

FORM APPROVED COUNTY COUNSEL 9/22/14  
 BY: GREGORY P. PRIAMOS DATE

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

711B



**FROM:** TLMA - Planning Department

**SUBMITTAL DATE:**  
 September 10, 2014

**SUBJECT: CHANGE OF ZONE NO. 7803 / TENTATIVE PARCEL MAP NO. 36601 / ORDINANCE NO. 348.4792** – Fast Track Authorization No. 2010-03 – Intent to Adopt Negative Declaration – Applicant: Operation Safehouse, Inc. – Fourth/Fourth Supervisorial District – REQUEST: Change of Zone amending the zoning classification for the subject property from One-Family Dwellings (R-1) to the General Commercial (C-1/C-P) zone. Tentative Parcel Map No. 36601 is a Schedule E parcel map and proposes to divide one (1) acre into three (3) commercial condominium units consisting of existing 8,669 square foot residence building, existing 4,257 square foot administration building, and existing 3,292 square foot education and facilities building as well as a separate common area for parking and landscaping as a Planned Commercial Development (PCD) for an existing emergency youth center. No new use, construction or development is proposed within the existing emergency youth center buildings.

**RECOMMENDED MOTION:** That the Board of Supervisors:

- ADOPT** a **NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42608** based on the findings incorporated in the attached initial study, the attached staff report, and the conclusion that the project will not have a significant effect on the environment; and,

Initials  
 JCP:jo

(continued on next page)

  
 Juan C. Perez, TLMA Director/  
 Interim Planning Director

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost:	POLICY/CONSENT (per Exec. Office)
COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A	Consent <input type="checkbox"/> Policy <input checked="" type="checkbox"/>
NET COUNTY COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A	
SOURCE OF FUNDS: N/A				Budget Adjustment: N/A	
				For Fiscal Year: N/A	

**C.E.O. RECOMMENDATION:**

APPROVE

BY:   
 Tina Grande

County Executive Office Signature

**MINUTES OF THE BOARD OF SUPERVISORS**

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

Prev. Agn. Ref.:

District: 4/4

Agenda Number:

16-1

**SUBMITTAL TO THE BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA  
FORM 11: Change of Zone No. 7803 / Tentative Parcel Map No. 36601 (FTA No. 2010-03)**

**DATE: September 10, 2014**

**PAGE: 2 of 3**

2. **APPROVE CHANGE OF ZONE NO. 7803**, amending the zoning classification for the subject property from One-Family Dwellings (R-1) zone to the General Commercial (C-1/C-P) zone in accordance with Exhibit #3, subject to the adoption of the Ordinance, and based upon the findings and conclusions incorporated in the staff report; and,
3. **APPROVE TENTATIVE PARCEL MAP NO. 36601**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report; and,
4. **ADOPT ORDINANCE NO. 348.4792** amending the zoning in the Thousand Palms District shown on Map No. 40.045 Change of Zone No. 7803, attached hereto and incorporated herein by reference.

**BACKGROUND:**

Tentative Parcel Map. No. 36601 (PM36601) is a Schedule E parcel map and proposes to divide one (1) acre into three (3) commercial condominium units including a separate common area for parking and landscaping as a Planned Commercial Development (PCD) for the existing emergency youth center, SafeHouse of the Desert is located on the parcel. Specifically, the commercial condominium map would consist of three separate units: the existing 8,669 square foot residence building, the existing 4,257 square foot administration building, and the 3,292 square foot education and facilities Building, as well as a common area. In 2005, the County previously approved a Public Use Permit (PUP 876) over the entire existing one acre parcel for the emergency youth center which provides emergency shelter and services to children ages 12 to 17 in crisis situations. No new use, construction, or development is proposed within the existing emergency youth center buildings.

The applicant, Operation Safehouse, Inc., has proposed PM36601 for its own financing purposes and has indicated that it intends to maintain ownership of all three condominium units and the common area. However, while the applicant may only intend to use the parcel map to secure financing, the parcel map must still satisfy all requirements of the Subdivision Map Act and Ordinance No. 460 because the County cannot limit future subdivisions or prevent the applicant from selling the property once the map is approved and recorded.

In order to consider the applicant's proposal to divide the existing buildings into three separate condominium units, the County has required submittal of PM36601, a schedule E parcel map, along with a condominium plan to be processed as a "Planned Commercial Development" (PCD) in accordance with Ordinance No. 460. To accommodate the PCD, the project includes a proposed zone change from existing One Family Dwellings (R-1) zone to the General Commercial (C-1/C-P) zone so as to meet the zoning requirements of Ordinance No. 348. Planned Commercial Developments are permitted in the C-1/C-P zone provided that a land division is approved pursuant to Ordinance No. 460. Planned Commercial Developments are not a permitted use in the R-1 zone. The PCD is the "vehicle" in which the applicant can achieve consistency with County Subdivision Ordinance No. 460 and County Zoning Ordinance No. 348.

To address the concerns above, staff recommends that PM36601 be conditioned so that all existing conditions of approval (COAs) for the existing emergency youth center buildings previously approved under PUP 876 shall continue to apply to all parcels and units created by PM36601 (COA 10.Planning.8 – PUP 876 Conditions Still Apply). Further, that no new uses, development or construction shall be allowed within the existing buildings (COA 10.Planning.9 – No New Construction), other than for typical repairs and/or maintenance.

**SUBMITTAL TO THE BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA  
FORM 11: Change of Zone No. 7803 / Tentative Parcel Map No. 36601 (FTA No. 2010-03)**

**DATE: September 10, 2014**

**PAGE: 3 of 3**

Additionally, staff recommends conditioning PM36601 to require that Covenants, Conditions and Restrictions (CC&Rs) be recorded on the property requiring the establishment of a property owners' association to manage and maintain the landscape area and common area (COA 50.Planning.13 and 14), reciprocal access for ingress/egress and parking (COA 50.Planning.15 – CC&R Reciprocal Easement), and as well as language in the CC&Rs making clear that all existing conditions related to Public Use Permit No. 876 shall still apply to all parcels and units created by PM36601. The CC&Rs are subject to approval by County Counsel prior to recordation of the parcel map.

Project issues have been resolved based on findings/conclusions in the attached staff report and the attached recommended conditions of approval. No public comment has been received on the proposed project to date.

**Impact on Citizens and Businesses**

The impact on the local citizens and businesses is not anticipated to change since the proposed parcel map does not involve new construction or changes to the existing emergency youth center buildings which are already constructed and occupied. The parcel map is limited to 3 building/condominium unit footprints and common area and is conditioned to comply with PUP 876 which was previously entitled.

**SUPPLEMENTAL:**

**Additional Fiscal Information**

N/A

**Contract History and Price Reasonableness**

N/A



# RIVERSIDE COUNTY PLANNING DEPARTMENT

**Juan C. Perez**  
*Interim Planning Director*

**DATE: September 10, 2014**

**TO:** Clerk of the Board of Supervisors

**FROM:** Planning Department - Desert Office

**SUBJECT:** CHANGE OF ZONE NO. 7803 / TENTATIVE PARCEL MAP NO. 36601 (NEGATIVE DECLARATION – 20 DAY NOTICE) (FTA No. 2010-03)  
(Charge your time to these case numbers)

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

- |  |  |
|--|--|
| <input type="checkbox"/> Place on Administrative Action <small>(Receive &amp; File; EOT)</small>   | <input checked="" type="checkbox"/> Set for Hearing <small>(Legislative Action Required; CZ, GPA, SP, SPA)</small> |
| <input type="checkbox"/> Labels provided If Set For Hearing<br><input type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day | <input checked="" type="checkbox"/> Publish in Newspaper:<br>(4th Dist) Desert Sun and Press Enterprise            |
| <input type="checkbox"/> Place on Consent Calendar   | <input checked="" type="checkbox"/> Negative Declaration   |
| <input type="checkbox"/> Place on Policy Calendar <small>(Resolutions; Ordinances; PNC)</small>  | <input type="checkbox"/> 10 Day <input checked="" type="checkbox"/> 20 Day <input type="checkbox"/> 30 day         |
| <input type="checkbox"/> Place on Section Initiation Proceeding <small>(GPIP)</small>  | <input type="checkbox"/> Notify Property Owners <small>(app/agencies/property owner labels provided)</small>       |
|  | Controversial: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO                                 |

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

**Documents to be sent to County Clerk's Office for Posting within five days:**

Notice of Determination and Neg Dec Forms  
California Department of Fish & Wildlife Receipt (CFG5984)

**Do not send these documents to the County Clerk for posting until the Board has taken final action on the subject cases.**

**RECEIVED**  
SEP 18 2014  
COUNTY COUNSEL

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

Desert Office · 77-588 Duna Court, Suite H  
Palm Desert, California 92211  
(760) 863-8277 · Fax (760) 863-7040

*"Planning Our Future... Preserving Our Past"*

FORM APPROVED COUNTY COUNSEL 9/22/14  
 BY: GREGORY P. PRIAMOS DATE

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



**FROM:** TLMA - Planning Department

**SUBMITTAL DATE:**  
 September 10, 2014

**SUBJECT: CHANGE OF ZONE NO. 7803 / TENTATIVE PARCEL MAP NO. 36601 / ORDINANCE NO. 348.4792** – Fast Track Authorization No. 2010-03 – Intent to Adopt Negative Declaration – Applicant: Operation Safehouse, Inc. – Fourth/Fourth Supervisorial District – REQUEST: Change of Zone amending the zoning classification for the subject property from One-Family Dwellings (R-1) to the General Commercial (C-1/C-P) zone. Tentative Parcel Map No. 36601 is a Schedule E parcel map and proposes to divide one (1) acre into three (3) commercial condominium units consisting of existing 8,669 square foot residence building, existing 4,257 square foot administration building, and existing 3,292 square foot education and facilities building as well as a separate common area for parking and landscaping as a Planned Commercial Development (PCD) for an existing emergency youth center. No new use, construction or development is proposed within the existing emergency youth center buildings.

**RECOMMENDED MOTION:** That the Board of Supervisors:

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Initials  
 JCP:jo

(continued on next page)

Juan C. Perez, TLMA Director/  
 Interim Planning Director

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost:	POLICY/CONSENT (per Exec. Office)
COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A	Consent <input type="checkbox"/> Policy <input type="checkbox"/>
NET COUNTY COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A	
<b>SOURCE OF FUNDS:</b> N/A				<b>Budget Adjustment:</b> N/A	
				<b>For Fiscal Year:</b> N/A	

**C.E.O. RECOMMENDATION:**

**County Executive Office Signature**

**MINUTES OF THE BOARD OF SUPERVISORS**

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

**Prev. Agn. Ref.:** | **District: 4/4** | **Agenda Number:**

**SUBMITTAL TO THE BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA  
FORM 11: Change of Zone No. 7803 / Tentative Parcel Map No. 36601 (FTA No. 2010-03)**

**DATE: September 10, 2014**

**PAGE: 2 of 3**

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**BACKGROUND:**

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The applicant, Operation Safehouse, Inc., has proposed PM36601 for its own financing purposes and has indicated that it intends to maintain ownership of all three condominium units and the common area. However, while the applicant may only intend to use the parcel map to secure financing, the parcel map must still satisfy all requirements of the Subdivision Map Act and Ordinance No. 460 because the County cannot limit future subdivisions or prevent the applicant from selling the property once the map is approved and recorded.

In order to consider the applicant's proposal to divide the existing buildings into three separate condominium units, the County has required submittal of PM36601, a schedule E parcel map, along with a condominium plan to be processed as a "Planned Commercial Development" (PCD) in accordance with Ordinance No. 460. To accommodate the PCD, the project includes a proposed zone change from existing One Family Dwellings (R-1) zone to the General Commercial (C-1/C-P) zone so as to meet the zoning requirements of Ordinance No. 348. Planned Commercial Developments are permitted in the C-1/C-P zone provided that a land division is approved pursuant to Ordinance No. 460. Planned Commercial Developments are not a permitted use in the R-1 zone. The PCD is the "vehicle" in which the applicant can achieve consistency with County Subdivision Ordinance No. 460 and County Zoning Ordinance No. 348.

To address the concerns above, staff recommends that PM36601 be conditioned so that all existing conditions of approval (COAs) for the existing emergency youth center buildings previously approved under PUP 876 shall continue to apply to all parcels and units created by PM36601 (COA 10.Planning.8 – PUP 876 Conditions Still Apply). Further, that no new uses, development or construction shall be allowed within the existing buildings (COA 10.Planning.9 – No New Construction), other than for typical repairs and/or maintenance.

**SUBMITTAL TO THE BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA  
FORM 11: Change of Zone No. 7803 / Tentative Parcel Map No. 36601 (FTA No. 2010-03)**

**DATE: September 10, 2014**

**PAGE: 3 of 3**

Additionally, staff recommends conditioning PM36601 to require that Covenants, Conditions and Restrictions (CC&Rs) be recorded on the property requiring the establishment of a property owners' association to manage and maintain the landscape area and common area (COA 50.Planning.13 and 14), reciprocal access for ingress/egress and parking (COA 50.Planning.15 – CC&R Reciprocal Easement), and as well as language in the CC&Rs making clear that all existing conditions related to Public Use Permit No. 876 shall still apply to all parcels and units created by PM36601. The CC&Rs are subject to approval by County Counsel prior to recordation of the parcel map.

Project issues have been resolved based on findings/conclusions in the attached staff report and the attached recommended conditions of approval. No public comment has been received on the proposed project to date.

**Impact on Citizens and Businesses**

The impact on the local citizens and businesses is not anticipated to change since the proposed parcel map does not involve new construction or changes to the existing emergency youth center buildings which are already constructed and occupied. The parcel map is limited to 3 building/condominium unit footprints and common area and is conditioned to comply with PUP 876 which was previously entitled.

**SUPPLEMENTAL:**

**Additional Fiscal Information**

N/A

**Contract History and Price Reasonableness**

N/A

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ORDINANCE NO. 348.4792

AN ORDINANCE OF THE COUNTY OF RIVERSIDE  
AMENDING ORDINANCE NO. 348 RELATING TO ZONING

The Board of Supervisors of the County of Riverside ordains as follows:

Section 1. Section 4.1 of Ordinance No. 348, and official Zoning Plan Map No. 40, as amended, are further amended by placing in effect in the Thousand Palms area, the zone or zones as shown on the map entitled "Change of Official Zoning Plan, Thousand Palms District, Map No. 40.045, Change of Zone Case No. 7803 amending Ordinance No. 348" which map is made a part of this ordinance.

Section 2. This ordinance shall take effect 30 days after its adoption.

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

By: \_\_\_\_\_  
Chairman, Board of Supervisors

ATTEST:  
KECIA HARPER-IHEM  
Clerk of the Board

By: \_\_\_\_\_

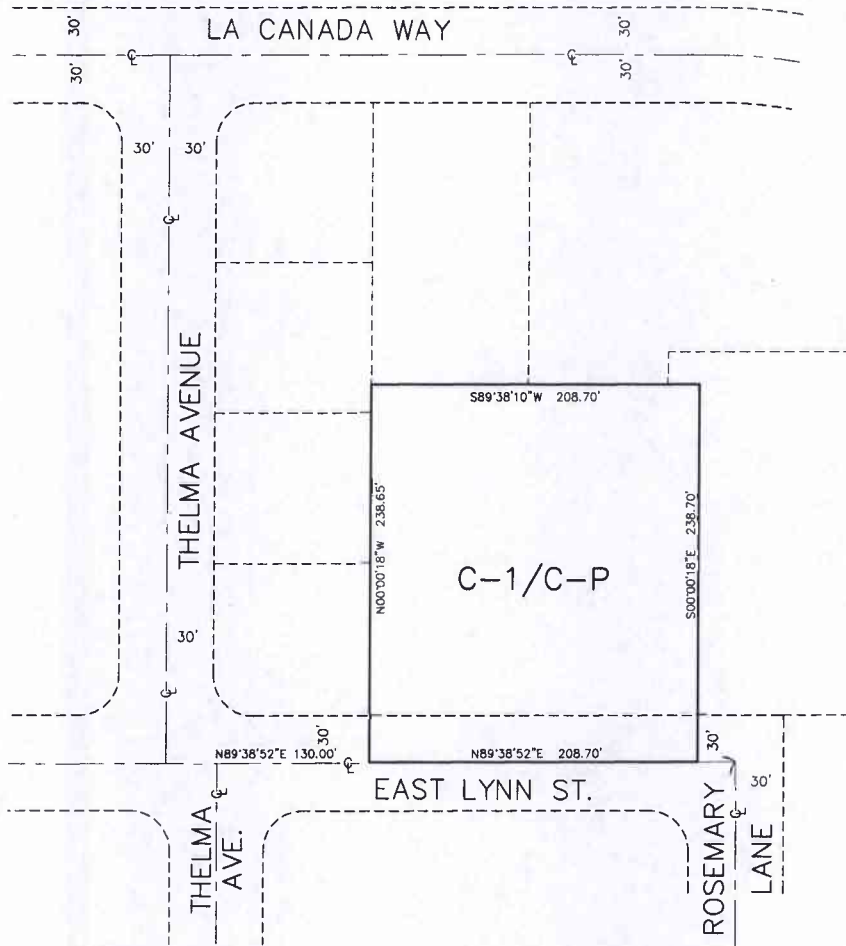
(SEAL)

APPROVED AS TO FORM  
September 18, 2014

By:  \_\_\_\_\_  
TIFFANY N NORTH  
Deputy County Counsel



SW 1/4, SE 1/4, SEC. 18, T.4S., R.6E., S.B.M.



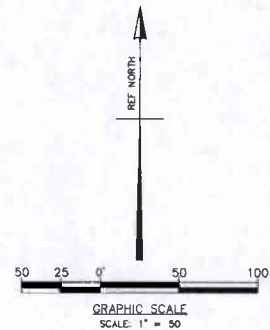
LEGEND

C-1/C-P GENERAL COMMERCIAL

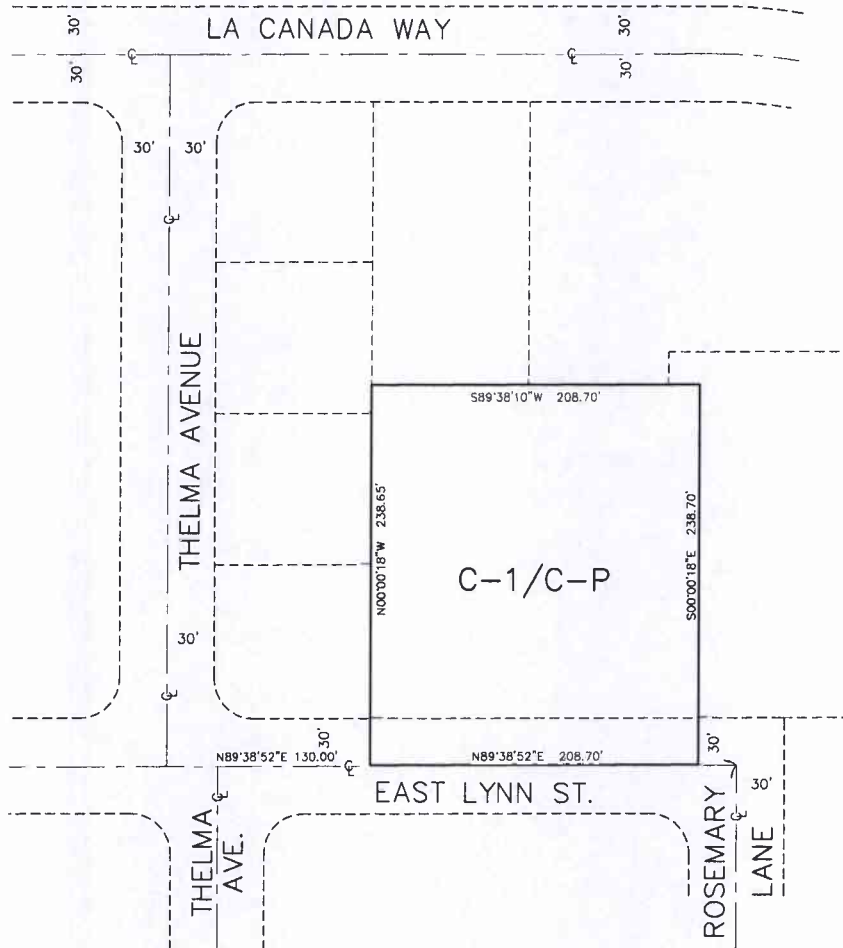
MAP NO. 40.045

CHANGE OF OFFICIAL ZONING PLAN  
THOUSAND PALMS  
DISTRICT

CHANGE OF ZONE CASE NO. 7803  
AMENDING ORDINANCE NO. 348  
ADOPTED BY ORDINANCE NO. 348.4792  
DATE \_\_\_\_\_  
RIVERSIDE COUNTY BOARD OF SUPERVISORS



SW 1/4, SE 1/4, SEC. 18, T.4S., R.6E., S.B.M.



