends of cul-de-sacs, as approved by the Transportation Department. There shall be no change in the design and location of street lights relative to the general circulation elements adjacent to the project in question. For projects within SCE boundaries use County of Riverside Ordinance 461, Standard No's 1000 or 1001. For projects within Imperial Irrigation District

FINAL CONDITIONS OF APPROVAL

(IID) use IID's pole standard.

80.TRANS 016 PRIOR TO BLDG PRMT ISSUANCE	USE - LANDSCAPING COMM/IND	Status: INEFFECT	Conditions: Outstanding
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Landscaping within public road right-of-way shall comply with Transportation Department standards and Ordinance 461 and shall require approval by the Transportation Department. The landscape design shall incorporate a desert theme, including the extensive use of native desert and drought tolerant plant species. Irrigation systems shall incorporate the use of drip irrigation to the maximum extent feasible. The use of non-organic landscape elements such as rocks, decorative paving sand and gravel is encouraged. The uses of grass, sod or other water intense ground cover plant materials will not be permitted.

Landscaping plans shall be designed within Harrison Street (State Highway 86) and submitted to the Transportation Department. Landscaping plans shall be submitted on standard County Plan sheet format (24" X 36"). Landscaping plans shall be submitted with the street improvement plans.

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

80.TRANS 017 PRIOR TO BLDG PRMT ISSUANCE	USE - TS/DESIGN	Status: NOTAPPLY	Conditions: Satisfied
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The project proponent shall be responsible for the design of traffic signal(s) at the intersections of:

None

80.TRANS 018 PRIOR TO BLDG PRMT ISSUANCE	USE - TS/GEOMETRICS	Status: INEFFECT	Conditions: Outstanding
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The intersection of Harrison Street (NS) at Project North Access (EW) shall be improved to provide the following geometrics:

Northbound: one through lane, one right-turn lane Southbound: one through lane Eastbound: N/A Westbound: one right-turn lane NOTE: The project proponent shall install appropriate channelization, signage, and any other traffic control devices

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necessary to prevent left turns into and out of this driveway.

The intersection of Harrison Street (NS) at Project South Access (EW) shall be improved to provide the following geometrics:

Northbound: one through lane, one right-turn lane Southbound: one left-turn lane, one through lane Eastbound: N/A Westbound: one left-turn lane, one right-turn lane

or as approved by the Transportation Department.

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

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

80.TRANS 019 PRIOR TO BLDG PRMT ISSUANCE	USE - RETENTION BASIN	Status: MET	Conditions: Satisfied
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For retention basin sizing and calculations refer to letter dated February 17, 2009 from Alan French to Majeed Farshad, in General Conditions 10. TRANS USE - RETENTION BASIN.

80.TRANS 020 PRIOR TO BLDG PRMT ISSUANCE	USE - DRAINAGE EASEMENT	Status: MET	Conditions: Satisfied
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All drainage easements must be 20 feet wide, minimum, located all on one side of a property line.

90.B&S 001 PRIOR TO BLDG FINAL INSPECTION	BP*FEMA FORM APPRVL REQUIRED	Status: INEFFECT	Conditions: Outstanding
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Prior to building permit final, a development in FEMA mapped flood zones "A" or "AO" shall provide a FEMA form, filled out, wet stamped and signed by a registered civil engineer or licensed land surveyor, to the Building and Safety Department Grading Division.

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

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

90.E HEALTH 001 PRIOR TO BLDG FINAL INSPECTION	USE - HCD PERMIT	Status: INEFFECT	Conditions: Outstanding
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Prior to final occupancy, obtain a permit to operate as an employee housing facility from the State Department of Housing and Community Development (951) 782-4420.

90.FIRE 002 PRIOR TO BLDG FINAL INSPECTION	USE-#45-FIRE LANES	Status: MET	Conditions: Satisfied
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The applicant shall prepare and submit to the Fire Department for approval, a site plan designating required fire lanes with appropriate lane painting and/or signs.

90.FIRE 003 PRIOR TO BLDG FINAL INSPECTION	USE-#66-DISPLAY BOARDS	Status: MET	Conditions: Satisfied
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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 numbers, and fire hydrant locations within dimension and located next to roadway access. The minimum size shall be no less than 4 feet x 4 feet.