### LEGEND

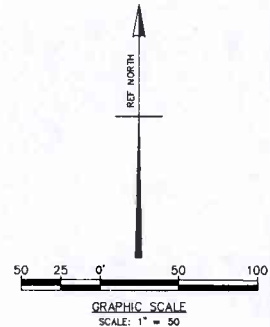
C-1/C-P GENERAL COMMERCIAL

MAP NO. 40.045

## CHANGE OF OFFICIAL ZONING PLAN THOUSAND PALMS DISTRICT

CHANGE OF ZONE CASE NO. 7803  
AMENDING ORDINANCE NO. 348  
ADOPTED BY ORDINANCE NO. 348.4792  
DATE \_\_\_\_\_

RIVERSIDE COUNTY BOARD OF SUPERVISORS



**Agenda Item No.:**  
**Area Plan: Western Coachella Valley**  
**Zoning District: Thousand Palms**  
**Supervisory District: Fourth/Fourth**  
**Project Planner: Jay Olivas**  
**Board of Supervisors:**

**CHANGE OF ZONE NO. 7803**  
**TENTATIVE PARCEL MAP NO. 36601**  
**(FTA No. 2010-03)**  
**E.A. Number: 42608**  
**Applicant: Operation Safe House, Inc.**  
**Engineer/Rep: PSOMAS**

## **COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT**

### **PROJECT DESCRIPTION AND LOCATION:**

**Change of Zone No. 7803** proposes to amend the zoning classification for the subject property from One-Family Dwellings (R-1) to the General Commercial (C-1/C-P) zone.

**Tentative Parcel Map No. 36601** is a Schedule E parcel map and proposes to divide one (1) acre into three (3) commercial condominium units including a separate common area for parking and landscaping as a Planned Commercial Development (PCD) for the existing emergency youth center, Safe House of the Desert is located on the parcel. Specifically, the commercial condominium map would consist of three separate units: the existing 8,669 square foot residence building, the existing 4,257 square foot administration building, and the existing 3,292 square foot education and facilities building, as well as a common area. In 2005, the County previously approved a Public Use Permit (PUP 876) over the entire existing one acre parcel for the emergency youth center which provides emergency shelter and services to children ages 12 to 17 in crisis situations. No new use, construction, or development is proposed within the existing emergency youth center buildings.

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

### **ISSUES OF POTENTIAL CONCERN:**

The applicant, Operation Safe House, Inc., has proposed PM36601 for its own financing purposes and has indicated that it intends to maintain ownership of all three condominium units and the common area. However, while the applicant may only intend to use the parcel map to secure financing, the parcel map must still satisfy all requirements of the Subdivision Map Act and Ordinance No. 460 because the County cannot limit future subdivisions or prevent the applicant from selling the property once the map is approved and recorded. There is no such thing as a "financing map" or a subdivision map for financing purposes only in Ordinance No. 460.

In order to consider the applicant's proposal to divide the existing buildings into three separate condominium units, the County has required submittal of PM36601, a schedule E parcel map, along with a condominium plan to be processed as a "Planned Commercial Development" (PCD) in accordance with Ordinance No. 460. To accommodate the PCD, the project includes a proposed zone change from existing One Family Dwellings (R-1) zone to the General Commercial (C-1/C-P) zone so as to meet the zoning requirements of Ordinance No. 348. Planned Commercial Developments are permitted in the C-1/C-P zone provided that a land division is approved pursuant to Ordinance No. 460. Planned Commercial Developments are not a permitted use in the R-1 zone.

To address the concerns above, staff recommends that PM36601 be conditioned so that all existing conditions of approval (COAs) for the existing emergency youth center buildings previously approved under PUP 876 shall continue to apply to all parcels and units created by PM36601 (COA

**CHANGE OF ZONE NO. 7803 (FTA No. 2010-03)**  
**TENTATIVE PARCEL MAP NO. 36601**  
**BOS Staff Report:**  
**Page 2 of 5**

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10.Planning.8 – PUP 876 Conditions Still Apply). Further, that no new uses, development or construction shall be allowed within the existing buildings (COA 10.Planning.9 – No New Construction), other than for typical repairs and/or maintenance.

Additionally, staff recommends conditioning PM36601 to require that Covenants, Conditions and Restrictions (CC&Rs) be recorded on the property requiring the establishment of a property owners' association to manage and maintain the landscape area and common area (COA 50.Planning.13 and 14), reciprocal access for ingress/egress and parking (COA 50.Planning.15 – CC&R Reciprocal Easement), and as well as language in the CC&Rs making clear that all existing conditions related to Public Use Permit No. 876 shall still apply to all parcels and units created by PM36601. The CC&Rs are subject to approval by County Counsel prior to recordation of the parcel map.

**BACKGROUND:**

The project consists of Change of Zone No. 7803 from One Family Dwellings (R-1) to General Commercial (C-1/C-P) and consists of Tentative Parcel Map. No. 36601 (PM36601) which is a proposed commercial condominium parcel map by Operation Safe House, Inc. for existing emergency youth center buildings that were previously approved under Public Use Permit 876 (PUP 876) in 2005. Operation Safehouse also owns adjacent property to the north which consists of youth apartments previously approved under Plot Plan No. 24866. Plot Plan No. 24866 is not affected by the proposed condominium parcel map, only PUP 876 with the three emergency youth center buildings proposed for three condominium units. Specifically, the commercial condominium parcel map would consist of three separate units: the existing 8,669 square foot residence building, the existing 4,257 square foot administration building, the 3,292 square foot education and facilities building, as well as a common area. The County previously approved a Public Use Permit (PUP 876) over the entire existing one acre parcel for the emergency youth center which provides emergency shelter and services to children ages 12 to 17 in crisis situations. No new use, construction, or development is proposed within the existing emergency youth center buildings.

**SUMMARY OF FINDINGS:**

- |    |  |   |
|----|--|---|
| 1. | Existing General Plan Land Use (Ex. #5): | Community Development: Medium Density Residential (CD-MDR) (2-5 D.U./AC.)   |
| 2. | Existing Zoning (Ex. #2):                | One Family Dwellings (R-1)  |
| 3. | Surrounding Zoning (Ex. #2):             | One Family Dwellings (R-1); General Residential (R-3-480 Square Feet)   |
| 4. | Existing Land Use (Ex. #1):              | Existing Emergency Youth Center providing emergency shelter and services  |
| 5. | Surrounding Land Use (Ex. #1):           | Youth Apartments, Single Family Residences, Chamber of Commerce Building  |
| 6. | Project Data:                            | Total Acreage: 1.0 Gross Acres<br>Total Parcels: 1<br>Total Condominium Units: Three (3) with separate common area (Schedule E) |
| 7. | Environmental Concerns:                  | See attached Environmental Assessment   |

**CHANGE OF ZONE NO. 7803 (FTA No. 2010-03)**  
**TENTATIVE PARCEL MAP NO. 36601**  
**BOS Staff Report:**  
**Page 3 of 5**

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

1. The project site is designated Community Development: Medium Density Residential (CD: MDR) (2-5 D.U./AC.) on the Western Coachella Valley Area Plan.
2. The project site is currently zoned One-Family Dwellings (R-1) with surrounding zoning consisting of One-Family Dwellings (R-1) and General Residential (R-3-480 Square feet).
3. The project is conditionally consistent with the proposed C-1/C-P zone since emergency youth center buildings were previously approved under Public Use Permit No. 876 and no new use, development or construction is proposed with the parcel map.
4. The proposed project would be compatible with surrounding zones since no new uses, development or construction is proposed with the parcel map and the site contains existing improvements consistent with the proposed C-1/C-P zone.
5. The existing 1.0 gross acre property consists of an existing emergency youth center buildings proposed to be converted to three (3) condominium units and separate common area as a Planned Commercial Development (PCD).
6. Surrounding land uses consist of youth apartments and Chamber of Commerce building to the north, and existing single-family residences to the south, east, and west.
7. The project is consistent with existing and surrounding land uses in that the proposed parcel map contains existing improvements such as landscaping and combination block wall/wrought iron fence along the perimeters to buffer existing residences.
8. The project complies with Section 5.2 (Tentative Parcel Maps) of Ordinance No. 460 in that required parcel map data is depicted on the primary exhibit along with existing improvements for storm water control and soil erosion control located on the subject site.
9. The project complies with Section 5.3 (Planned Developments) of Ordinance No. 460 in that parcel map data such as locations of existing buildings, building setbacks, driveways, parking areas, landscaping, and location of common areas are depicted on the primary exhibit.
10. The project further complies with Section 5.3 (Planned Developments) in that Covenant's, Conditions, Restrictions (CC&R's) are required to be recorded on the property requiring establishment of a Property Owners Association (POA) for maintenance of the common area and reciprocal access for ingress/egress and parking. Additionally, floor plans and elevations of existing buildings (not to be modified) accompany the condominium map.
11. Domestic water and sanitation is provided by the Coachella Valley Water District. Existing domestic water and sanitation is provided in conformance with the water land use standards of the General Plan.
12. The project is adjacent to East Lynn Street (60' Right-of-Way) which contains existing right-of-way improvements. The project will be in compliance with the requirements of the circulation element of the General Plan.

**CHANGE OF ZONE NO. 7803 (FTA No. 2010-03)**  
**TENTATIVE PARCEL MAP NO. 36601**  
**BOS Staff Report:**  
**Page 4 of 5**

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13. The project is approximately one quarter mile from a fire station. The project with existing water system is in conformance with the fire services policies of the General Plan.
14. The project was transmitted to the City of Cathedral City (Sphere of Influence) who had no comments as of the writing of this staff report based on the transmittal of July 26, 2013.
15. The initial study performed pursuant to Environmental Assessment No. 42608 identified no potentially significant impacts.
16. The project is within the Coachella Valley Multiple Species Habitat Conservation Plan, but is not located within a Conservation Area of that plan. This project fulfills the requirements of that plan since construction prior to adoption of that plan.
17. This project is a "Fast Track" (FTA No. 2010-03) project designated by the Economic Development Agency (EDA).

**CONCLUSIONS:**

1. The proposed project is conditionally consistent with the Community Development: Medium Density Residential (CD: MDR) (2-5 D.U./AC.) Land Use Designation, and with all other elements of the Riverside County General Plan.
2. The proposed project is conditionally consistent with the proposed General Commercial (C-1/C-P) zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The proposed project is consistent with the Schedule "E" map requirements and all other applicable provisions of Ordinance No. 460.
4. The public's health, safety and general welfare are protected through project design.
5. The proposed project is conditionally compatible with the present and future logical development of the area.
6. Based on the whole record, the proposed project will not have a significant effect on the environment and the negative declaration reflects the County's independent judgment and analysis.

**INFORMATIONAL ITEMS:**

1. As of this writing (9/10/14), no letters in support or opposition have been received from the general public.
2. The project site is not located within:
  - a. An Historic Preservation District;
  - b. Agriculture Preserve;
  - c. A High Fire area;

**CHANGE OF ZONE NO. 7803 (FTA No. 2010-03)**  
**TENTATIVE PARCEL MAP NO. 36601**  
**BOS Staff Report:**  
**Page 5 of 5**

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- d. An Airport Influence Area;
  - e. A Conservation Area.
3. The project site is located within:
- a. Areas of Flooding Sensitivity;
  - b. An Area subject to the Mt. Palomar Lighting Ordinance No. 655 (Zone B);
  - c. An Area of Liquefaction Potential (Moderate);
  - d. A Low Paleontological Sensitivity Area; and,
  - e. The boundaries of the Palm Springs Unified School District.
4. The subject site is currently designated as Assessor's Parcel Number 650-131-003.

Date Revised: 9/11/14

**RIVERSIDE COUNTY PLANNING DEPARTMENT**  
**CZ07803 PM36601**  
**VICINITY/POLICY AREAS**

Date Drawn: 07/29/2014  
 Vicinity Map  
 Author: Vinnie Nguyen

Supervisor Benoit  
 District 4



Assessors Bk. Pg. 650-131  
 Thomas Bros. Pg. 788 D2  
 Edition 2014

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

DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 955-5200 (Western County), or in Indio at (760) 863-8277 (Eastern County) or website at <http://www.ripma.ca.gov/index.html>.



**RIVERSIDE COUNTY PLANNING DEPARTMENT**  
**CZ07803 PM36601**

Date Drawn: 07/29/2014

Exhibit 1

Supervisor Benoit  
 District 4

**LAND USE**

Author: Vinnie Nguyen



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

Assessors Bk. Pg. 650-131  
 Thomas Bros. Pg. 788 D2  
 Edition 2014



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

RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07803 PM36601

Date Drawn: 07/29/2014

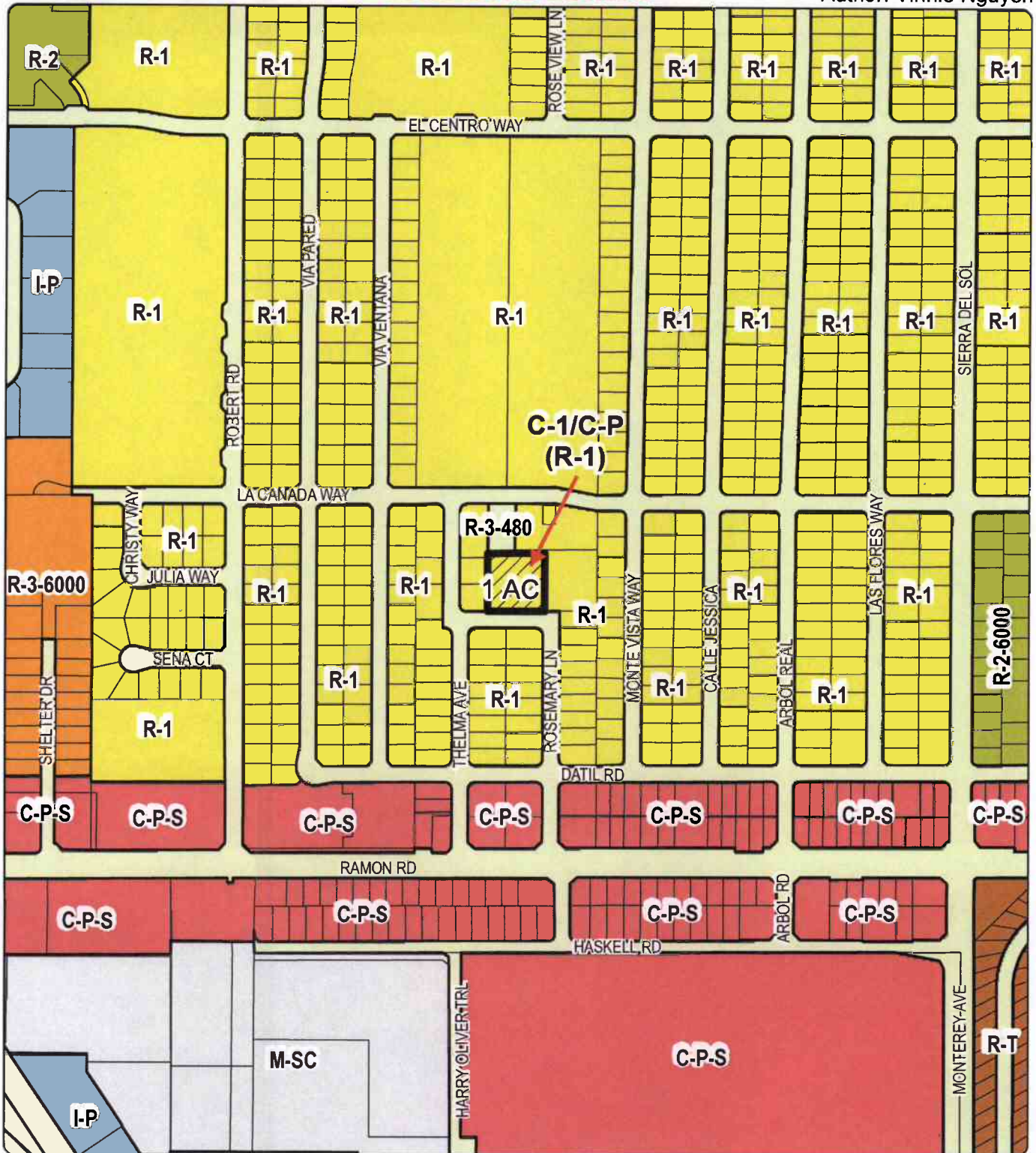
Exhibit 3

Supervisor Benoit

District 4

PROPOSED ZONING

Author: Vinnie Nguyen



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

Assessors Bk. Pg. 650-131  
Thomas Bros. Pg. 788 D2  
Edition 2014

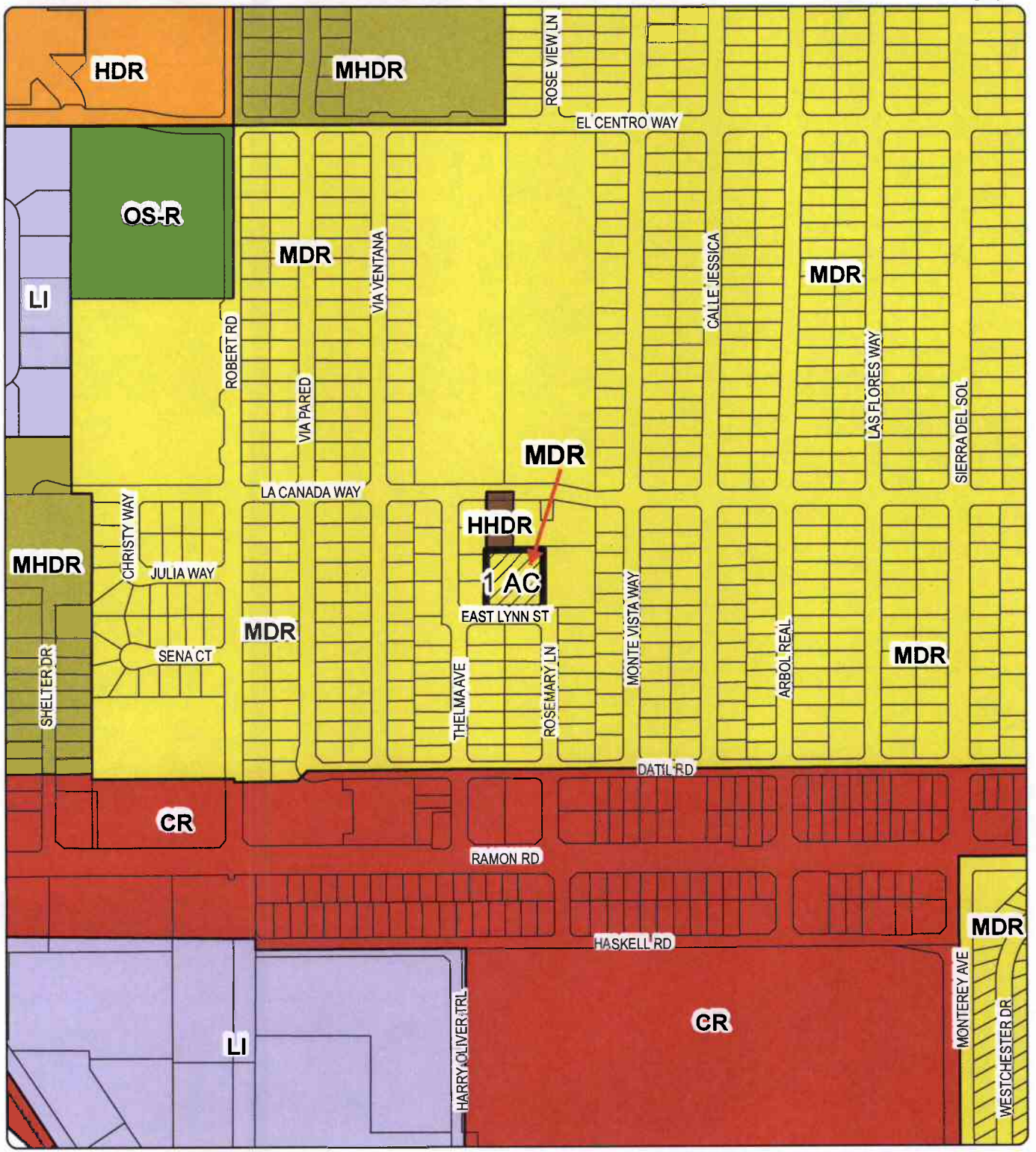


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**RIVERSIDE COUNTY PLANNING DEPARTMENT**  
**CZ07803 PM36601**  
**EXISTING GENERAL PLAN**

Supervisor Benoit  
 District 4

Date Drawn: 07/29/2014  
 Exhibit 5  
 Author: Vinnie Nguyen



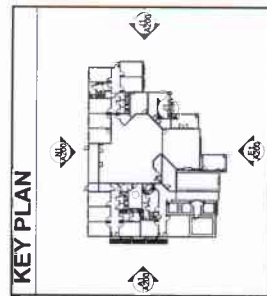
Zoning District: Thousand Palms  
 Township/Range: T4SR6E  
 Section: 18

Assessors Bk. Pg. 650-131  
 Thomas Bros. Pg. 788 D2  
 Edition 2014



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





**LEGEND**

CASE #: PM3601, AMD #2  
 Exhibit Nos. B-1 thru B-3 (Elevations)  
 DATED: August 19, 2014  
 PLANNER: J. OLIVAS

NO.	DATE
1	7/29/13
2	7/29/13
3	7/29/13
4	7/29/13
5	7/29/13
6	7/29/13
7	7/29/13
8	7/29/13
9	7/29/13
10	7/29/13
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12	7/29/13
13	7/29/13
14	7/29/13
15	7/29/13
16	7/29/13

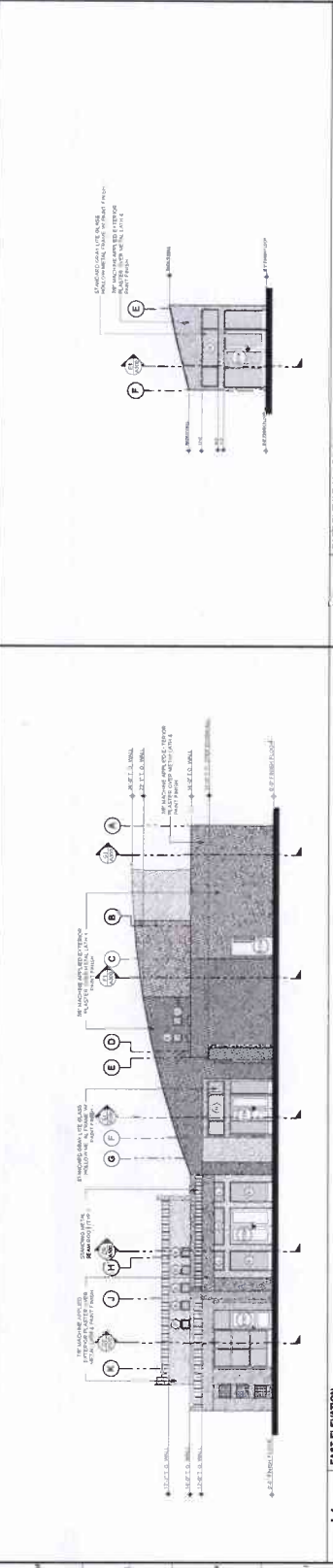
**HOLT ARCHITECTS**  
 ARCHITECTURE AND PLANNING  
 8001 HOLLYWOOD BL. SUITE 100 HOLLYWOOD, CA 90229-3907 (323) 204-1200  
 WWW.HOLTARCHITECTS.COM

**NEW FACILITY**  
**OPERATION SAFE HOUSE**  
**OF THE DESERT**  
 72710 LYNN WAY  
 THOUSAND PALMS, CALIFORNIA 92276  
 RESIDENCE BUILDING  
 EXTERIOR ELEVATIONS

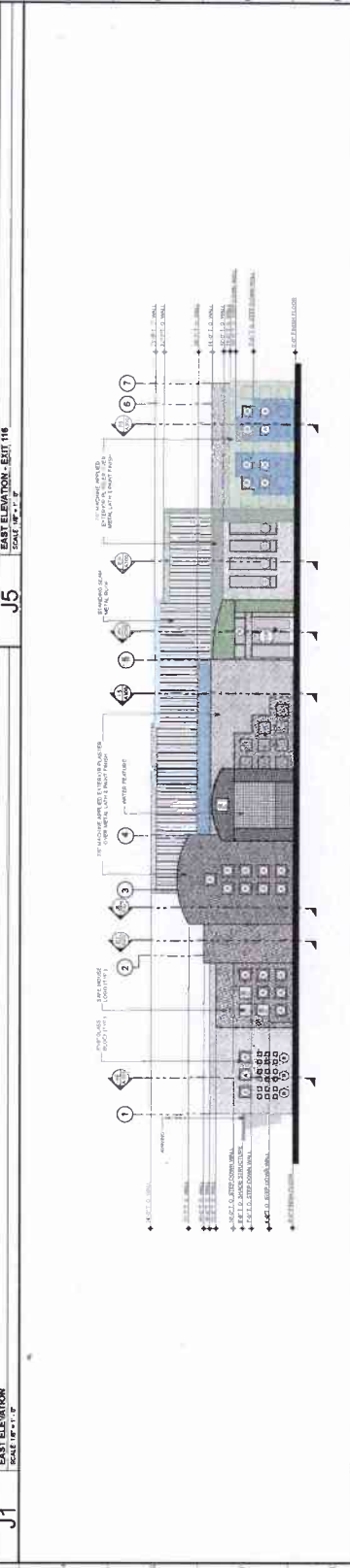
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DATE	AS SHOWN
SCALE	A200
DATE PLOTTED	08/19/14 10:03 AM
PLANNER	J. OLIVAS



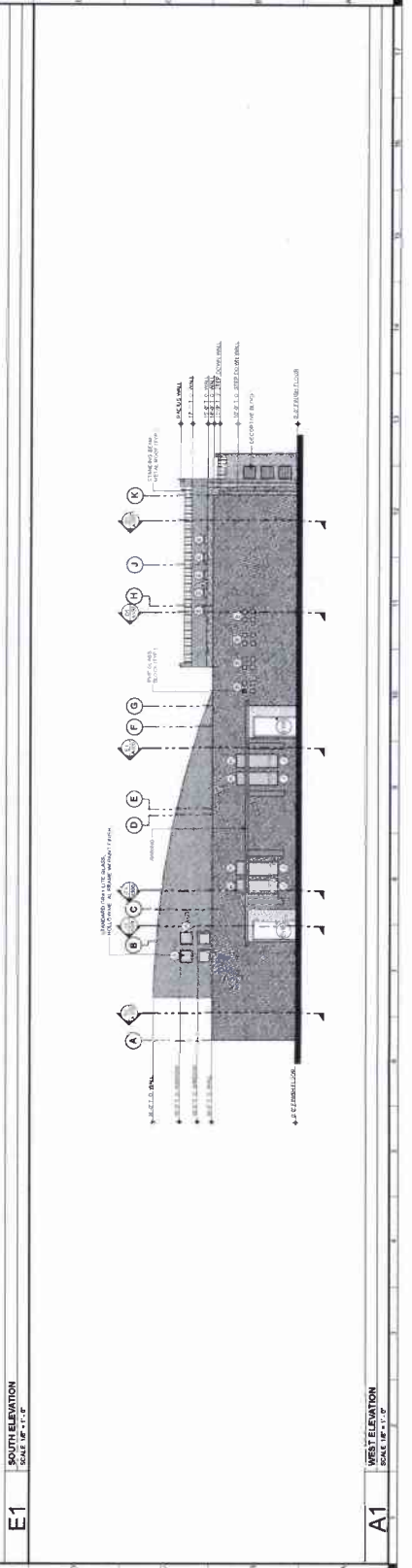
**N1** NORTH ELEVATION  
 SCALE: 1/8" = 1'-0"



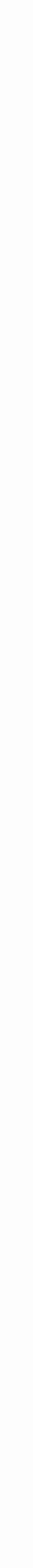
**J1** EAST ELEVATION  
 SCALE: 1/8" = 1'-0"



**J5** EAST ELEVATION - EXIT 116  
 SCALE: 1/8" = 1'-0"

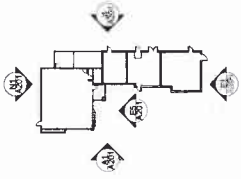


**E1** SOUTH ELEVATION  
 SCALE: 1/8" = 1'-0"



**A1** WEST ELEVATION  
 SCALE: 1/8" = 1'-0"

**KEY PLAN**



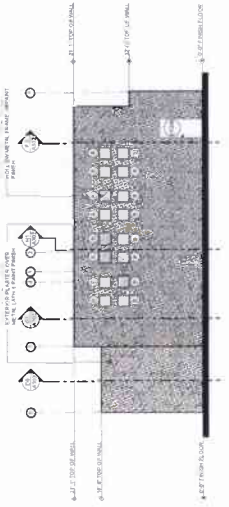
**LEGEND**

NO.	REVISIONS/SUBMISSIONS	DATE
1	PLAN CHECK	09/29/05
2	PERMITS	10/10/05
3	PERMITS	02/28/06

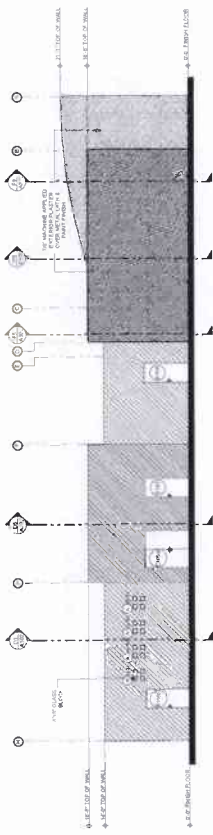
**HOLT ARCHITECTS  
ARCHITECTURE AND PLANNING**  
 9025 HIGHWAY 151 • SUITE 210 • MANHATTAN, CA 94740 • PHONE: (925) 236-2300  
 FAX: (925) 236-2301 • WWW.HOLTARCHITECTS.COM

**NEW FACILITY  
OPERATION SAFE HOUSE  
OF THE DESERT**  
 7271 91st AVENUE  
 THOUSAND PALMS, CALIFORNIA 92276  
**EDUCATION BUILDING  
EXTERIOR ELEVATIONS**

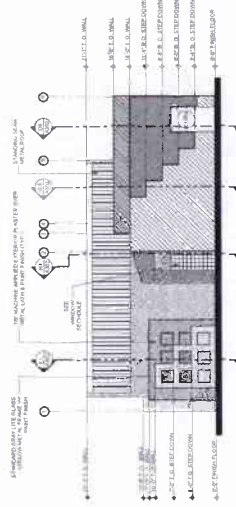
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SCALE	AS SHOWN
PROJECT NAME	<b>A201</b>
DATE PLOTTED	09/29/05
PLOTTED BY	05/27/05



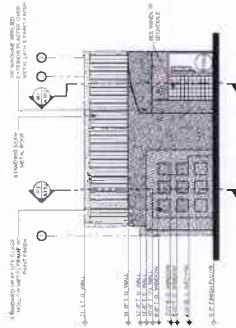
**N1 NORTH ELEVATION**  
SCALE: 1/8" = 1'-0"



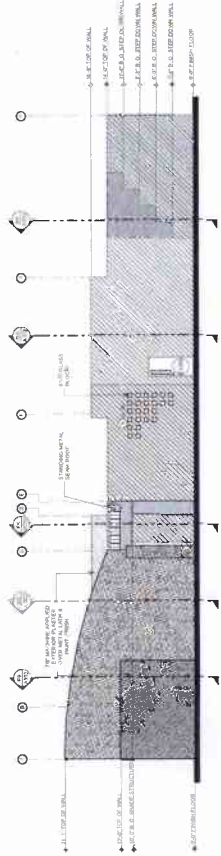
**J1 EAST ELEVATION**  
SCALE: 1/8" = 1'-0"



**E1 SOUTH ELEVATION**  
SCALE: 1/8" = 1'-0"



**E5 EAST ELEVATION - EXT 100'**  
SCALE: 1/8" = 1'-0"



**A1 WEST ELEVATION**  
SCALE: 1/8" = 1'-0"

**KEY PLAN**



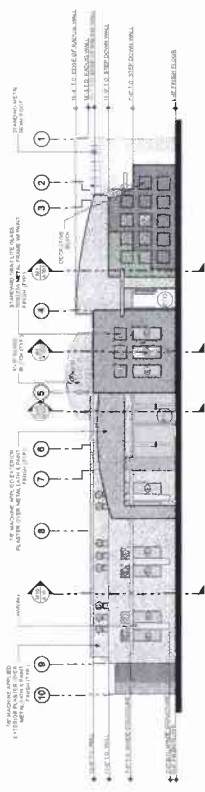
**LEGEND**

NO.	REVISIONS/DESCRIPTIONS	DATE
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2	REVISED FOR IIR	09/22/05
3	REVISED FOR IIR	07/28/06

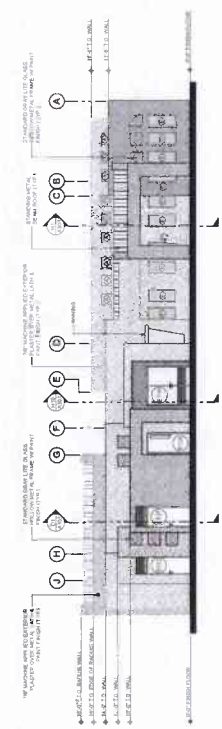
**HOLT ARCHITECTS  
ARCHITECTURE AND PLANNING**  
 20071 WINDY HILL BLVD. SUITE 100 SAN DIEGO, CA 92128  
 TEL: (619) 444-1100 FAX: (619) 444-1101 WWW.HOLTARCHITECTS.COM

**NEW FACILITY  
OPERATION SAFE HOUSE  
OF THE DESERT  
72761 LYNN WAY  
THOUSAND PALMS, CALIFORNIA 92276  
ADMINISTRATION BUILDING  
EXTERIOR ELEVATIONS**

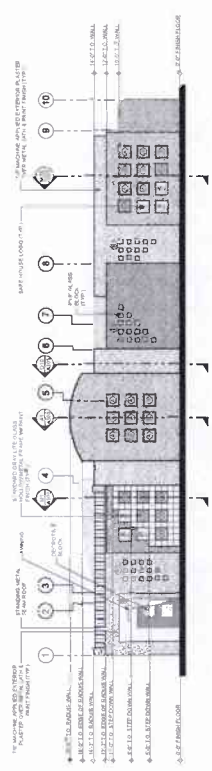
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**A202**  
 DATE: 09/13/05  
 DRAWN BY: JLD  
 CHECKED BY: JLD



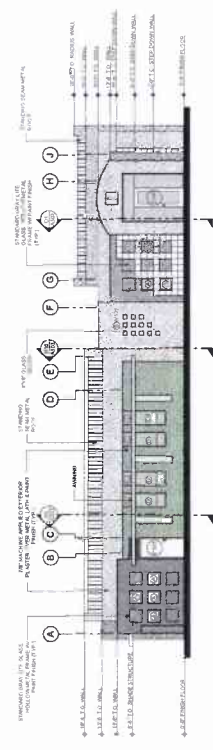
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NORTH ELEVATION  
SCALE: 1/8" = 1'-0"



**J1**  
EAST ELEVATION  
SCALE: 1/8" = 1'-0"



**E1**  
SOUTH ELEVATION  
SCALE: 1/8" = 1'-0"



**A1**  
WEST ELEVATION  
SCALE: 1/8" = 1'-0"





**INSULATION**

FRAMING TYPE	INSULATION	R VALUE	NOTES
WALL	1.5" POLYSTYRENE	5.0	
WALL	2.0" POLYSTYRENE	10.0	
WALL	3.0" POLYSTYRENE	15.0	
WALL	4.0" POLYSTYRENE	20.0	
WALL	5.0" POLYSTYRENE	25.0	
WALL	6.0" POLYSTYRENE	30.0	
WALL	7.0" POLYSTYRENE	35.0	
WALL	8.0" POLYSTYRENE	40.0	
WALL	9.0" POLYSTYRENE	45.0	
WALL	10.0" POLYSTYRENE	50.0	
WALL	11.0" POLYSTYRENE	55.0	
WALL	12.0" POLYSTYRENE	60.0	
WALL	13.0" POLYSTYRENE	65.0	
WALL	14.0" POLYSTYRENE	70.0	
WALL	15.0" POLYSTYRENE	75.0	
WALL	16.0" POLYSTYRENE	80.0	
WALL	17.0" POLYSTYRENE	85.0	
WALL	18.0" POLYSTYRENE	90.0	
WALL	19.0" POLYSTYRENE	95.0	
WALL	20.0" POLYSTYRENE	100.0	
WALL	21.0" POLYSTYRENE	105.0	
WALL	22.0" POLYSTYRENE	110.0	
WALL	23.0" POLYSTYRENE	115.0	
WALL	24.0" POLYSTYRENE	120.0	
WALL	25.0" POLYSTYRENE	125.0	
WALL	26.0" POLYSTYRENE	130.0	
WALL	27.0" POLYSTYRENE	135.0	
WALL	28.0" POLYSTYRENE	140.0	
WALL	29.0" POLYSTYRENE	145.0	
WALL	30.0" POLYSTYRENE	150.0	
WALL	31.0" POLYSTYRENE	155.0	
WALL	32.0" POLYSTYRENE	160.0	
WALL	33.0" POLYSTYRENE	165.0	
WALL	34.0" POLYSTYRENE	170.0	
WALL	35.0" POLYSTYRENE	175.0	
WALL	36.0" POLYSTYRENE	180.0	
WALL	37.0" POLYSTYRENE	185.0	
WALL	38.0" POLYSTYRENE	190.0	
WALL	39.0" POLYSTYRENE	195.0	
WALL	40.0" POLYSTYRENE	200.0	
WALL	41.0" POLYSTYRENE	205.0	
WALL	42.0" POLYSTYRENE	210.0	
WALL	43.0" POLYSTYRENE	215.0	
WALL	44.0" POLYSTYRENE	220.0	
WALL	45.0" POLYSTYRENE	225.0	
WALL	46.0" POLYSTYRENE	230.0	
WALL	47.0" POLYSTYRENE	235.0	
WALL	48.0" POLYSTYRENE	240.0	
WALL	49.0" POLYSTYRENE	245.0	
WALL	50.0" POLYSTYRENE	250.0	
WALL	51.0" POLYSTYRENE	255.0	
WALL	52.0" POLYSTYRENE	260.0	
WALL	53.0" POLYSTYRENE	265.0	
WALL	54.0" POLYSTYRENE	270.0	
WALL	55.0" POLYSTYRENE	275.0	
WALL	56.0" POLYSTYRENE	280.0	
WALL	57.0" POLYSTYRENE	285.0	
WALL	58.0" POLYSTYRENE	290.0	
WALL	59.0" POLYSTYRENE	295.0	
WALL	60.0" POLYSTYRENE	300.0	
WALL	61.0" POLYSTYRENE	305.0	
WALL	62.0" POLYSTYRENE	310.0	
WALL	63.0" POLYSTYRENE	315.0	
WALL	64.0" POLYSTYRENE	320.0	
WALL	65.0" POLYSTYRENE	325.0	
WALL	66.0" POLYSTYRENE	330.0	
WALL	67.0" POLYSTYRENE	335.0	
WALL	68.0" POLYSTYRENE	340.0	
WALL	69.0" POLYSTYRENE	345.0	
WALL	70.0" POLYSTYRENE	350.0	
WALL	71.0" POLYSTYRENE	355.0	
WALL	72.0" POLYSTYRENE	360.0	
WALL	73.0" POLYSTYRENE	365.0	
WALL	74.0" POLYSTYRENE	370.0	
WALL	75.0" POLYSTYRENE	375.0	
WALL	76.0" POLYSTYRENE	380.0	
WALL	77.0" POLYSTYRENE	385.0	
WALL	78.0" POLYSTYRENE	390.0	
WALL	79.0" POLYSTYRENE	395.0	
WALL	80.0" POLYSTYRENE	400.0	
WALL	81.0" POLYSTYRENE	405.0	
WALL	82.0" POLYSTYRENE	410.0	
WALL	83.0" POLYSTYRENE	415.0	
WALL	84.0" POLYSTYRENE	420.0	
WALL	85.0" POLYSTYRENE	425.0	
WALL	86.0" POLYSTYRENE	430.0	
WALL	87.0" POLYSTYRENE	435.0	
WALL	88.0" POLYSTYRENE	440.0	
WALL	89.0" POLYSTYRENE	445.0	
WALL	90.0" POLYSTYRENE	450.0	
WALL	91.0" POLYSTYRENE	455.0	
WALL	92.0" POLYSTYRENE	460.0	
WALL	93.0" POLYSTYRENE	465.0	
WALL	94.0" POLYSTYRENE	470.0	
WALL	95.0" POLYSTYRENE	475.0	
WALL	96.0" POLYSTYRENE	480.0	
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WALL	98.0" POLYSTYRENE	490.0	
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WALL	100.0" POLYSTYRENE	500.0	