90.FIRE 004 PRIOR TO BLDG FINAL INSPECTION	USE-#27-EXTINGUISHERS	Status: MET	Conditions: Satisfied
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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 005 PRIOR TO BLDG FINAL INSPECTION	USE-#36-HOOD DUCTS	Status: NOTAPPLY	Conditions: Satisfied
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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 components 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.PLANNING 002 PRIOR TO BLDG FINAL INSPECTION	USE - ARCHO MONITORING REPORT	Status: MET	Conditions: Satisfied
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Prior to Final Inspection, the applicant shall submit to the County Archaeologist one certified paper copy and two (2) PDF formatted CD copies of the Phase IV Cultural Resources Monitoring Report. The report shall follow the posted report scope of work on the TLMA website and be certified by a County Registered Archaeologist.

90.PLANNING 003 PRIOR TO BLDG FINAL INSPECTION	USE - PARKING PAVING MATERIAL	Status: INEFFECT	Conditions: Outstanding
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Prior to final building inspection approval of the BMK permit, a minimum of fifty (50) guest parking spaces shall be provided as shown on the APPROVED EXHIBIT A, unless otherwise approved by the Planning Department (this number does not include parking within individual spaces). The guest parking areas, as well as all internal roadways and drives, shall be surfaced with asphaltic concrete or concrete to current standards as approved by the Department of Building and Safety.

90.PLANNING 004 PRIOR TO BLDG FINAL INSPECTION	USE - ACCESSIBLE PARKING	Status: INEFFECT	Conditions: Outstanding
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Prior to final building inspection approval of the BMK permit, a minimum of four (4) 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,

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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 005
PRIOR TO BLDG FINAL
INSPECTION

USE - UTILITIES UNDERGROUND

Status:
INEFFECT

Conditions:
Outstanding

Prior to final building inspection approval of the BMK permit, 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 written 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 006
PRIOR TO BLDG FINAL
INSPECTION

USE - CURBS ALONG PLANTERS

Status:
INEFFECT

Conditions:
Outstanding

Prior to final building inspection approval of the BMK permit, a six inch high curb with a twelve (12) inch wide walkway shall be constructed along planters on end stalls adjacent to guest automobile parking areas (not intended for parking within individual spaces). Public or guest 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 007
PRIOR TO BLDG FINAL
INSPECTION

USE - WALL & FENCE LOCATIONS

Status:
INEFFECT

Conditions:
Outstanding

Prior to final building inspection approval of the BMK permit, wall and/or fence locations shall be in conformance with APPROVED EXHIBIT A and the following:

- 1) a minimum six (6) foot high masonry wall along the northerly boundary at the rear of Space Nos. 356, 358, 360, 362, 364, 366, 368, 370, 372, 374, 376, 378, 380, 382, 384, 386, 388, 390, 392, 394, 396 and 398, in order to provide a buffer from adjacent agricultural operations;

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2) a minimum six (6) foot high masonry wall along the spaces near Harrison Street, more specifically the southwesterly facing space boundaries of Space Nos. 1, 116, 117, 118, 203, 205, 206, 207, 323, 326, 327 and 328, with a design approved by the Office of Industrial Hygiene for noise mitigation and the Transportation Department for drainage mitigation;

3) wrought-iron fencing shall be utilized along all other boundaries as shown on the APPROVED EXHIBIT A with a design approved by the Transportation Department for drainage mitigation.

An emergency access gate made of wrought-iron materials shall be installed at the location along the easterly boundary of the MH park where it connects with CUP03338; this gate and related fence may be locked as approved by the Fire Protection Department. The emergency access shall remain free and clear at all times for escape and emergency vehicles.

90.PLANNING 008
PRIOR TO BLDG FINAL
INSPECTION

USE - TRASH ENCLOSURES

Status:
INEFFECT

Conditions:
Outstanding

Prior to final building inspection approval of the BMK permit, a minimum of twelve (12) trash enclosures which are adequate to enclose a minimum of two bins each shall be located as shown on the APPROVED EXHIBIT A, or final parking and landscaping plot plan approvals. The enclosure(s) shall be a minimum of six (6) feet in height and shall be made with masonry block painted to match community buildings within the park, and a solid gate shall be installed 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. THE NUMBER OF ENCLOSURES MAY BE MODIFIED BY THE PLANNING DIRECTOR BASED ON COMMENTS FROM THE WASTE HAULER THAT ALTERNATIVE AUTOMATED SERVICE MAY BE PROVIDED. HOWEVER, ADEQUATE TRASH ENCLOSURE(S) SHALL BE PROVIDED AT THE COMMUNITY CENTER BUILDING WHICH IS ADEQUATE TO ADDRESS TRASH NEEDS AT THAT FACILITY.