**LEGEND**

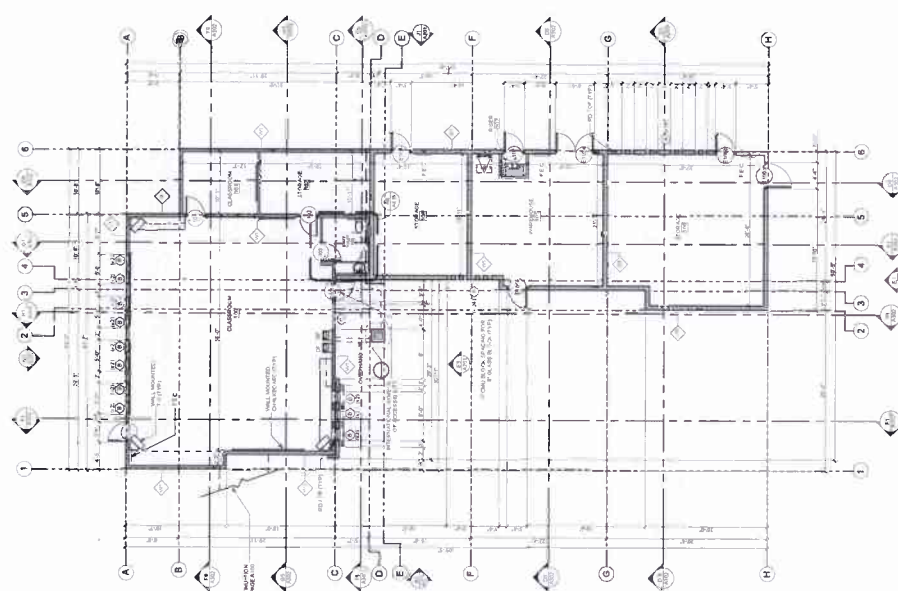
- 1.5" POLYSTYRENE INSULATION
- 2.0" POLYSTYRENE INSULATION
- 3.0" POLYSTYRENE INSULATION
- 4.0" POLYSTYRENE INSULATION
- 5.0" POLYSTYRENE INSULATION
- 6.0" POLYSTYRENE INSULATION
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- 94.0" POLYSTYRENE INSULATION
- 95.0" POLYSTYRENE INSULATION
- 96.0" POLYSTYRENE INSULATION
- 97.0" POLYSTYRENE INSULATION
- 98.0" POLYSTYRENE INSULATION
- 99.0" POLYSTYRENE INSULATION
- 100.0" POLYSTYRENE INSULATION

NO.	REVISIONS/SUBMISSIONS	DATE
1	PLAN CHECK	09/20/05
2	CONSTRUCTION	09/20/05
3	ISSUED FOR B.B.	09/20/05

**HOLT ARCHITECTS**  
 ARCHITECTURE AND PLANNING  
 20771 HOLMWAY TRL. SUITE 100 B. BURNING WOODS, CALIFORNIA 92024  
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**NEW FACILITY**  
**OPERATION SAFE HOUSE**  
**OF THE DESERT**  
 72710 LYNN WAY  
 THOUSAND PALMS, CALIFORNIA 92276  
**EDUCATION BUILDING**  
**FLOOR PLAN**

800.001  
 1/8" = 1'-0"  
**A101**  
 09/20/05

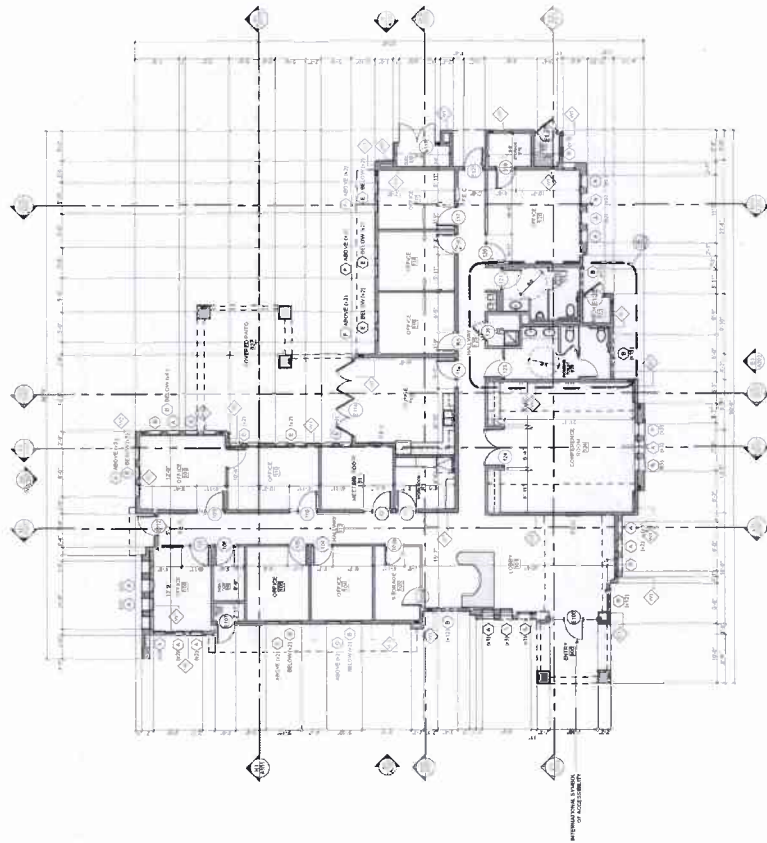



# INSULATION

FRAMING TYPE	FINISH TREATMENT	R VALUE	FACING
FRAMING WALL	1. GYPSUM BOARD	5.0	1
	2. FIBERGLASS INSULATION	2.0	1
	3. GYPSUM BOARD	5.0	1
	4. EXTERIOR FINISH		
FRAMING WALL	1. GYPSUM BOARD	5.0	1
	2. FIBERGLASS INSULATION	2.0	1
	3. GYPSUM BOARD	5.0	1
	4. EXTERIOR FINISH		
FRAMING WALL	1. GYPSUM BOARD	5.0	1
	2. FIBERGLASS INSULATION	2.0	1
	3. GYPSUM BOARD	5.0	1
	4. EXTERIOR FINISH		
FRAMING WALL	1. GYPSUM BOARD	5.0	1
	2. FIBERGLASS INSULATION	2.0	1
	3. GYPSUM BOARD	5.0	1
	4. EXTERIOR FINISH		

## LEGEND

- ◆ INSULATION SPECIFICATIONS
- ◆ EXTERIOR FINISH SPECIFICATIONS
- ◆ INTERIOR FINISH SPECIFICATIONS
- ◆ EXTERIOR WALL SPECIFICATIONS
- ◆ INTERIOR WALL SPECIFICATIONS
- ◆ ROOF SPECIFICATIONS
- ◆ GROUND SPECIFICATIONS
- ◆ DOOR SPECIFICATIONS
- ◆ WINDOW SPECIFICATIONS



NO.	REVISIONS SUBMISSIONS	DATE
1	ISSUED FOR PERMITS	07/20/09
2	ISSUED FOR CONSTRUCTION	12/17/09
3	ISSUED FOR BIDDING	12/17/09

**HOLT ARCHITECTS**  
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30255 INDEPENDENCE BLVD., SUITE 200, SAN MARINO, CA 91108-2109 (TEL) 909.449.8330  
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**NEW FACILITY**  
**OPERATION SAFE HOUSE**  
**OF THE DESERT**  
72710 LYNN WAY  
THOUSAND PALMS, CALIFORNIA 92276  
**ADMINISTRATION BUILDING**  
**FLOOR PLAN**

PROJECT NO.	8002001
DATE	10/27/09
DRAWN BY	J. W. HOLT
CHECKED BY	J. W. HOLT
SCALE	1/8" = 1'-0"
SHEET NO.	A102
TOTAL SHEETS	097.397.05
DATE	09/27/09



# COUNTY OF RIVERSIDE

## ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

**Environmental Assessment (E.A.) Number:** 42608  
**Project Case Type (s) and Number(s):** Change of Zone No. 7803; Tentative Parcel Map No. 36601  
**Lead Agency Name:** County of Riverside Planning Department  
**Address:** 77588 El Duna Court Palm Desert, CA 92211  
**Contact Person:** Jay Olivas, Project Planner  
**Telephone Number:** (760) 863-7050  
**Applicant's Name:** Operation Safe House, Inc.  
**Applicant's Address:** 9685 Hayes Street Riverside, CA 92503  
**Engineer's Name:** PSOMAS  
**Engineer's Address:** 1500 Iowa Avenue #210 Riverside, CA 92507

### I. PROJECT INFORMATION

**A. Project Description:** Change of zone amending the zoning classification for the subject property from One Family Dwellings (R-1) to the General Commercial (C-1/C-P) zone. Tentative Parcel Map (Schedule E) proposes to divide one (1) acre into three (3) commercial condominium units consisting of existing 8,669 square foot residence building, existing 4,257 square foot administration building, existing 3,292 square foot education and facilities building, and a separate common area for parking and landscaping as a Planned Commercial Development (PCD) for the existing emergency youth center (Operation Safe House of the Desert is located on the parcel). No new use, construction or development is proposed within the existing emergency youth center buildings.

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

**C. Total Project Area:** 1.00 Gross Acres

<b>Residential Acres:</b> n/a	<b>Lots:</b> n/a	<b>Units:</b> n/a	<b>Projected No. of Residents:</b> n/a
<b>Commercial Acres:</b> 1.0	<b>Lots:</b> 3	<b>Sq. Ft. of Bldg. Area:</b> 12,926	<b>Est. No. of Employees:</b> n/a
<b>Industrial Acres:</b> n/a	<b>Lots:</b> n/a	<b>Sq. Ft. of Bldg. Area:</b> n/a	<b>Est. No. of Employees:</b> n/a
<b>Other:</b> n/a			

**D. Assessor's Parcel No(s):** 650-131-003

**E. Street References:** The site is located northerly of East Lynn Street, easterly of Thelma Avenue, and westerly of Monte Vista Way in Thousand Palms.

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

**G. Brief description of the existing environmental setting of the project site and its surroundings:** The project site contains existing emergency youth center buildings previously approved under Public Use Permit No. 876 (PUP 876) in 2005. Surrounding land uses consist of homeless youth apartments previously approved under Plot Plan No. 24866 in 2012 and an existing chamber of commerce building to the north, along with single family homes to the south, east, and west. The project is not within a conservation area of the Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP).

## II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

### A. General Plan Elements/Policies:

1. **Land Use:** The proposed project for zone change and commercial condominium units at an existing emergency youth center is conditionally consistent with the existing land use designation of Medium Density Residential (CD: MDR) (2-5 D.U./Ac.).
2. **Circulation:** The project has adequate circulation to the site and is therefore consistent with the Circulation Element of the General Plan. The proposed project meets all other applicable circulation policies of the General Plan.
3. **Multipurpose Open Space:** The proposed project meets all applicable Multipurpose Open Space element policies.
4. **Safety:** The existing emergency youth center was previously constructed and reviewed for compliance with flood protection measures.
5. **Noise:** Sufficient mitigation against any foreseeable noise sources in the area have been provided for in the design of the existing buildings. The project will not generate noise levels in excess of standards established in the General Plan or noise ordinance. The project meets all other applicable Noise Element Policies.
6. **Housing:** The proposed project for zone change and commercial condominium units at existing emergency youth center would be consistent with Housing Element Policies.
7. **Air Quality:** The proposed project for zone change and commercial condominium units with no new grading or construction proposed would not conflict with SCQAMD standards. The proposed project meets all other applicable Air Quality element policies.

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

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

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

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

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

G. **Adjacent and Surrounding Area Plan(s), Foundation Component(s), Land Use Designation(s), and Overlay(s) and Policy Area(s), if any:** The project site is surrounded by properties which are designated Community Development: Medium Density Residential (CD: MDR) (2-5 D.U./Ac.) and Highest Density Residential (CD: HHDR) (20+ D.U./Ac.).

### H. Adopted Specific Plan Information

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

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

I. Existing Zoning: One-Family Dwellings (R-1)

J. Proposed Zoning, if any: General Commercial C-1/C-P

K. Adjacent and Surrounding Zoning: One-Family Dwellings (R-1) and General Residential (R-3-480 Square Feet)

### III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

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

### IV. DETERMINATION

On the basis of this initial evaluation:

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

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

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

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


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

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

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

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

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

  
Signature

September 10, 2014  
Date

Jay Olivas, Project Planner  
Printed Name

For Juan C. Perez, TLMA/Planning Director

**V. ENVIRONMENTAL ISSUES ASSESSMENT**

In accordance with the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000-21178.1), this Initial Study has been prepared to analyze the proposed project to determine any potential significant impacts upon the environment that would result from construction and implementation of the project. In accordance with California Code of Regulations, Section 15063, this Initial Study is a preliminary analysis prepared by the Lead Agency, the County of Riverside, in consultation with other jurisdictional agencies, to determine whether a Negative Declaration, Mitigated Negative Declaration, or an Environmental Impact Report is required for the proposed project. The purpose of this Initial Study is to inform the decision-makers, affected agencies, and the public of potential environmental impacts associated with the implementation of the proposed project.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>AESTHETICS</b> Would the project				
<b>1. Scenic Resources</b>				
a) Have a substantial effect upon a scenic highway corridor within which it is located?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features; obstruct any prominent scenic vista or view open to the public; or result in the creation of an aesthetically offensive site open to public view?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

- a) The project is not adjacent to a scenic highway corridor. The proposed commercial condominium units contains existing emergency youth center with existing color scheme of earth tone colors, building setbacks, and landscaping which reduce visual impacts to surrounding properties. Therefore, there is no impact.
- b) The proposed project will not substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features; obstruct any prominent scenic vista or view open to the public; or result in the creation of an aesthetically offensive site open to public view. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: GIS database, Ord. No. 655 (Regulating Light Pollution)

Findings of Fact:

- a) According to GIS database, the project site with existing buildings is located approximately 41.92 miles away from Mt. Palomar Observatory. The existing project shall comply with low pressure sodium requirements for lighting in accordance with Ord. No. 655 (Conditional of Approval (COA) 10.Planning.12 – Comply with Ord. 655). Impacts are less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**3. Other Lighting Issues**

a) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Expose residential property to unacceptable light levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Site Visit, Project Description

Findings of Fact:

- a) The proposed project is required to maintain lighting that is hooded and directed no further than property boundaries (COA 10.Planning.10—Lighting Hooded/Directed). Impacts are less than significant.
- b) The proposed project will not expose residential property to unacceptable light levels. Impacts are less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**AGRICULTURE & FOREST RESOURCES** Would the project

**4. Agriculture**

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Cause development of non-agricultural uses within	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>



	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?

d) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: GIS database, and Project Application Materials.

Findings of Fact:

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

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

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

d) The project will not involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**5. Forest**

a) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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b) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riverside County General Plan Figure OS-3 "Parks, Forests and Recreation Areas," and Project Application Materials.

Findings of Fact:

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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proposed project will not impact land designated as forest land, timberland, or timberland zoned Timberland Production. Therefore, there is no impact.

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

c) The project will not involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**AIR QUALITY** Would the project

**6. Air Quality Impacts**

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

Source: SCAQMD CEQA Air Quality Handbook Table 6-2

Findings of Fact:

- a) The proposed project would not conflict with or obstruct implementation of the applicable air quality plan due to existing emergency youth center buildings which contain energy efficient buildings in compliance with the California Building Code.
- b) The proposed project will not violate any air quality standard or contribute substantially to an existing or projected air quality violation.
- c) The proposed project will not result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors).

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- d) The project will not expose sensitive receptors which are located within 1 mile of the project site to project substantial point source emissions.
- e) The project will not involve the construction of a sensitive receptor located within one mile of an existing substantial point source emitter.
- f) The project will not create objectionable odors affecting a substantial number of people.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**BIOLOGICAL RESOURCES** Would the project

**7. Wildlife & Vegetation**

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: GIS database, CV-MSHCP, Environmental Programs Department review

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

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

Mitigation: No mitigation measures required.

Monitoring: No monitoring measures required.

**CULTURAL RESOURCES** Would the project

**8. Historic Resources**

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

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

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

Mitigation: No mitigation measures required.

Monitoring: No monitoring measures required.

**9. Archaeological Resources**

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

Source: Project Application Materials

Findings of Fact:

- a-e) The project is not affected by archaeological resources since the site has been previously surveyed under PUP 876 and contains existing emergency youth center buildings. Therefore, there is no impact.

Mitigation: No mitigation measures required.

Monitoring: No monitoring measures required.

**10. Paleontological Resources**

a) Directly or indirectly destroy a unique paleontological resource, or site, or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: GIS database, County Geologist review

Findings of Fact:

- a) According to GIS database, this site has been mapped as having a low potential for paleontological resources. This category encompasses lands for which previous field surveys and documentation demonstrates a low potential for containing significant paleontological resources subject to adverse impacts. No impacts are anticipated since the site was previously surveyed and contains existing emergency youth center buildings.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**GEOLOGY AND SOILS** Would the project

**11. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones**

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

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

Source: Geologist Comments

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

- a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death.
- b) Be subject to rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**12. Liquefaction Potential Zone**

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

Source: Riverside County General Plan Figure S-3 "Generalized Liquefaction"

Findings of Fact:

- a) Liquefaction potential is considered to be moderate at this site. Liquefaction potential from strong ground shaking is considered to be very low. Since the site contains existing buildings constructed under uniform building codes, impacts are less than significant.

Mitigation: No mitigation measures required.

Monitoring: No monitoring measures are required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**13. Ground-shaking Zone**

Be subject to strong seismic ground shaking?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan Figure S-4 "Earthquake-Induced Slope Instability Map," and Figures S-13 through S-21 (showing General Ground Shaking Risk)

Findings of Fact:

There are no known active or potentially active faults that traverse the site and the site is not located within an Alquist-Priolo Earthquake Fault Zone. The principal seismic hazard that could affect the site is ground shaking resulting from an earthquake occurring along several major active or potentially active faults in southern California. The existing buildings comply with uniform building codes. Any impacts would be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

**14. Landslide Risk**

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slope"

Findings of Fact:

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**15. Ground Subsidence**

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: GIS database, County Geologist review

Findings of Fact:

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**16. Other Geologic Hazards**

a) Be subject to geologic hazards, such as seiche, mudflow, or volcanic hazard?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Project Application Materials, County Geologist review

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**17. Slopes**

a) Change topography or ground surface relief features?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create cut or fill slopes greater than 2:1 or higher than 10 feet?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in grading that affects or negates subsurface sewage disposal systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riv. Co. 800 Scale Slope Maps

Findings of Fact: The proposed project site with existing homeless youth services buildings will not:

- a) Change topography or ground surface relief features.
- b) Create cut or fill slopes greater than 2:1 or higher than 10 feet.
- c) Result in grading that affects or negates subsurface sewage disposal systems.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**18. Soils**

a) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Be located on expansive soil, as defined in Section 1802.3.2 of the California Building Code (2007), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have soils incapable of adequately supporting use of septic tanks or alternative waste water disposal systems	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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where sewers are not available for the disposal of waste water?

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

Findings of Fact:

- a) The project site is located on a developed site and will not result in substantial soil erosion or the loss of topsoil. Therefore, there is no impact.
- b) The project site will not be located on expansive soil creating substantial risks to life or property since the existing buildings comply with uniform building codes.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**19. Erosion**

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

Source: Flood Control District review, Project Application Materials

Findings of Fact:

- a) This project will not change deposition, siltation, or erosion that may modify the channel of a river or stream or the bed of a lake. Therefore, there is no impact.
- b) The proposed project will not result in an increase in water erosion either on or off since the site is already developed with buildings and was reviewed by previously approved Water Quality Management Plan. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

a) Be impacted by or result in an increase in wind erosion and blowsand, either on or off site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riverside County General Plan Figure S-8 "Wind Erosion Susceptibility Map," Ord. 460, Sec. 14.2 & Ord. 484

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

- a) This project will not be impacted by or result in a substantial increase in wind erosion and blowsand, either on or off-site since no new construction is proposed. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**GREENHOUSE GAS EMISSIONS** Would the project

**21. Greenhouse Gas Emissions**

a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project application materials

Findings of Fact:

a) The project will comply with South Coast Air Quality Management District guidelines. Due to the nature of the project with proposed condominium units within existing buildings, the site contains energy efficient building materials reducing greenhouse gas emissions. Therefore, the project will have a less than significant impact on the environment.

b) The project will not conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**HAZARDS AND HAZARDOUS MATERIALS** Would the project

**22. Hazards and Hazardous Materials**

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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one-quarter mile of an existing or proposed school?

e) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Project Application Materials

Findings of Fact: The project will not:

- a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials due to the nature of the project as condominium map with existing homeless youth services buildings. Therefore, there is no impact.
- b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment.
- c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan.
- d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school.
- e) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**23. Airports**

a) Result in an inconsistency with an Airport Master Plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Require review by the Airport Land Use Commission?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) For a project within the vicinity of a private airstrip, or heliport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Riverside County General Plan Figure S-19 "Airport Locations," GIS database

- a) The project site is not located within an Airport Influence Area, the project will not result in an inconsistency with the Airport Master Plan. Therefore, there is no impact.
- b) The project site is located within the vicinity of a private airport; but will not require review by the Airport Land Use Commission.
- c) The project is located within an airport land use plan but would not result in a safety hazard for people residing or working in the project area.
- d) The project is not within the vicinity of a private airstrip, or heliport and would not result in a safety hazard for people residing or working in the project area.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**24. Hazardous Fire Area**

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

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

Findings of Fact:

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**HYDROLOGY AND WATER QUALITY** Would the project

**25. Water Quality Impacts**

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

b) Violate any water quality standards or waste discharge requirements?

c) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors or odors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Coachella Valley Water District and prior Water Quality Management Plan (WQMP) Report/Conditions (PUP 876); Coachella Valley Water District Letter dated August 6, 2013.

Findings of Fact:

- a) The site is within the Whitewater River Basin Thousand Palms Flood Control Project. The area shown is shown to be subject to shallow flooding and is designated Zone AO, depth 1 foot on Federal Flood Insurance rate maps. No new construction or development is proposed with the proposed condominium units for existing emergency youth center buildings which were previously reviewed under PUP 876. Impacts are less than significant.
- b) The proposed project will not violate any water quality standards or waste discharge requirements based on implementation of a previous Water Quality Management Plan (WQMP) for the existing buildings.
- c) The proposed project will not substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted).
- d) The proposed project will not create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff in accordance with prior Drainage and WQMP measures under PUP 876.
- e) The proposed project as a condominium map does contain housing related structures within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map. These impacts were previously reviewed under prior Drainage Plans. Impacts would be less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- f) The proposed project will be located on a site within the 100-year Zone AO floodplain limits for the Whitewater River Basin; the project will place within a 100-year flood hazard area structures which would impede or redirect flood flows but were previously approved under PUP 876.
- g) The proposed project will not substantially degrade water quality due to existing buildings and prior WQMP measures.
- h) The proposed project will not include new or retrofitted Stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors and odors).

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**26. Floodplains**

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

NA - Not Applicable <input type="checkbox"/>	U - Generally Unsuitable <input type="checkbox"/>	R - Restricted <input checked="" type="checkbox"/>
a) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Changes in absorption rates or the rate and amount of surface runoff?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam (Dam Inundation Area)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Changes in the amount of surface water in any water body?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure S-9 "100- and 500-Year Flood Hazard Zones," Figure S-10 "Dam Failure Inundation Zone," Coachella Valley Water District Letter dated August 6, 2013.

Findings of Fact:

- a) The project will not substantially alter the existing drainage pattern of the area due to proposed condominium units within existing buildings and parking improvements previously reviewed and approved under PUP 876. Therefore, impacts are less than significant.
- b) The project will not cause a change in absorption rates and the rate and amount of surface runoff since no new construction is proposed with the condominium units.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- c) The project will not expose people or structures to a significant risk, loss, injury or death involving flooding due to existing site improvements and flood control measures.
- d) The proposed project will not change in the amount of surface water in any water body.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**LAND USE/PLANNING** Would the project

**27. Land Use**

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

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

Findings of Fact:

- a) The proposed project would not result in a substantial land use alteration of the present land use of the land. However, the existing emergency youth center buildings are proposed to be converted into commercial condominium units as a Planned Commercial Development (PCD) with common area. The commercial condominium units are proposed to be limited in scope with no new uses, construction or development such that all previous conditions under existing entitlement (PUP 876) shall continue to apply (COA 10.Planning.8 – PUP 876 Conditions Still Apply), along with existing project design including building setbacks and height limits, and requirements for Codes, Covenants, and Restrictions (COA 50.Planning.15 – CC&R Reciprocal Easement) for shared common areas such as parking and landscaping. Impacts would be less than significant.
- b) The project is located within the city sphere of influence of the City of Cathedral City. No comments to date have been received from the City. Impacts would be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**28. Planning**

a) Be consistent with the site's existing or proposed zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Be compatible with existing surrounding zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be compatible with existing and planned surrounding land uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Be consistent with the land use designations and policies of the Comprehensive General Plan (including those of any applicable Specific Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

- a) The proposed project is conditionally consistent with the proposed General Commercial (C-1/C-P) zone as a Planned Commercial Development (PCD) in that existing emergency youth center buildings are conditionally allowed under the proposed tentative parcel map for commercial condominium units. Impacts would be less than significant.
- b) The proposed project is conditionally compatible with surrounding One Family Dwellings (R-1) zoning since proposed project involves no new construction or development within the existing emergency youth center buildings remaining as built to be converted to commercial condominium units. Impacts are less than significant.
- c) The existing emergency youth center buildings include earth tone colors, opaque windows, and perimeter treatment such as landscaping and combination wrought iron/block walls to reduce visual impacts and be compatible with existing and planned surrounding land uses. Impacts are less than significant.
- d) The proposed project to remain under existing land use designation of Medium Density Residential (MDR) (2-5 D.U./Ac.) of the General Plan is conditionally consistent with the proposed General Commercial (C-1/C-P) zone. The project does not involve any new construction or development. Impacts are less than significant.
- e) The project does not Disrupt or divide the physical arrangement of an established community (including a low-income or minority community).

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**MINERAL RESOURCES** Would the project

**29. Mineral Resources**

a) Result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be an incompatible land use located adjacent to a	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>



	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
State classified or designated area or existing surface mine?				
d) Expose people or property to hazards from proposed, existing or abandoned quarries or mines?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact: The proposed project will not:

- a) Result in the loss of availability of a known mineral resource in an area classified or designated by the State that would be of value to the region or the residents of the State. Therefore, there is no impact.
- b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan.
- c) Be an incompatible land use located adjacent to a State classified or designated area or existing surface mine.
- d) Expose people or property to hazards from proposed, existing or abandoned quarries or mines.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**NOISE** Would the project result in

**Definitions for Noise Acceptability Ratings**

Where indicated below, the appropriate Noise Acceptability Rating(s) has been checked.

NA - Not Applicable

A - Generally Acceptable

B - Conditionally Acceptable

C - Generally Unacceptable

D - Land Use Discouraged

**30. Airport Noise**

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

NA  A  B  C  D

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

NA  A  B  C  D

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

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

- a) The proposed project is not located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport; therefore it will not expose people residing or working in the project area to excessive noise levels. Therefore, there is no impact.
- b) The proposed project is not within the vicinity of a private airstrip; therefore, will not expose people residing or working in the project area to excessive noise levels. Therefore, there is no impact.

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

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

**31. Railroad Noise**

NA  A  B  C  D

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

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

**Mitigation:** No further mitigation required.

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

**32. Highway Noise**

NA  A  B  C  D

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

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

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

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

**33. Other Noise**

NA  A  B  C  D

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

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

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

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

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

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

Findings of Fact:

- a) The proposed project will not cause a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project. Therefore, there is no impact.
- b) The proposed project will not cause a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project. Therefore, there is no impact.
- c) The proposed project involves no new construction and is conditioned to not cause exposure of persons to or generation of noise levels during existing operations in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies (COA's 10.E Health.2 – Industrial Hygiene Exterior Noise; 10.E Health.3 – Noise Monitoring Reports). Impacts would be less than significant.
- d) The proposed project will not cause exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

**POPULATION AND HOUSING** Would the project

<b>35. Housing</b>				
a) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
the County's median income?				
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Affect a County Redevelopment Project Area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Cumulatively exceed official regional or local population projections?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a) The scope of the development will not displace existing housing since it proposes to convert existing emergency youth center buildings into three (3) commercial condominium units with common area and same use, and will not necessitate the construction of replacement housing elsewhere. Therefore, there would be no impact.

b) The project will not create a demand for additional housing particularly housing affordable to households earning 80% or less of the County's median income, since project would involve no new construction, and would maintain a maximum of 20 homeless youth which was previously analyzed and conditioned under PUP 876. Therefore, there would be no impact.

c) The project will not displace substantial numbers of people, necessitating the construction of replacement housing elsewhere.

d) The project is located within the Thousand Palms Redevelopment Area.

e) The project will not cumulatively exceed official regional or local population projections.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

**36. Fire Services**

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

Findings of Fact:

The project area is serviced by the Riverside County Fire Department. The project area shall maintain current fire codes, comply with required standards and inspections, by the Riverside County Fire Department (COA 10.Fire.1 – Maintain Fire Code). Impacts would be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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**37. Sheriff Services**

Source: Riverside County General Plan

Findings of Fact:

The proposed area is serviced by the Riverside County Sheriff's Department. The proposed project would have an incremental effect on the level of sheriff services provided in the vicinity of the project area. There is no Crime Prevention Through Environmental Design (CPTED) issues for the proposed project. Impacts are less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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**38. Schools**

Source: Palm Springs Unified School District correspondence, GIS database

Findings of Fact: The proposed project is located within the Palm Springs Unified School District. Since no new construction, no additional impacts to the PSUSD are anticipated.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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**39. Libraries**

Source: Riverside County General Plan

Findings of Fact: The proposed project will not create an incremental demand for library services. No impacts are anticipated.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**40. Health Services**

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

Findings of Fact: The use of the proposed area would not cause an incremental impact on health services. The site is located within the service parameters of County health centers. No impacts are anticipated.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**RECREATION**

**41. Parks and Recreation**

a) Would the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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b) Would the project include the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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c) Is the project located within a Community Service Area (CSA) or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: GIS database, Ord. No. 460, Section 10.35 (Regulating the Division of Land – Park and Recreation Fees and Dedications), Ord. No. 659 (Establishing Development Impact Fees), Parks & Open Space Department Review

Findings of Fact:

a) The project would not include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment. Therefore, there is no impact.

b) The project would not include the use of existing neighborhood or regional parks or other recreation facilities such that substantial physical deterioration of the facility would occur or be accelerated. Therefore, there is no impact.

c) The project is not located within a county service area, but is located within the boundaries of the Desert Recreation District. While the project is within park district boundaries, no new construction or population increase is expected. Impacts were previously analyzed under PUP 876. No new park impacts are anticipated.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**42. Recreational Trails**

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

Findings of Fact: No requirements were stated by the County Open Space and Recreation District. Therefore, there is no impact.

Mitigation: No Mitigation measures are required.

Monitoring: No Monitoring measures are required.

**TRANSPORTATION/TRAFFIC** Would the project

**43. Circulation**

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

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

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

d) Alter waterborne, rail or air traffic?

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

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

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

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

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

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

Findings of Fact:

- a) The proposed project will not exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated road or highways. The existing adjacent public right of way along East Lynn Street (60' Right-of-Way) is improved to half width from centerline with existing curbs/sidewalks (COA 10.Trans.11 – No additional ROW; 10.Trans.12 – No Additional Road Improvements). The proposed commercial condominium units would maintain approximately 20 existing parking spaces to be shared under Reciprocal Parking Easement (COA 50.Planning.15 - CC&R Reciprocal Easement). Impacts would be less than significant.
- b) The proposed project will not result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks. Therefore, there would be no impact.
- c) The proposed project will not alter waterborne, rail or air traffic. Therefore, there would be no impact.
- d) The proposed project will not substantially increase hazards to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment). Therefore, there would be no impact.
- e) The proposed project will not result in inadequate emergency access or access to nearby uses. Therefore, there would be no impact.
- f) The proposed project will not conflict with adopted policies supporting alternative transportation (e.g. bus turnouts, bicycle racks). Therefore, there would be no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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**44. Bike Trails**

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

Findings of Fact: No connection is available for a Class I Bikeway/Regional Trail. Therefore, there would be no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**UTILITY AND SERVICE SYSTEMS** Would the project

**45. Water**

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

b) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?

Source: Department of Environmental Health Review

Findings of Fact:

- a) The proposed project will not require or result in the construction of new water treatment facilities or expansion of existing facilities since no new construction is proposed with the condominium units. This project has been conditioned to ensure all requirements to continue receiving water service are met with the Coachella Valley Water District (COA 10.E HEALTH.1).
- b) The proposed project will have sufficient water supplies available to serve the project from existing entitlements and expanded entitlements needed. No impacts are anticipated.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**46. Sewer**

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

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

Source: Department of Environmental Health Review

Findings of Fact:

- a) The proposed project will not require the construction of new wastewater treatment facilities that would cause significant environmental effects. This project has been conditioned to ensure all requirements to continue receiving sewer service are met with the Coachella Valley Water District (COA 10.E HEALTH.1). No impacts are anticipated.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- b) The project will not result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments. No impacts are anticipated.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**47. Solid Waste**

a) Is the project served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Does the project comply with federal, state, and local statutes and regulations related to solid wastes including the CIWMP (County Integrated Waste Management Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: General Plan, Riverside County Waste Management District correspondence

Findings of Fact:

- a) The project will be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs. Impacts are less than significant.
- b) The project will comply with federal, state, and local statutes and regulations related to solid wastes (including the CIWMP (County Integrated Waste Management Plan)).

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**48. Utilities**

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

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

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

Findings of Fact:

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**49. Energy Conservation**

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

Source: General Plan

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**MANDATORY FINDINGS OF SIGNIFICANCE**

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

Source: Staff review, Project Application Materials

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

51. Does the project have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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connection with the effects of past projects, other current projects and probable future projects)?

Source: Staff review, Project Application Materials

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

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

Source: Staff review, project application

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

**VI. EARLIER ANALYSES**

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

Earlier Analyses Used, if any:

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

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

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

**VII. AUTHORITIES CITED**

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

09/11/14  
09:48

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 1

PARCEL MAP Parcel Map #: PM36601

Parcel: 650-131-003

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 MAP - DEFINITIONS

RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Tentative Parcel Map No. 36601 shall be henceforth defined as follows:

TENTATIVE MAP = Tentative Parcel Map No. 36601, Amended No. 2 dated August 19, 2014, Exhibit Nos. B-1, B-2, B-3 (condominium unit elevations), and Exhibit Nos. C-1, C-2, and C-3 (condominium unit floor plans).

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

10. EVERY. 2 MAP - HOLD HARMLESS

RECOMMND

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

(a) any claim, action, or proceeding against the COUNTY to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the TENTATIVE MAP or FINAL MAP, which action is brought within the time period provided for in California Government Code Section 66499.37; and,

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

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

The obligations imposed by this condition include, but are not limited to, the following: the applicant/permittee

PARCEL MAP Parcel Map #: PM36601

Parcel: 650-131-003

10. GENERAL CONDITIONS

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

shall pay all legal services expenses the COUNTY incurs in connection with any such claim, action or proceeding, whether it incurs such expenses directly, whether it is ordered by a court to pay such expenses, or whether it incurs such expenses by providing legal services through its Office of County Counsel.

10. EVERY. 3 MAP - PROJECT DESCRIPTION RECOMMND

The land division hereby permitted is to subdivide one (1) acre into three (3) commercial condominium units (Schedule E) consisting of existing 8,669 square foot residence building, existing 4,257 square foot administration building, existing 3,292 square foot education and facilities building, and common area as a Planned Commercial Development (PCD) within the proposed General Commercial (C-1/C-P) zone for existing emergency youth center, located within Assessors Parcel Number 650-131-003.

No new uses, construction or development shall be allowed within the existing emergency youth center buildings previously approved under Public Use Permit No. 876 located within Parcel Map (PM36601), excepting for any typical maintenance and/or repairs.

E HEALTH DEPARTMENT

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

Parcel Map 36601 is proposing a condominium parcel map for existing buildings that are currently receiving potable water service and sanitary sewer service from Coachella Valley Water District (CVWD). It is the responsibility of this facility to ensure that all requirements to continue receiving water and sewer service are met with CVWD as well as all other applicable agencies.