90.PLANNING 009
PRIOR TO BLDG FINAL
INSPECTION

USE - QUIMBY ACT FEE

Status:
NOTAPPLY

Conditions:
Satisfied

Prior to final building inspection approval of the BMK permit, the permit holder shall present certification to the Director of the Department of Building and Safety that payment of parks and recreation fees and/or dedication of land for park use in

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accordance with Section 10.35 of Ordinance No. 460 has taken place. Said certification shall be obtained from the Riverside County Recreation and Parks District.

Should this fee be waived or paid by another entity, the permit holder shall submit a letter of determination from that entity and/or county legal counsel for the approval of the Planning Department.

90.PLANNING 010
PRIOR TO BLDG FINAL
INSPECTION

USE - COLOR/FINISH COMPLIANCE

Status:
INEFFECT

Conditions:
Outstanding

Prior to final building inspection approval of the community building/clubhouse, the permittee shall properly install approved color and finish products in accordance with these conditions of approval.

90.PLANNING 011
PRIOR TO BLDG FINAL
INSPECTION

USE - LANDSCAPE/IRRIG INSTALL

Status:
INEFFECT

Conditions:
Outstanding

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

90.PLANNING 012
PRIOR TO BLDG FINAL
INSPECTION

**USE - COMPLY W/ LANDSCP/IRR
PLN**

Status:
INEFFECT

Conditions:
Outstanding

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

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90.PLANNING 013
PRIOR TO BLDG FINAL
INSPECTION

USE - ORD 875 CVMSHCP FEE (2)

Status:
INEFFECT

Conditions:
Outstanding

Prior to final building inspection approval of the BMK permit, 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 for Conditional Use Permit No. 3589 is calculated based on the "project area" within the mobilehome park which is 60 acres net (using the commercial rate as indicated in the ordinance). 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.

Should this fee be waived or paid by another party, the permit holder shall submit a letter of determination from the entity or county legal counsel for the approval of the Planning Department.

90.PLANNING 014
PRIOR TO BLDG FINAL
INSPECTION

USE - ORD NO. 659 (DIF)

Status:
NOTAPPLY

Conditions:
Satisfied

Prior to final building inspection approval of the BMK permit, the permit holder 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 Conditional Use Permit No. 3589 has been calculated based on the "project area" within the mobilehome park which is 60 acres net (utilizing the commercial rate of the ordinance).

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.

Should this fee be waived or paid by another entity, the permit holder shall submit a letter of determination from the entity and/or county legal counsel for the approval of the Planning Department.

90.PLANNING 016
PRIOR TO BLDG FINAL

USE - PALEO MONITORING REPORT

Status:
INEFFECT

Conditions:
Outstanding

FINAL CONDITIONS OF APPROVAL

INSPECTION

Prior to Final Inspection of the BMK permit, the permit holder shall submit to the County Archaeologist one certified paper copy and two (2) PDF formatted CD copies of the Paleontology Monitoring Reprot. The report shall be certified by a professionally-qualified paleontologist listed on the County's Paleontology Consultant List.

90.PLANNING 017
PRIOR TO BLDG FINAL
INSPECTION

USE - COMM. CENTER COMPLIANCE

Status:
INEFFECT

Conditions:
Outstanding

Prior to final building inspection approval of the FIRST residential MOBILEHOME or mobilehome install permit (BMR), the project "community center", as shown and located on the APPROVED EXHIBIT A, shall be installed in accordance with the approved final community center plot plan.

90.PLANNING 018
PRIOR TO BLDG FINAL
INSPECTION

USE - MH SITE IMPROVEMENTS

Status:
INEFFECT

Conditions:
Outstanding

Prior to final building inspection approval of each mobilehome install permit (BMR), the mandated individual space or site improvements as outlined in 10 PLANNING 31, above, shall be installed as approved by the Department of Building and Safety.