10.E HEALTH. 2 IND HYGIENE-EXTERIOR NOISE RECOMMND

Exterior noise levels produce 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 noise equivalent level ("leq"), between the hours of 10:00 p.m. tp 7:00 a.m. (nighttime standard), and 65 dB(A) - 10 minuite leq, between 7:00 a.m. and 10:00 p.m. (daytime standard), at all other times as measured at any

PARCEL MAP Parcel Map #: PM36601

Parcel: 650-131-003

10. GENERAL CONDITIONS

10.E HEALTH. 2 IND HYGIENE-EXTERIOR NOISE (cont.) RECOMMND

residential, hospital, school, library, nursing home or other similar noise sensitive land use. In the event noise exceeds this standard, the permittee or the permittee's successor-in-interest shall take the necessary steps to remedy the situation, which may include discontinued operation of the facilities. The permit holder shall comply with the applicable standards of Ordinance No. 847.

10.E HEALTH. 3 USE - NOISE MONITORING REPORTS RECOMMND

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

FIRE DEPARTMENT

10.FIRE. 1 MAP - MAINTAIN FIRE CODE RECOMMND

Per California Fire Code and California Building Code, the existing building will need to maintain the water supply to the building (hydrants/sprinklers maintenance) and fire alarm maintenance.

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 MAP FLOOD HAZARD REPORT RECOMMND

Parcel Map 36601 proposes to divide 1-acre into 4 condominium lots for existing emergency youth shelter buildings. The project is located northerly of East Lynn Street, and easterly of Thelma Avenue.

The site is located outside of the boundaries of the Riverside County Flood Control and Water Conservation

PARCEL MAP Parcel Map #: PM36601

Parcel: 650-131-003

10. GENERAL CONDITIONS

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

District. Flooding and drainage related issues and concerns are under the authority of Coachella Valley Water District and/or the Transportation Department.

Since all the buildings are existing and permitted and no new impervious area is proposed, this development does not fall into any of the Priority Development Project categories as identified under the Colorado River Regional Water Quality Control Board Orders. Therefore, a Water Quality Management Plan is not required at this time. The District has no objections with the subdivision as shown on the exhibit.

The District does not object to this request.

PLANNING DEPARTMENT

10.PLANNING. 1                    MAP - MAP ACT COMPLIANCE                    RECOMMND

This land division shall comply with the State of California Subdivision Map Act and to all requirements of County Ordinance No. 460, Schedule E, unless modified by the conditions listed herein.

10.PLANNING. 2                    MAP - FINAL MAP PREPARER                    RECOMMND

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

10.PLANNING. 3                    MAP - FEES FOR REVIEW                    RECOMMND

Any subsequent review/approvals required by the conditions of approval, including but not limited to grading or building plan review or review of any mitigation monitoring requirement, shall be reviewed on an hourly basis, or other appropriate fee, as listed in County Ordinance No. 671. Each submittal shall be accompanied with a letter clearly indicating which condition or conditions the submittal is intended to comply with.

10.PLANNING. 4                    MAP - ZONING STANDARDS                    RECOMMND

Lots created by this TENTATIVE MAP shall be in conformance with the development standards of the proposed General Commercial C-1/C-P zone or zone(s) ultimately applied to this property.



PARCEL MAP Parcel Map #: PM36601

Parcel: 650-131-003

10. GENERAL CONDITIONS

10.PLANNING. 5                   MAP - 90 DAYS TO PROTEST                   RECOMMND

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

10.PLANNING. 6                   MAP - MAINTAIN FLOOD FACILITY                   RECOMMND

The land divider, and the land divider's successors in interest, shall at all times maintain any and all required stormwater, flood control and drainage facilities in a safe condition, in good repair and in a manner capable of being operated as designed.

10.PLANNING. 7                   MAP - UNANTICIPATED RESOURCES                   RECOMMND

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

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

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

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

c) Further ground disturbance shall not resume within the area of the discovery until an agreement has been reached

PARCEL MAP Parcel Map #: PM36601

Parcel: 650-131-003

10. GENERAL CONDITIONS

10.PLANNING. 7                   MAP - UNANTICIPATED RESOURCES (cont.)                   RECOMMND

by all parties as to the appropriate preservation or mitigation measures.

10.PLANNING. 8                   MAP - PUP876 CONDS STILL APPLY                   RECOMMND

All existing conditions for related Public Use Permit No. 876 shall still apply to all parcels and all units created by PM36601. No modifications to PUP 876 conditions shall take place unless a revised public use permit is approved in accordance with Zoning Ordinanance No. 348.

10.PLANNING. 9                   MAP - NO NEW CONSTRUCTION                   RECOMMND

No new construction or uses shall be allowed within the existing emergency youth center buildings previously approved under Public Use Permit No. 876 (PUP), excepting any maintenance and/or repairs to the existing emergency youth center buildings permitted under the PUP.

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

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

10.PLANNING. 11                  USE - EXTERIOR NOISE LEVELS                   RECOMMND

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

10.PLANNING. 12                  USE - COMPLY WITH ORD. 655                   RECOMMND

All lighting shall comply with any applicable provisions of Riverside County Ordinance No. 655.

PARCEL MAP Parcel Map #: PM36601

Parcel: 650-131-003

10. GENERAL CONDITIONS

10.PLANNING. 13 USE - SITE MAINTENANCE RECOMMND

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

TRANS DEPARTMENT

10.TRANS. 2 MAP - DRAINAGE 1 RECOMMND

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

10.TRANS. 7 MAP - STD INTRO 3(ORD 460/461) RECOMMND

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

10.TRANS. 10 MAP - COUNTY WEB SITE RECOMMND

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

PARCEL MAP Parcel Map #: PM36601

Parcel: 650-131-003

10. GENERAL CONDITIONS

10.TRANS. 11                    MAP - NO ADD'L ON-SITE R-O-W                    RECOMMND

No additional on-site right-of-way shall be required on East Lynn Street since adequate right-of-way exists.

10.TRANS. 12                    MAP - NO ADD'L ROAD IMPRVMENTS                    RECOMMND

No additional road improvements will be required at this time along East Lynn Street due to existing improvements.

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 1                    MAP - EXPIRATION DATE                    RECOMMND

The conditionally approved TENTATIVE MAP shall expire three (3) years after the county of Riverside Board of Supervisors original approval date, unless extended as provided by County Ordinance No. 460. Action on a minor change and/or revised map request shall not extend the time limits of the originally approved TENTATIVE MAP. A Land Management System (LMS) hold shall be placed on the TENTATIVE MAP, and a LMS hold shall be placed on any subsequent minor change or revised map, which shall be set to take effect on the expiration date. The LMS hold effective date shall be extended in accordance with any permitted extensions of time. The LMS hold shall be downgraded to a LMS notice upon recordation of the the first phase of the TENTATIVE MAP. The LMS hold or notice shall remain in effect until the recordation of the final phase of the TENTATIVE MAP. If the TENTATIVE MAP expires before the recordation of the final phase the LMS hold or notice shall remain in effect and no further FINAL MAP recordation shall be permitted.

50. PRIOR TO MAP RECORDATION

PLANNING DEPARTMENT

50.PLANNING. 1                    MAP - PREPARE A FINAL MAP                    RECOMMND

After the approval of the TENTATIVE MAP and prior to the expiration of said map, the land divider shall cause the real property included within the TENTATIVE MAP, or any part thereof, to be surveyed and a FINAL MAP thereof prepared in accordance with the current County Transportation Department - Survey Division requirements, the conditionally approved TENTATIVE MAP, and in accordance

PARCEL MAP Parcel Map #: PM36601

Parcel: 650-131-003

50. PRIOR TO MAP RECORDATION

50.PLANNING. 1                    MAP - PREPARE A FINAL MAP (cont.)                    RECOMMND

with Article IX of County Ordinance No. 460.

50.PLANNING. 2                    MAP - SURVEYOR CHECK LIST                    RECOMMND

The County Transportation Department - Survey Division shall review any FINAL MAP and ensure compliance with the following:

A. All lots on the FINAL MAP shall be in substantial conformance with the approved TENTATIVE MAP relative to size and configuration.

B. All parcels on the FINAL MAP shall have a minimum parcel size of 1 gross acres and all units shall have a minimum size of 3,000 square feet.

C. All lot sizes and dimensions on the FINAL MAP shall be in conformance with the development standards of the C-1/C-P zone, and with the Riverside County General Plan.

The common lot shall be shown as a numbered lot on the FINAL MAP.

50.PLANNING. 7                    MAP - ECS SHALL BE PREPARED                    RECOMMND

The land divider shall prepare an Environmental Constraints Sheet (ECS) in accordance with Section 2.2. E. & F. of County Ordinance No. 460, which shall be submitted as part of the plan check review of the FINAL MAP.

50.PLANNING. 8                    MAP - ECS AFFECTED LOTS                    RECOMMND

The following note shall be placed on the FINAL MAP:  
"Environmental Constraint Sheet affecting this map is on file in the County of Riverside Transportation Department - Survey Division, in E.C.S. Book \_\_\_\_, Page \_\_\_\_. This affects Parcel No. 1.

50.PLANNING. 11                    MAP - ECS NOTE MT PALOMAR LIGH                    RECOMMND

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

"This property is subject to lighting restrictions as required by County Ordinance No. 655, which are intended to reduce the effects of night lighting on the Mount Palomar

PARCEL MAP Parcel Map #: PM36601

Parcel: 650-131-003

50. PRIOR TO MAP RECORDATION

50.PLANNING. 11            MAP - ECS NOTE MT PALOMAR LIGH (cont.)            RECOMMND

Observatory. All proposed outdoor lighting systems shall be in conformance with County Ordinance No. 655."

50.PLANNING. 12            MAP - FEE BALANCE            RECOMMND

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

50.PLANNING. 13            MAP - CC&R C/I POA COM. EASE            RECOMMND

The land divider shall (a) notify the Planning Department that the following documents shall be shortly, or have been, submitted to the Office of the County Counsel for the review and approval of that office, and (b) the land divider shall submit to the Office of the County Counsel the following documents:

1. A cover letter identifying the project for which approval is sought referencing the Planning Department case number(s) (a copy of this cover letter may be sent to the Planning Department to serve as notification) and identifying one individual to represent the land divider if there are any questions concerning the review of the submitted documents; and

2. One (1) copy AND one (1) original, wet signed, notarized and ready for recordation declaration of covenants, conditions, and restrictions; attached to these documents there shall be included a legal description of the property included within the covenants, conditions and restrictions and a scaled map or diagram of such boundaries, both signed and stamped by a California registered civil engineer or licensed land surveyor; and

3. A sample document conveying title to the purchaser of an individual lot or unit which provides that the declaration of covenants, conditions, and restrictions is incorporated therein by reference; and,

4. A deposit equaling three (3) hours of the current hourly fee for the Review of Covenants, Conditions and Restrictions established pursuant to County Ordinance No. 671 at the time the above referenced documents are

09/11/14  
09:48

Riverside County LMS  
CONDITIONS OF APPROVAL

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PARCEL MAP Parcel Map #: PM36601

Parcel: 650-131-003

50. PRIOR TO MAP RECORDATION

50.PLANNING. 13

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

RECOMMND

submitted to the Office of the County Counsel for review and approval.

The declaration of covenants, conditions and restrictions submitted for review shall a) provide for a minimum term of 60 years, b) provide reciprocal easements for ingress, egress and parking, c) provide for the establishment of a property owner's association comprised of the owners of each individual parcel, and d) contain the following provisions verbatim:

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

The property owners' association established herein shall manage and continuously maintain the 'landscape area', more particularly described on Exhibit '\_\_\_', attached hereto.

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

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

In the event of any conflict between this Declaration and the Articles of Incorporation, the Bylaws, or the property owners' association Rules and Regulations, if any, this Declaration shall control."

Once approved, the copy and the original declaration of covenants, conditions and restrictions shall be forwarded by the Office of the County Counsel to the Planning Department. The Planning Department will retain the one

PARCEL MAP Parcel Map #: PM36601

Parcel: 650-131-003

50. PRIOR TO MAP RECORDATION

50.PLANNING. 13 MAP - CC&R C/I POA COM. EASE (cont.) (cont.) RECOMMND

copy for the case file, and forward the wet signed and notarized original declaration of covenants, conditions and restrictions to the County Transportation Department - Survey Division - for safe keeping until the final map is ready for recordation. The County Transportation Department - Survey Division - shall record the original declaration of covenants, conditions and restrictions in conjunction with the recordation of the final map.

50.PLANNING. 14 MAP - CC&R C/I POA COM. LOT RECOMMND

The land divider shall (a) notify the Planning Department that the following documents shall be shortly, or have been, submitted to the Office of the County Counsel for the review and approval of that office, and (b) the land divider shall submit to the Office of the County Counsel the following documents:

1. A cover letter identifying the project for which approval is sought referencing the Planning Department case number(s) (a copy of this cover letter may be sent to the Planning Department to serve as notification) and identifying one individual to represent the land divider if there are any questions concerning the review of the submitted documents; and

2. One (1) copy AND one (1) original, wet signed, notarized and ready for recordation declaration of covenants, conditions, and restrictions; attached to these documents there shall be included a legal description of the property included within the covenants, conditions and restrictions and a scaled map or diagram of such boundaries, both signed and stamped by a California registered civil engineer or licensed land surveyor; and

3. A sample document conveying title to the purchaser of an individual lot or unit which provides that the declaration of covenants, conditions, and restrictions is incorporated therein by reference; and

4. A deposit equaling three (3) hours of the current hourly fee for the Review of Covenants, Conditions and Restrictions established pursuant to County Ordinance No. 671 at the time the above referenced documents are submitted to the Office of the County Counsel for review and approval.



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PARCEL MAP Parcel Map #: PM36601

Parcel: 650-131-003

50. PRIOR TO MAP RECORDATION

50.PLANNING. 14

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

RECOMMND

The declaration of covenants, conditions and restrictions submitted for review shall a) provide for a minimum term of 60 years, b) provide for reciprocal easements for ingress, egress and parking, c) provide for the establishment of a property owner's association comprised of the owners of each individual parcel, d) provide for the ownership of the common area by either the property owner's association or the owners of each individual parcel, and e) contain the following provisions verbatim:

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

The property owners' association established herein shall manage and continuously maintain the 'common area', more particularly described on Exhibit '\_\_\_', attached hereto, and shall not sell or transfer the 'common area' or any part thereof, absent the prior written consent of the Planning Department of the County of Riverside or the County's successor-in-interest.

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

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

In the event of any conflict between this Declaration and the Articles of Incorporation, the Bylaws, or the property owners' association Rules and Regulations, if any, this Declaration shall control."

Once approved, the copy and the original declaration of

PARCEL MAP Parcel Map #: PM36601

Parcel: 650-131-003

50. PRIOR TO MAP RECORDATION

50.PLANNING. 14                    MAP - CC&R C/I POA COM. LOT (cont.) (cont.)                    RECOMMND

covenants, conditions and restrictions shall be forwarded by the Office of the County Counsel to the Planning Department. The Planning Department will retain the one copy for the case file, and forward the wet signed and notarized original declaration of covenants, conditions and restrictions to the County Transportation Department - Survey Division - for safe keeping until the final map is ready for recordation. The County Transportation Department - Survey Division - shall record the original declaration of covenants, conditions and restrictions in conjunction with the recordation of the final map.

50.PLANNING. 15                    MAP - CC&R RECIPROCAL EASEMNT                    RECOMMND

The land divider shall (a) notify the Planning Department that the following documents shall be shortly, or have been, submitted to the Office of the County Counsel for review; and (b) the land divider shall submit copies of the following documents to the Planning Department for concurrent review along with any condition review fee; and (c) the documents to be submitted by the land divider to the Office of the County Counsel shall include all of the following:

1. A cover letter identifying the project for which approval is sought referencing the Planning Department case number;

2. A copy AND an original wet signed, notarized grant of reciprocal easement document, which includes, but is not necessarily limited to, both a legal description of the boundaries of the reciprocal easement and a scaled map or diagram of such boundaries, both signed and stamped by a California registered civil engineer or licensed land surveyor;

3. A sample document conveying title to the purchaser of an individual lot or unit which provides that the grant of reciprocal easement is incorporated therein by reference; and

4. A deposit equaling three (3) hours at the current hourly rate for the Review of Covenants, Conditions and Restrictions as established pursuant to Ordinance No. 671 at the time the above documents are submitted for review by the Office of the County Counsel.

PARCEL MAP Parcel Map #: PM36601

Parcel: 650-131-003

50. PRIOR TO MAP RECORDATION

50.PLANNING. 15

MAP - CC&R RECIPROCAL EASEMNT (cont.)

RECOMMND

The grant of reciprocal easement document submitted for review shall (a) provide for no limit to the term of years or life of the reciprocal easement, (b) provide reciprocal easements for ingress/egress and parking, and (c) contain the following provisions verbatim:

"Notwithstanding any provision in this Grant of Reciprocal Easement to the contrary, the following provision shall apply:

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

Once approved by the Office of the County Counsel, the copy and the original grant of reciprocal easement document shall be forwarded to the Planning Department. The Planning Department shall keep the copy for the case file and forward the original document to the Transportation Department-Survey Division-for safe keeping until the final map is ready to record. The Transportation Department-Survey Division-shall record the original grant of reiprocal easement document in conjunction with the recordation of the final map.

TRANS DEPARTMENT

50.TRANS. 2

MAP - COMMON AREA

RECOMMND

An easement shall be dedicated to the public for public utilities, drainage and for the ingress/egress of emergency vehicles. This easement shall be over the common area as shown on the Tentative Parcel Map No. 36601 exhibit Amended No.1 (dated August 2014). The easement shall be accepted for title only, maintenance shall be the responsibility of the Property Owners Association.

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PARCEL MAP Parcel Map #: PM36601

Parcel: 650-131-003

80. PRIOR TO BLDG PRMT ISSUANCE

PLANNING DEPARTMENT

80.PLANNING. 1

MAP - NO BUILDING PERMITS

RECOMMND

No building permits shall be allowed for future uses within the existing emergency youth center buildings, excepting for typical maintenance and/or repairs as approved under Public Use Permit No. 876.



Established in 1918 as a public agency

## Coachella Valley Water District

**RECEIVED**  
AUG 12 2013  
ADMINISTRATION  
RIVERSIDE COUNTY  
PLANNING DEPARTMENT

**Directors:**

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

**Officers:**

Jim Barrett, General Manager  
Julia Fernandez, Board Secretary

Redwine and Sherrill, Attorneys

August 6, 2013

File: 0163.1  
0421.1  
0721.1  
1150.011  
Geo. 040618-4  
PZ 13-4749

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

Dear Mr. Olivas:

Subject: Fast Track Change of Zone No. 7803 (Map No. 36601)

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

The proposal to divide 1 acre into four condominium lots (CZ 7803/TPM 36601) does not conflict with CVWD facilities.

Approval of the proposed CZ 7803/TPM 36601 does not constitute any approval to construct, locate or substantially improve structures. It does not constitute approval to perform grading.

Riverside County Ordinance No. 458., as amended, states:

No structure shall be constructed, located or substantially improved, no land shall be graded or developed and no permit or approval shall be granted unless it complies with all applicable requirements.

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

August 6, 2013

This project lies within the Study Area Boundary of the 2010 Coachella Valley Water Management Plan Update.

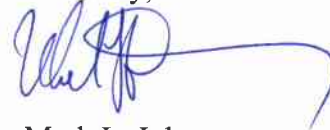
CVWD will provide domestic water and sanitation service to this area and such service will be subject to the satisfaction of terms and conditions established by CVWD and exercised from time to time, including but not limited to fees and charges, water conservation measures, etc.

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

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

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

Sincerely,



Mark L. Johnson  
Director of Engineering

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

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

Mike Mistica  
County of Riverside, Department of Environmental Health  
Post Office Box 1206  
Riverside, CA 92502

Kathy McAdara  
Operation Safe House, Inc.  
72-710 East Lynn Street  
Thousand Palms, CA 92276

SL:pr/eng/sw/13/aug/Fast Track Change of Zone No. 7803



MA



# Fast Track Authorization

Case No.: 1736601

FTA No. 2010-03

SUPERVISOR: John Benoit

SUPERVISORIAL DISTRICT: 4

Company/Developer: Operation Safe House, Inc.