90.TRANS 001
PRIOR TO BLDG FINAL
INSPECTION

USE - IMP PLANS

Status:
MET

Conditions:
Satisfied

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

90.TRANS 004
PRIOR TO BLDG FINAL
INSPECTION

USE - CALTRANS 1

Status:
NOTAPPLY

Conditions:
Satisfied

The project proponent shall comply with the Caltrans recommendations as outlined in their letter dated May 27, 2008.

FINAL CONDITIONS OF APPROVAL

90.TRANS 005 PRIOR TO BLDG FINAL INSPECTION	USE - SIGNING & STRIPING	Status: MET	Conditions: Satisfied
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A signing and striping plan is required for this project. The project proponent shall be responsible for any additional paving and/or striping removal caused by the striping plan. Traffic signing and striping shall be performed by County forces with all incurred costs borne by the applicant, unless otherwise approved by the County Traffic Engineer.

90.TRANS 008 PRIOR TO BLDG FINAL INSPECTION	USE STREETLIGHT AUTHORIZATION	Status: NOTAPPLY	Conditions: Satisfied
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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 009 PRIOR TO BLDG FINAL INSPECTION	USE - STREETLIGHTS INSTALL	Status: MET	Conditions: Satisfied
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Install streetlights along the streets associated with development in accordance with the approved street lighting plan and standards of County Ordinances 460 and 461. For projects within IID use IID's pole standard.

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 011 PRIOR TO BLDG FINAL INSPECTION	USE - UTILITY PLAN	Status: MET	Conditions: Satisfied
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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

FINAL CONDITIONS OF APPROVAL

applies to existing overhead lines which are 33.6 kilovolts or below along the project frontage and between the nearest poles offsite in each direction of the project site. A disposition note describing the above shall be reflected on design improvement plans whenever those plans are required. A written proof for initiating the design and/or application of the relocation issued by the utility company shall be submitted to the Transportation Department for verification purposes.

90.TRANS 012
PRIOR TO BLDG FINAL
INSPECTION

USE - UTILITY INSTALL

Status:
MET

Conditions:
Satisfied

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

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

90.TRANS 013
PRIOR TO BLDG FINAL
INSPECTION

USE - LANDSCAPING COMM/IND

Status:
INEFFECT

Conditions:
Outstanding

Landscaping within public road right-of-way shall comply with Transportation Department standards and Ordinance 461 and shall require approval by the Transportation Department. Landscaping shall be improved within Harrison Street (State Highway 86). Assurance of continuous maintenance is required by processing and filing a 'Landscape Maintenance Agreement' through the Transportation Department Plan Check Division; or if desired the developer may file an application for annexation into Landscaping and Lighting Maintenance District No. 89-1-Consolidated by contacting Judy Watterlond, Transportation Department at (951) 955-6829.

90.TRANS 016
PRIOR TO BLDG FINAL
INSPECTION

USE - EXISTING MAINTAINED 2

Status:
INEFFECT

Conditions:
Outstanding

Harrison Street (State Highway 86) along project boundary is a paved California Department of Transportation (CALTRANS) maintained road designated as an Urban Arterial in the Circulation Element of the General Plan and shall be improved with 8-inch concrete curb and gutter, located 55-feet from centerline to 8-inch landscaped median, and match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determined by the Transportation Department

FINAL CONDITIONS OF APPROVAL

within the 76-foot half-width dedicated right-of-way in accordance with County Standard No. 91, pages 1 and 2. (110'/152') NOTE: A 5-foot meandering sidewalk shall be constructed within the 21-foot parkway per Standard 404.

90.TRANS 017 PRIOR TO BLDG FINAL INSPECTION	USE - DRIVEWAYS	Status: INEFFECT	Conditions: Outstanding
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Two (2) driveways shall be allowed and shall be constructed in accordance with Riverside County Standard No. 207A. The driveways shall be located along Harrison Street (State Highway 86) in accordance with Exhibit No. "A" for Conditional Use Permit No. 3589. The driveway located approximately 150-feet southerly of the northerly property line shall be restricted to right turning movements and for emergency purposes only as approved by the Transportation Department and the Fire Department.

90.TRANS 018 PRIOR TO BLDG FINAL INSPECTION	USE - TS/INSTALLATION	Status: NOTAPPLY	Conditions: Satisfied
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The project proponent shall be responsible for the design and construction of traffic signal(s) at the intersections of:

None

90.TRANS 019 PRIOR TO BLDG FINAL INSPECTION	USE - DRAINAGE IMPROV COMPLETE	Status: INEFFECT	Conditions: Outstanding
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All drainage improvements including the construction of drainage swales, storm drains, inlet structures, and retention systems are required to be completed prior to occupancy.

90.TRANS 020 PRIOR TO BLDG FINAL INSPECTION	USE - EASEMENT FOR DRAINAGE 2	Status: MET	Conditions: Satisfied
---	--------------------------------------	------------------------------	--

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

FINAL CONDITIONS OF APPROVAL

Conditions of Approval for Another Case

Enter Case Number:

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FINAL CONDITIONS OF APPROVAL

Exhibit "A2"

G.L. GAYLER CONSTRUCTION CO. INC.

Proposal

POST OFFICE BOX 403
 THERMAL, CA 92274
 (760) 399-5308 OFFICE (760) 399-4210 FAX
 LICENSE # 524011 ~ GAYLERCONST@AOL.COM

Date	Proposal #
8/18/2013	12-293-R2

TO

Desert Empire Homes Inc.
68-990 Harrison St.
Thermal, CA 92274

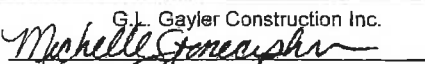
(760)397-0800 Of. / (760) 397-0200 Fx.

Project	Harrison Street Improvements
Location	Oasis CA
Plans	Watson Not Approved 953-00
Owner	Mountain View Estates

Description	Qty	Unit	Unit Price	Total
Off Site Improvement				
1. 6.5" AC on 8" Class 2 Base	11,700	SF	4.30	50,310.00
2. 2" AC Cap	3,600	SF	1.33	4,788.00
3. Sawcut AC 600 LF		Lump Sum	1,500.00	1,500.00
4. 2" Header Cut 3,600 SF		Lump Sum	4,000.00	4,000.00
5. Subgrade & Compact 11,700 SF		Lump Sum	7,245.00	7,245.00
6. Striping		Lump Sum	5,330.00	5,330.00
7. 4" Sidewalk	240	SF	2.60	624.00
8. 8" Curb & Gutter	40	LF	17.00	680.00
9. Fog Seal 15,300 SF		Lump Sum	1,550.00	1,550.00
10. Prevailing Wage & Payroll Accounting		Lump Sum	55,000.00	55,000.00
Total				131,027.00
<p>Conditions</p> <ol style="list-style-type: none"> All permits and fees by others. Any increase in cost of material or transportation will be passed on. Bid as prevailing wage. 				

ACCEPTED FOR BUYER

BY _____
 TITLE _____

G.L. Gayler Construction Inc.

 Michelle Stonecipher, Corporate Treasurer

Total **\$131,027.00**

G.L. GAYLER CONSTRUCTION CO. INC.

POST OFFICE BOX 403
 THERMAL, CA 92274
 (760) 399-5308 OFFICE (760) 399-4210 FAX
 LICENSE # 524011 ~ GAYLERCONST@AOL.COM

Proposal

Date	Proposal #
9/4/2013	12-292-R2.1

TO

Desert Empire Homes Inc.
68-990 Harrison St.
Thermal, CA 92274
 ~
(760)397-0800 Of. / (760) 397-0200 Fx.

Project	HWY 86 Bridge
Location	Harrison & Polk
Plans	Watson Not Approved 953-00
Owner	Riverside County

Description	Qty	Unit	Unit Price	Total
1. Demo Concrete & Site Preparation				
2. RCB Culverts	27	LF	0.00	
3. Wing Walls	2	Each	0.00	
4. Parapet	85	LF	0.00	
5. Cal Trans Fence	85	LF	0.00	
6. Subgrade for Slope		Lump Sum		
7. Barricades & Safety		Lump Sum		
8. Rip Rap with Concrete	1,050	CY	0.00	
9. Guard Rail	40	LF	0.00	
10. Prevailing Wages		Lump Sum		
11. PM10 & Dust Control		Lump Sum		
12. Soil Testing		Lump Sum		
13. Concrete Testing		Lump Sum		
14. Engineering & Surveying		Lump Sum		
15. Wage Monitoring		Lump Sum		
16. Supervision		Lump Sum		
TOTAL FOR ABOVE WORK			659,260.00	659,260.00

Conditions

1. Construction water to be furnished at site.
2. Any increase in cost of material or transportation will be passed on.
3. Price includes demo and concrete removal.
4. Bid as prevailing wage.