Contact: Kathy McAdams

Address: 9685 Hayes Street, Riverside, CA 92503

Phone: (951) 351-4418

Fax: (951) 351-4265

Email: safehouse@aol.com

Architectural Firm: HMC Architects

Contact: Dan Benner

Address: 3546 Concoors Street, Ontario, CA 91764-5583

Phone: (909) 988-9979

Fax: (909) 483-1400

Email: dan.benner@hmcarchitects.com

Engineering Firm: N/A

Contact: N/A

Address: N/A

Phone: \_\_\_\_\_

Fax: \_\_\_\_\_

Email: N/A

Land Use Application(s):  General Plan Amendment  Conditional Use Permit  Change of Zone

Plot Plan  Parcel Map  Other \_\_\_\_\_

### Site Information:

Assessor's Parcel Number(s) 650-131-018

Cross Streets/Address 72-695 Ln Canada Way, Thousand Palms, CA 92276

Land Use Designation MDR

Zoning R-1

Site Acreage .41

Redevelopment Project Area/Sub-Area Thousand Palms Sub-Area

Unincorporated Community Thousand Palms

### Project Information (Estimate Amounts):

Eligibility Criteria  Full Time Jobs  Capital Investment  Annual Taxable Sales  Board of Supervisors  Child Care  
 Workforce Housing  Other \_\_\_\_\_

Permanent Full-Time Jobs 4

Wages per Hour \$10-15

Construction Jobs 60

Capital Investment \$4,400,000

Taxable Sales \$0

Bldg Size 12,000

Project Type

Commercial

Industrial

Office

Residential

Other Residential

Industrial Classification N/A

Commercial Classification N/A

### Project Description:

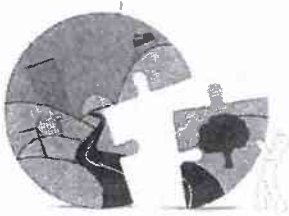
Construction of a 16-unit supportive rental housing building that will be an expansion of the existing Operation Safe House of the Desert campus, located adjacent and south of the subject property.

The Economic Development Agency (EDA) hereby acknowledges that the above referenced development warrants special consideration relative to the permit processing as required by the County of Riverside, and encourages the affected County agencies to immediately initiate "FAST TRACK" procedures to enable the project to proceed as soon as possible, in accordance with Board Fast Track Policy A-52. \*This Authorization contains preliminary project information and serves as a basis for determining "FAST TRACK" eligibility. During the county's development review process, the proposed project size and configuration may be altered.

Dan Martinez, Managing Director of EDA

5-4-10

Date



# RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna  
Director

## APPLICATION FOR CHANGE OF ZONE

CHECK ONE AS APPROPRIATE:

Standard Change of Zone

There are three different situations where a Planning Review Only Change of Zone will be accepted:

- Type 1:** Used to legally define the boundaries of one or more Planning Areas within a Specific Plan.
- Type 2:** Used to establish or change a SP zoning ordinance text within a Specific Plan.
- Type 3:** Used when a Change of Zone application was conditioned for in a prior application.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: C207803 DATE SUBMITTED: 7/22/2013

### APPLICATION INFORMATION

Applicant's Name: Operation Safe House, Inc. E-Mail: SafeHouse9@aol.com

Mailing Address: 9685 Hayes Street  
Riverside, CA 92503  
City State ZIP

Daytime Phone No: ( 951 ) 351-4418 x 18 Fax No: ( 951 ) 351-4265

Engineer/Representative's Name: Diane Stewart E-Mail: DianeStewart@aol.com

Mailing Address: 1509 Collins St. NW  
Salem, OR 97304  
City State ZIP

Daytime Phone No: ( 949 ) 300-7728 Fax No: ( 714 ) 256-2595

Property Owner's Name: Operation Safe House, Inc. E-Mail: SafeHouse9@aol.com

Mailing Address: 9685 Hayes Street  
Riverside, CA 92503  
City State ZIP

Daytime Phone No: ( 951 ) 351-4418 x 18 Fax No: ( 951 ) 351-4265

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

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

"Planning Our Future... Preserving Our Past"



**APPLICATION FOR CHANGE OF ZONE**

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

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

**AUTHORIZATION FOR CONCURRENT FEE TRANSFER**

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

Operation Safe House, Inc. by Kathy McAdara

PRINTED NAME OF APPLICANT

Kathy McAdara  
SIGNATURE OF APPLICANT

**AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:**

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

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

Operation Safe House, Inc. by Kathy McAdara

PRINTED NAME OF PROPERTY OWNER(S)

Kathy McAdara  
SIGNATURE OF PROPERTY OWNER(S)

\_\_\_\_\_  
PRINTED NAME OF PROPERTY OWNER(S)

\_\_\_\_\_  
SIGNATURE OF PROPERTY OWNER(S)

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

**PROPERTY INFORMATION:**

Assessor's Parcel Number(s): 651-131-003

Section: 18 Township: 4S Range: 6E

Approximate Gross Acreage: 1.0

General location (nearby or cross streets): North of Ramon Road, South of La Canada Way, East of Thelma Avenue, West of Rosemary Lane.

**APPLICATION FOR CHANGE OF ZONE**

Thomas Brothers map, edition year, page number, and coordinates: Page 788, Grid D2

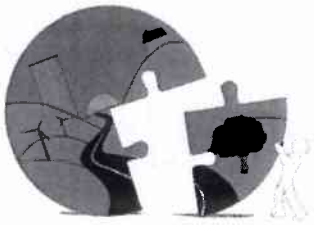
Proposal (describe the zone change, indicate the existing and proposed zoning classifications. If within a Specific Plan, indicate the affected Planning Areas):

See attached.

R-1 to CH/CP

Related cases filed in conjunction with this request:

For 650-131-003: PUP 00876 and EA 39937 and for 65-131-018: GPA 1101, CZ 7757 and Plot Plan 24866



# RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna  
Director

## APPLICATION FOR SUBDIVISION AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

- |  |   |   |
|--|---|---|
| <input type="checkbox"/> TRACT MAP             | <input type="checkbox"/> MINOR CHANGE           | <input type="checkbox"/> VESTING MAP            |
| <input type="checkbox"/> REVISED MAP           | <input type="checkbox"/> REVERSION TO ACREAGE   | <input type="checkbox"/> EXPIRED RECORDABLE MAP |
| <input checked="" type="checkbox"/> PARCEL MAP | <input type="checkbox"/> AMENDMENT TO FINAL MAP |   |

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: PM3660 DATE SUBMITTED: 7/22/2013

### APPLICATION INFORMATION

Applicant's Name: Operation Safe House, Inc. E-Mail: safehouse9@aol.com

Mailing Address: 9685 Hayes St.  
Riverside CA 92503-3660  
City State ZIP

Daytime Phone No: (951) 351-4418 x 18 Fax No: (951) 351-4265

Engineer/Representative's Name: Psomas / Cliff Simental E-Mail: cliff.simental@psomas.com

Mailing Address: 1500 Iowa Avenue, Suite 210  
Riverside CA 92507  
City State ZIP

Daytime Phone No: (951) 787-8421 Fax No: (951) 682-3379

Property Owner's Name: See Applicant's Information E-Mail: \_\_\_\_\_

Mailing Address: See Applicant's Information  
See Applicant's Information  
City State ZIP

Daytime Phone No: (\_\_\_\_) See Applicant's Information Fax No: (\_\_\_\_) See Applicant's Information

If additional persons have an ownership interest in the subject property in addition to that indicated above, attach a separate sheet that references the application case number and lists the names, mailing

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

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

**APPLICATION FOR SUBDIVISION AND DEVELOPMENT**

addresses, and phone numbers of those persons having an interest in the real property or properties involved in this application.

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

**AUTHORIZATION FOR CONCURRENT FEE TRANSFER**

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

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

Operation Safe House, Inc.

PRINTED NAME OF APPLICANT

  
SIGNATURE OF APPLICANT

**AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:**

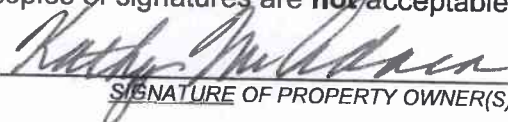
By Kathy McAdara  
Its Executive Director

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

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

Same

PRINTED NAME OF PROPERTY OWNER(S)

  
SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

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

See attached sheet(s) for other property owner's signatures.

**PROPERTY INFORMATION:**

Assessor's Parcel Number(s): 650-130-003

Section: 18 Township: 4 South Range: 6 East

Approximate Gross Acreage: 1.00 Acres

**APPLICATION FOR SUBDIVISION AND DEVELOPMENT**

General location (cross streets, etc.): North of East Lynn Street, South of La Canada Way, East of Thelma Avenue, West of Rosemary Lane.

Thomas Brothers map, edition year, page number, and coordinates: (2006) 788 D2

Proposal (describe project, indicate the number of proposed lots/parcels, units, and the schedule of the subdivision, whether the project is a Vesting Map or Planned Residential Development (PRD):

Map 1 existing lot for future condominium purposes. Construction is complete.

Related cases filed in conjunction with this request:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

If yes, provide Case No(s). PUP00876, MT073397, PP21474, COC06426, MT067480, CFG03402 (Parcel Map, Zone Change, etc.)

E.A. No. (if known) EA39937 E.I.R. No. (if applicable): \_\_\_\_\_

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

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

Is water service available at the project site: Yes  No

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

Is sewer service available at the site? Yes  No

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

Will the proposal eventually require landscaping either on-site or as part of a road improvement or other common area improvements? Yes  No

Will the proposal result in cut or fill slopes steeper than 2.1 or higher than 10 feet? Yes  No

How much grading is proposed for the project site? n/a

Estimated amount of cut = cubic yards: n/a

**APPLICATION FOR SUBDIVISION AND DEVELOPMENT**

Estimated amount of fill = cubic yards  n/a

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

Import  n/a  Export  n/a  Neither  n/a

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

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

How many anticipated truckloads?  n/a  truck loads.

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

If this is a residential subdivision, is it located in a Recreation and Park District or County Service Area authorized to collect fees for park and recreational services? Yes  No

If yes, does the subdivision intend to dedicate land or pay Quimby fees, or a combination of both?

Dedicate land  Pay Quimby fees  Combination of both

Is the subdivision located within 8½ miles of March Air Reserve Base? Yes  No

If yes, will any structure exceed fifty-feet (50') in height (above ground level)? Yes  No

Does the subdivision exceed more than one acre in area? Yes  No

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

Santa Ana River       Santa Margarita River       San Jacinto River       Whitewater River

**APPLICATION FOR SUBDIVISION AND DEVELOPMENT**

**HAZARDOUS WASTE SITE DISCLOSURE STATEMENT**

Government Code Section 65962.5 requires the applicant for any development project to consult specified state-prepared lists of hazardous waste sites and submit a signed statement to the local agency indicating whether the project is located on or near an identified site. Under the statute, no application shall be accepted as complete without this signed statement.

I (we) certify that I (we) have investigated our project with respect to its location on or near an identified hazardous waste site and that my (our) answers are true and correct to the best of my (our) knowledge. My (Our) investigation has shown that:

The project is not located on or near an identified hazardous waste site.

The project is located on or near an identified hazardous waste site. Please list the location of the hazardous waste site(s) on an attached sheet.

Owner/Representative (1) Operation Safe House, Inc. Date \_\_\_\_\_

Owner/Representative (2) *Kathy McAdara* Date 07/15/13

By Kathy McAdara  
Its Executive Director

**PROPERTY OWNERS CERTIFICATION FORM**

I, VINNIE NGUYEN, certify that on 7/29/2014,

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

APN (s) or case numbers CZ07803/PM36601 For

Company or Individual's Name Planning Department,

Distance buffered 600'.

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

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

NAME: Vinnie Nguyen

TITLE GIS Analyst

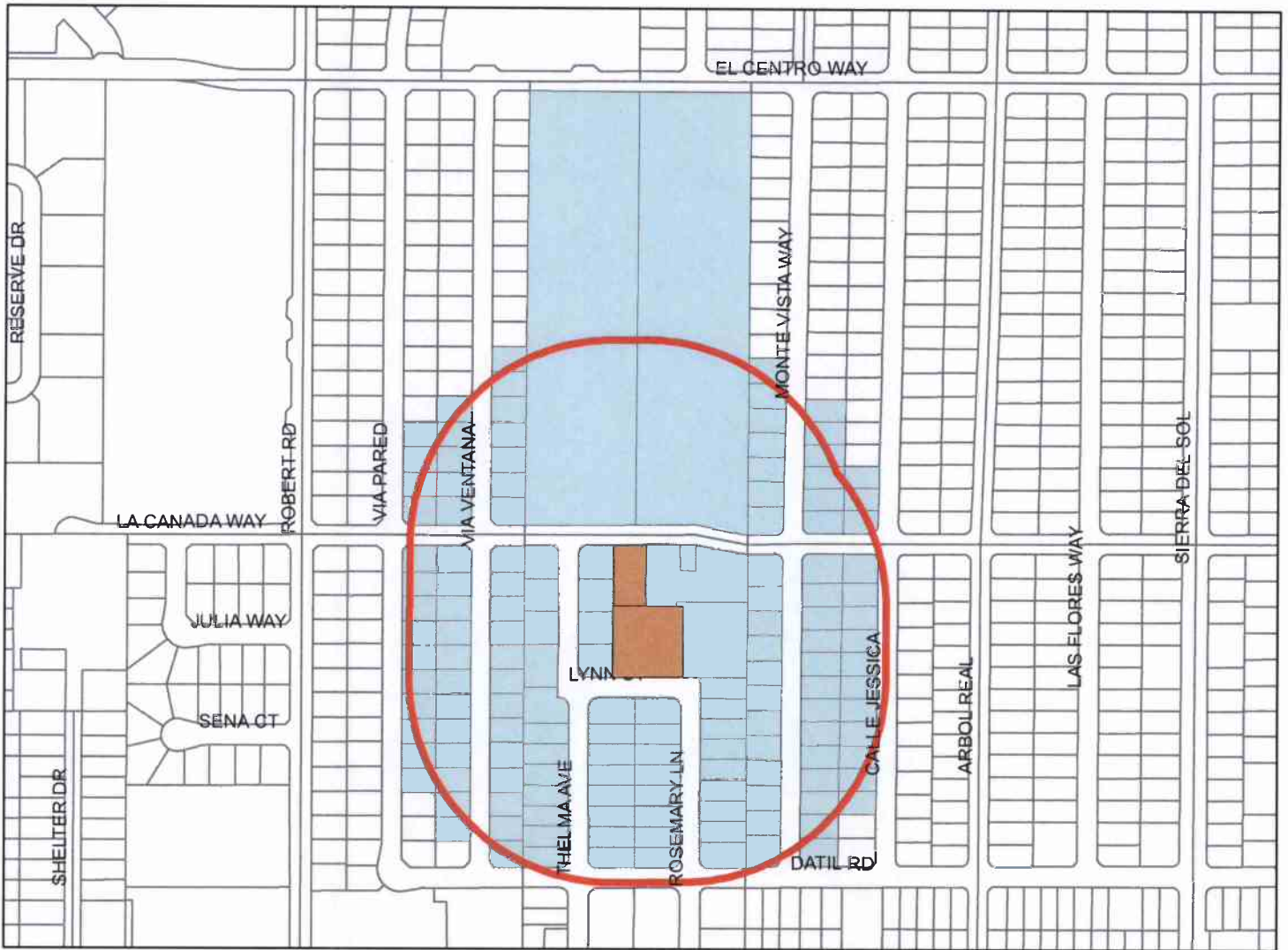
ADDRESS: 4080 Lemon Street 2<sup>nd</sup> Floor

Riverside, Ca. 92502

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



**CZ07803/PM36601 (600 feet buffer)**



**Selected Parcels**

- |             |             |             |             |             |             |             |             |             |             |
|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
| 650-142-018 | 650-333-011 | 650-162-016 | 650-342-031 | 650-131-016 | 650-131-011 | 650-142-037 | 650-131-013 | 650-131-014 | 650-134-010 |
| 650-162-007 | 650-162-015 | 650-162-011 | 650-143-015 | 650-131-012 | 650-163-008 | 650-162-004 | 650-162-001 | 650-342-033 | 650-131-006 |
| 650-131-010 | 650-136-009 | 650-142-038 | 650-162-010 | 650-343-005 | 650-142-035 | 650-332-001 | 650-343-004 | 650-131-017 | 650-332-010 |
| 650-135-002 | 650-143-013 | 650-333-013 | 650-333-006 | 650-163-012 | 650-143-014 | 650-162-018 | 650-136-008 | 650-332-002 | 650-163-002 |
| 650-332-026 | 650-342-002 | 650-162-002 | 650-342-030 | 650-131-004 | 650-332-024 | 650-120-007 | 650-142-017 | 650-163-007 | 650-332-025 |
| 650-162-008 | 650-162-017 | 650-162-020 | 650-162-023 | 650-163-005 | 650-163-009 | 650-143-017 | 650-134-013 | 650-332-022 | 650-134-007 |
| 650-134-008 | 650-163-011 | 650-162-025 | 650-142-033 | 650-134-001 | 650-142-034 | 650-136-003 | 650-134-014 | 650-162-022 | 650-162-005 |

First 120 parcels shown



Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

ASMT: 650120001, APN: 650120001  
LYON 131, ETAL  
12390 ARROWHEAD ST  
STANTON CA 90680

ASMT: 650131007, APN: 650131007  
MARIA ANGUIANO, ETAL  
31532 THELMA AVE  
THOUSAND PLMS, CA. 92276

ASMT: 650120007, APN: 650120007  
JULIE GARATEA, ETAL  
P O BOX 806  
RANCHO MIRAGE CA 92270

ASMT: 650131008, APN: 650131008  
LUTHER BANDICK  
31666 ROSEMARY LN  
THOUSAND PLMS, CA. 92276

ASMT: 650131001, APN: 650131001  
THOUSAND PALMS CHAMBER OF COMMERCE  
BOX 365  
THOUSAND PALMS CA 92276

ASMT: 650131009, APN: 650131009  
LAURA AGUAYO  
31690 ROSEMARY LN  
THOUSAND PLMS, CA. 92276

ASMT: 650131002, APN: 650131002  
OSCAR ANDRADE  
72740 EAST LYNN WAY  
THOUSAND PLMS, CA. 92276

ASMT: 650131010, APN: 650131010  
CARLOS LOPEZ  
51845 AVENIDA MARTINEZ  
LA QUINTA CA 92253

ASMT: 650131003, APN: 650131003  
OPERATION SAFE HOUSE INC  
9685 HAYES ST  
RIVERSIDE CA 92503

ASMT: 650131011, APN: 650131011  
AMADO DIAZ  
31734 ROSEMARY LANE  
THOUSAND PLMS, CA. 92276

ASMT: 650131004, APN: 650131004  
FOUR PLEX PROP  
C/O ANDREW DAVIDIAN  
79550 ST MARGARETS BAY  
BERMUDA DUNES CA 92203

ASMT: 650131012, APN: 650131012  
AVELINO DIAZ  
31756 ROSEMARY LANE  
THOUSAND PLMS, CA. 92276

ASMT: 650131006, APN: 650131006  
CARLOS INIGUEZ  
31568 THELMA AVE  
THOUSAND PLMS, CA. 92276

ASMT: 650131014, APN: 650131014  
JOVITA PEGUERO, ETAL  
30908 VIA PARED  
THOUSAND PALMS CA 92276

ASMT: 650131015, APN: 650131015  
FILIVERTO GIL, ETAL  
78603 ORCABESSA  
BERMUDA DUNES CA 92203

ASMT: 650134004, APN: 650134004  
C BROS REVOCABLE LIVING TRUST, ETAL  
C/O CAA INC  
6767 W TROPICANA STE 100  
LAS VEGAS NV 89103