ACCEPTED FOR BUYER

BY _____
 TITLE _____

G.L. Gayler Construction Inc.

Michelle Stonecipher
 Michelle Stonecipher, Corporate Treasurer

Total \$659,260.00

Exhibit "A3"

Toll Free: 800-241-8339
 In Georgia: 770-447-1928



Sales Fax: 770-662-5053
 Customer Service Fax: 770-368-1969

BUILDING SYSTEMS, INC.
 3300 Holcomb Bridge Rd., Suite 201
 Norcross, Georgia 30092

Quote #: 53321
 Quote Date: 09/05/2013
 Good Thru: 09/27/2013

Purchaser: DESERT EMPIRE HOMES Phone: (760) 397-0800 Date: 9/5/13
 Primary Contact: BOBBY MELKESIAN Cell: (760) 485-1006 Sales Rep: SEAN DENT
 Address: 68990 HARRISON ST. Fax: _____ Building #: 1 of 1
 E-mail: ROBERT MELKESIAN@REDLANDS.EDU

City: THERMAL County: RIVERSIDE State: CA Zip: 92274

CUSTOMER IS HEREBY PRESENTED A PROPOSED CONTRACT FOR THE STEEL BUILDING BELOW:

Width: 184' Length: 50' Eave Height: 14'
 Code: CBC 2010 Snow Load: 0 Wind Load: 85 EX C
 Building Profile: GABLE CLEAR SPAN Column Type: STANDARD Girt Condition: STANDARD
 Bay Spacing: 2 @ 25' Roof Pitch: 1:12 Roof Type: 26 ga pbr
 Roof Color: GALVALUME Wall Color: CHOICE Trim Color: CHOICE

Special Specifications: BUILDING DESIGNED W/ A 1# COLLATERAL LOAD

Anchor Bolt Drawings; Stamped Certified Drawings: State Of CA

LABOR IS NOT INCLUDED IN MATERIAL TOTAL BELOW: _____ LABOR BY OTHERS.

QUANTITY	DESCRIPTION	ACCESSORIES FOR BUILDING	BASE PRICE:	ADD'L PRICE
2	Walk in Door Size: 3070 COMPLETE W/ WEATHERSTRIP		\$150,075.00	INCL
	Walk in Door Size:			
	Ventilator:			
ROOF & WALLS	Sq Ft of Insulation Thickness: 3" Backing: WHITE VINYL REINFORCED			INCL
3	Windows Type: HORIZONTAL SLIDE INS Size: 6 X 3			INCL
8	Light Panel: ROOF Size: 3 X 10			INCL
4	Large Door Type: ROLL UP INSULATED Size: 16 X 14			INCL
	Size:			
	Size:			
4	Framed Openings: Size: 16 X 14 FULL COVER TRIM			INCL
	Size:			
	Size:			
100'	Eave Condition: GUTTER AND DOWNSPOUTS			INCL
	Fasteners: LONG LIFE Base Option: DELUXE FORMED BASE TRIM			INCL
	Louvers:			
	Other: SEE OTHER ITEMS ADDENDUM.			INCL
	Other:			
	Components:			

30 % of Contract Price Due Upon Acceptance: \$45,022.00 BUILDING & ACCESSORIES SUBTOTAL: \$150,075.00
 Balance due In Cashiers Check Prior to Unloading: \$105,053.00 FREIGHT: INCL
 Special Instructions: _____ OTHER: Tx on raw material paid by Arco
 _____ TOTAL: \$150,075.00

Estimated Delivery: _____ Weeks
 Accepted by Purchaser this the 5 day of Sept. 2013
 X [Signature]

Approved and Accepted by Arco Building Systems

 Title _____ day of _____ 2013