ASMT: 650131016, APN: 650131016  
HOLLY SANCHEZ, ETAL  
31846 ROSEMARY LN  
THOUSAND PLMS, CA. 92276

ASMT: 650134005, APN: 650134005  
MACARIO ALMODOVAR  
31781 ROSEMARY LN  
THOUSAND PLMS, CA. 92276

ASMT: 650131017, APN: 650131017  
CVCWD  
P O BOX 1058  
COACHELLA CA 92236

ASMT: 650134006, APN: 650134006  
PAUL FUSON  
31801 ROSEMARY LN  
THOUSAND PLMS, CA. 92276

ASMT: 650131018, APN: 650131018  
OPERATION SAFE HOUSE INC  
72710 E LYNN ST  
THOUSAND PALMS CA 92276

ASMT: 650134008, APN: 650134008  
LUCY MICHAUD, ETAL  
220 MIRA VERDE DR  
LA HABRA CA 90631

ASMT: 650134001, APN: 650134001  
EVA MAGANA, ETAL  
31691 ROSEMARY LN  
THOUSAND PLMS, CA. 92276

ASMT: 650134009, APN: 650134009  
JEANETTE MARQUEZ, ETAL  
31846 THELMA AVE  
THOUSAND PLMS, CA. 92276

ASMT: 650134002, APN: 650134002  
PROGRESSIVE LENDING INC  
C/O MALEK AYASS  
9700 CAMINO DEL CORONADO  
MORENO VALLEY CA 92557

ASMT: 650134010, APN: 650134010  
ANGELINA GARCIA  
33080 WISHING WELL TR  
CATHEDRAL CY CA 92234

ASMT: 650134003, APN: 650134003  
MARILYN FROMME, ETAL  
1611 W BEACH RD  
OAK HARBOR WA 98277

ASMT: 650134011, APN: 650134011  
MARSHA PEFFERS  
31802 THELMA AVE  
THOUSAND PLMS, CA. 92276

ASMT: 650134012, APN: 650134012  
LINDA CASTRO, ETAL  
31782 THELMA AVE  
THOUSAND PLMS, CA. 92276

ASMT: 650135005, APN: 650135005  
MARIA DIAZ, ETAL  
31633 THELMA AVE  
THOUSAND PLMS, CA. 92276

ASMT: 650134013, APN: 650134013  
MARIA PEREA, ETAL  
31758 THELMA AVE  
THOUSAND PLMS, CA. 92276

ASMT: 650136002, APN: 650136002  
ARCIDALIA GARCIA, ETAL  
31713 THELMA AVE  
THOUSAND PLMS, CA. 92276

ASMT: 650134014, APN: 650134014  
ROSIO CARRILLO, ETAL  
31736 THELMA AVE  
THOUSAND PLMS, CA. 92276

ASMT: 650136003, APN: 650136003  
RAFAEL BLANCO, ETAL  
31456 LAS FLORES WAY  
THOUSAND PLMS CA 92276

ASMT: 650134015, APN: 650134015  
MARIO MUNOZ  
31714 THELMA AVE  
THOUSAND PLMS, CA. 92276

ASMT: 650136004, APN: 650136004  
LUZ BALLADAREZ, ETAL  
31757 THELMA AVE  
THOUSAND PLMS, CA. 92276

ASMT: 650134016, APN: 650134016  
ADALILA GARCIA, ETAL  
31779 SHELTER DR  
THOUSAND PLMS CA 92276

ASMT: 650136006, APN: 650136006  
JACQUELINE WASTAL, ETAL  
4405 MANCHESTER STE 106  
ENCINITAS CA 92024

ASMT: 650135001, APN: 650135001  
RODNEY COLLINS  
72627 LA CANADA WAY UNIT A  
THOUSAND PLMS, CA. 92276

ASMT: 650136007, APN: 650136007  
NORMAN MIKKELSON  
45 COPPERCREST  
ALISO VIEJO CA 92656

ASMT: 650135002, APN: 650135002  
DANNY NELSON  
31040 MONTE VISTA WAY  
THOUSAND PALMS CA 92276

ASMT: 650136008, APN: 650136008  
ELIZABETH FLORES  
31847 THELMA AVE  
THOUSAND PLMS, CA. 92276

ASMT: 650136009, APN: 650136009  
ROSA RIVAS, ETAL  
31691 THELMA AVE  
THOUSAND PLMS, CA. 92276

ASMT: 650142036, APN: 650142036  
RICARDO PEREZ  
31420 MONTE VISTA WAY  
THOUSAND PLMS, CA. 92276

ASMT: 650142017, APN: 650142017  
GAUDY HERNANDEZ  
31425 CALLE JESSICA  
THOUSAND PLMS, CA. 92276

ASMT: 650142037, APN: 650142037  
ANDRES CARBAJAL  
31450 MONTE VISTA WAY  
THOUSAND PLMS, CA. 92276

ASMT: 650142018, APN: 650142018  
ABRAHAM ISLAS  
68190 DURANGO RD  
CATHEDRAL CITY CA 92234

ASMT: 650143013, APN: 650143013  
DEBORAH SODERLIND  
31257 MONTE VISTA WAY  
THOUSAND PLMS CA 92276

ASMT: 650142019, APN: 650142019  
NATIONSTAR MORTGAGE  
350 HIGHLAND DR  
LEWISVILLE TX 75067

ASMT: 650143014, APN: 650143014  
KENIA WYNNS, ETAL  
P O BOX 914  
THOUSAND PLMS CA 92276

ASMT: 650142033, APN: 650142033  
JESUS GONZALES  
31350 MONTE VISTA WAY  
THOUSAND PLMS, CA. 92276

ASMT: 650143015, APN: 650143015  
SARA ALVAREZ, ETAL  
31365 MONTE VISTA WAY  
THOUSAND PLMS, CA. 92276

ASMT: 650142034, APN: 650142034  
SANDRA MENDEZ, ETAL  
31370 MONTE VISTA WAY  
THOUSAND PLMS, CA. 92276

ASMT: 650143016, APN: 650143016  
MARIA BECERRA  
31385 MONTE VISTA WAY  
THOUSAND PLMS, CA. 92276

ASMT: 650142035, APN: 650142035  
KIM QUON, ETAL  
2436 W SILVERLAKE DR  
LOS ANGELES CA 90039

ASMT: 650143017, APN: 650143017  
NANCY HOPE, ETAL  
C/O MARK P HOPE  
3116 ARROWHEAD DR  
HOLLYWOOD CA 90068

ASMT: 650143019, APN: 650143019  
RODNEY COLLINS  
72627 LA CANADA WAY NO A  
THOUSAND PLMS CA 92276

ASMT: 650162009, APN: 650162009  
REINA MONGE, ETAL  
31683 CALLE JESSICA  
THOUSAND PLMS, CA. 92276

ASMT: 650162001, APN: 650162001  
ELIZABETH AYALA, ETAL  
31503 CALLE JESSICA  
THOUSAND PLMS, CA. 92276

ASMT: 650162010, APN: 650162010  
CESAR CASTRO  
31697 CALLE JESSICA  
THOUSAND PLMS, CA. 92276

ASMT: 650162002, APN: 650162002  
RAQUEL MACIAS, ETAL  
31533 CALLE JESSICA  
THOUSAND PLMS, CA. 92276

ASMT: 650162011, APN: 650162011  
SANDRA BENITEZ, ETAL  
31761 CALLE JESSICA  
THOUSAND PLMS, CA. 92276

ASMT: 650162003, APN: 650162003  
ELEANOR MOJICA, ETAL  
30300 LAS FLORES WAY  
THOUSAND PALMS CA 92276

ASMT: 650162014, APN: 650162014  
ORALIA MORENO, ETAL  
30379 ARBOL REAL  
THOUSAND PALMS CA 92276

ASMT: 650162004, APN: 650162004  
BARBARA LYONS  
325 N BIG CANYON DR  
PALM SPRINGS CA 92264

ASMT: 650162015, APN: 650162015  
ARMANDO AGUILERA  
31660 CALLE JESSICA  
THOUSAND PLMS CA 92276

ASMT: 650162005, APN: 650162005  
MA MOJICA, ETAL  
31615 CALLE JESSICA  
THOUSAND PLMS, CA. 92276

ASMT: 650162016, APN: 650162016  
ADOLFO LEON  
P O BOX 414  
THOUSAND PLMS CA 92276

ASMT: 650162006, APN: 650162006  
CONNIE NEILL, ETAL  
12130 TURNBERRY DR  
RANCHO MIRAGE CA 92270

ASMT: 650162018, APN: 650162018  
MIRNA GONZALEZ, ETAL  
31455 CALLE HELENE  
THOUSAND PALMS CA 92276

ASMT: 650162019, APN: 650162019  
MARTIN VILLARREAL  
31650 MONTE VISTA WAY  
THOUSAND PLMS, CA. 92276

ASMT: 650163002, APN: 650163002  
ESTHER CORTEZ  
31545 MONTE VISTA WAY  
THOUSAND PLMS, CA. 92276

ASMT: 650162021, APN: 650162021  
ROGELIO ARRIAGA, ETAL  
P O BOX 1020  
PALM DESERT CA 92261

ASMT: 650163003, APN: 650163003  
IRMA COLON, ETAL  
31575 MONTE VISTA WAY  
THOUSAND PLMS, CA. 92276

ASMT: 650162022, APN: 650162022  
GRACIELA DELAPAZ, ETAL  
31720 MONTE VISTA WAY  
THOUSAND PLMS, CA. 92276

ASMT: 650163004, APN: 650163004  
REMIGIO RAMIREZ  
31605 MONTE VISTA WAY  
THOUSAND PLMS, CA. 92276

ASMT: 650162024, APN: 650162024  
LYNN CARANCI, ETAL  
15143 CERECITA DR  
WHITTIER CA 90604

ASMT: 650163006, APN: 650163006  
SILVIA DIAZ, ETAL  
30115 CALLE JESSICA  
THOUSAND PLMS CA 92276

ASMT: 650162025, APN: 650162025  
LAURA DELGADO, ETAL  
31780 MONTE VISTA WAY  
THOUSAND PLMS, CA. 92276

ASMT: 650163007, APN: 650163007  
GERARDO MUNGUIA  
31695 MONTE VISTA WAY  
THOUSAND PLMS, CA. 92276

ASMT: 650162026, APN: 650162026  
PHILLIP SHELTON  
75653 CAMINO DE PACO  
INDIAN WELLS CA 92201

ASMT: 650163008, APN: 650163008  
AVELINO DIAZ  
P O BOX 42  
CATHEDRAL CY CA 92234

ASMT: 650163001, APN: 650163001  
MARIA DIAZ MEZA, ETAL  
31515 MONTE VISTA WAY  
THOUSAND PLMS, CA. 92276

ASMT: 650163009, APN: 650163009  
RUTH SAMET, ETAL  
15757 ROYAL RIDGE RD  
SHERMAN OAKS CA 91403

ASMT: 650163010, APN: 650163010  
BURROWS RALPH ESTATE OF, ETAL  
2025 STRADELLA RD  
LOS ANGELES CA 90077

ASMT: 650332005, APN: 650332005  
PHUNG DAM  
31632 VIA PARED  
THOUSAND PLMS, CA. 92276

ASMT: 650163011, APN: 650163011  
IRMA STANLEY, ETAL  
20880 ARTESIA RD  
DSRT HOT SPG CA 92241

ASMT: 650332006, APN: 650332006  
PENSCO TRUST CO  
75425 ST ANDREWS  
INDIAN WELLS CA 92211

ASMT: 650163012, APN: 650163012  
DOUGLAS ALMS  
38703 VISTA DR  
CATHEDRAL CY CA 92234

ASMT: 650332007, APN: 650332007  
KEVIN GREENWOOD  
31684 VIA PARED  
THOUSAND PLMS, CA. 92276

ASMT: 650332001, APN: 650332001  
KAREN DAVIS, ETAL  
75425 ST ANDREWS CT  
INDIAN WELLS CA 92210

ASMT: 650332008, APN: 650332008  
ROGER MATTHEWS  
31710 VIA PARED  
THOUSAND PLMS, CA. 92276

ASMT: 650332002, APN: 650332002  
CLEMENTINA CARDENAS, ETAL  
11726 CHRISTOPHER AVE  
INGLEWOOD CA 90303

ASMT: 650332009, APN: 650332009  
MARIA HURTADO, ETAL  
31736 VIA PARED  
THOUSAND PLMS, CA. 92276

ASMT: 650332003, APN: 650332003  
TERYL MATKINS, ETAL  
515 SOUTH FIGUEROA  
LOS ANGELES CA 90071

ASMT: 650332010, APN: 650332010  
CHRISTIANA TISE, ETAL  
31762 VIA PARED  
THOUSAND PLMS, CA. 92276

ASMT: 650332004, APN: 650332004  
JOSE RUMBO  
73227 SAN NICHOLAS AVE  
PALM DESERT CA 92260

ASMT: 650332015, APN: 650332015  
VERONICA BARAJAS  
31815 VIA VENTANA  
THOUSAND PLMS, CA. 92276



ASMT: 650332016, APN: 650332016  
ROSA HOUGHTALING  
31789 VIA VENTANA  
THOUSAND PLMS, CA. 92276

ASMT: 650332023, APN: 650332023  
REBECCA HEARD  
P O BOX 663  
THOUSAND PLMS CA 92276

ASMT: 650332017, APN: 650332017  
WILLIAM MURRAY  
40870 GLENMORE  
PALM DESERT CA 92260

ASMT: 650332024, APN: 650332024  
FRANCISCO CARBALLIDO  
31581 VIA VENTANA  
THOUSAND PLMS, CA. 92276

ASMT: 650332018, APN: 650332018  
MICHELE FARACY, ETAL  
79893 COUNTRY CLUB DR 4  
BERMUDA DUNES CA 92203

ASMT: 650332025, APN: 650332025  
YOLANDA DEGASTELUM, ETAL  
31555 VIA VENTANA  
THOUSAND PLMS, CA. 92276

ASMT: 650332019, APN: 650332019  
BARBARA BELTRANO, ETAL  
31711 VIA VENTANA  
THOUSAND PLMS, CA. 92276

ASMT: 650332026, APN: 650332026  
EVELIA RAMIREZ  
31529 VIA VENTANA  
THOUSAND PLMS, CA. 92276

ASMT: 650332020, APN: 650332020  
ELVA FODOR, ETAL  
31685 VIA VENTANA  
THOUSAND PLMS, CA. 92276

ASMT: 650333001, APN: 650333001  
MARIA LOPEZ  
31526 VIA VENTANA  
THOUSAND PLMS, CA. 92276

ASMT: 650332021, APN: 650332021  
LUZ DE CARREON, ETAL  
31659 VIA VENTANA  
THOUSAND PLMS, CA. 92276

ASMT: 650333002, APN: 650333002  
SHERRI LIBBY  
31552 VIA VENTANA  
THOUSAND PLMS, CA. 92276

ASMT: 650332022, APN: 650332022  
MARGO COKE, ETAL  
32400 SAN MIGUELITO DR  
THOUSAND PLMS CA 92276

ASMT: 650333003, APN: 650333003  
WALKER LAND CO  
2795 E BIDWELL ST 100 137  
FOLSOM CA 95630

ASMT: 650333004, APN: 650333004  
CLARA PLATA, ETAL  
31604 VIA VENTANA  
THOUSAND PLMS, CA. 92276

ASMT: 650333011, APN: 650333011  
ADELIA POWERS  
P O BOX 974  
THOUSAND PALMS CA 92276

ASMT: 650333005, APN: 650333005  
ROSA PRAGER  
P O BOX 2398  
RANCHO MIRAGE CA 92270

ASMT: 650333012, APN: 650333012  
KATHLEEN DEROSA  
35200 CATHEDRAL CYN 174  
CATHEDRAL CY CA 92234

ASMT: 650333006, APN: 650333006  
CONCETTA NADALIN, ETAL  
47662 BLACK MOUNTAIN ST  
INDIO CA 92201

ASMT: 650333013, APN: 650333013  
COURTNEY MOFFATT, ETAL  
31838 VIA VENTANA  
THOUSAND PLMS, CA. 92276

ASMT: 650333007, APN: 650333007  
NANCY BLOSS  
31682 VIA VENTANA  
THOUSAND PLMS, CA. 92276

ASMT: 650342001, APN: 650342001  
LYSA GORDON  
31476 VIA PARED  
THOUSAND PLMS, CA. 92276

ASMT: 650333008, APN: 650333008  
NICHOLAS SANDOVAL  
31708 VIA VENTANA  
THOUSAND PLMS, CA. 92276

ASMT: 650342002, APN: 650342002  
EXIQUIO MEDINA  
31450 VIA PARED  
THOUSAND PLMS, CA. 92276

ASMT: 650333009, APN: 650333009  
JEANNETTE BAGWELL, ETAL  
1967 S BROADMOOR DR  
PALM SPRINGS CA 92264

ASMT: 650342003, APN: 650342003  
ELIZABETH PALM, ETAL  
4850 W 95TH ST  
INGLEWOOD CA 90301

ASMT: 650333010, APN: 650333010  
VERONICA HALL  
31760 VIA VENTANA  
THOUSAND PLMS, CA. 92276

ASMT: 650342004, APN: 650342004  
ELIZABETH SENSO, ETAL  
31398 VIA PARED  
THOUSAND PLMS, CA. 92276

ASMT: 650342030, APN: 650342030  
FORECLOSED HOUSES OPPORTUNITY POOL  
328 TERRACE CIR  
BRAWLEY CA 92227

ASMT: 650343003, APN: 650343003  
KELLY BRADFORD, ETAL  
31422 VIA VENTANA  
THOUSAND PLMS, CA. 92276

ASMT: 650342031, APN: 650342031  
ALBERTO DELAPAZ  
31399 VIA VENTANA  
THOUSAND PLMS, CA. 92276

ASMT: 650343004, APN: 650343004  
BETHANY CADDOW, ETAL  
31396 VIA VENTANA  
THOUSAND PLMS, CA. 92276

ASMT: 650342032, APN: 650342032  
MICHAEL MCFAUL  
31425 VIA VENTANA  
THOUSAND PLMS, CA. 92276

ASMT: 650343005, APN: 650343005  
CONSUELO MITCHELL, ETAL  
31370 VIA VENTANA  
THOUSAND PLMS, CA. 92276

ASMT: 650342033, APN: 650342033  
CARLOS BORJA  
31451 VIA VENTANA  
THOUSAND PLMS, CA. 92276

ASMT: 650343006, APN: 650343006  
MARIA ORTIZ, ETAL  
31344 VIA VENTANA  
THOUSAND PLMS, CA. 92276

ASMT: 650342034, APN: 650342034  
LIONEL PADILLA  
31477 VIA VENTANA  
THOUSAND PLMS, CA. 92276

ASMT: 650343007, APN: 650343007  
MARIBEL MOJICA  
31318 VIA VENTANA  
THOUSAND PLMS, CA. 92276

ASMT: 650343001, APN: 650343001  
PAMELA MCKAY  
31474 VIA VENTANA  
THOUSAND PLMS, CA. 92276

ASMT: 650343002, APN: 650343002  
HALL DESERT PROP, ETAL  
68895 PEREZ RD STE 9  
CATHEDRAL CY CA 92234



# RIVERSIDE COUNTY PLANNING DEPARTMENT

*Juan C. Perez*  
*Interim Planning Director*

## NEGATIVE DECLARATION

Project/Case Number: CHANGE OF ZONE NO. 7803 / TENTATIVE PARCEL MAP NO. 36601

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

PROJECT DESCRIPTION, LOCATION (see Environmental Assessment).

### COMPLETED/REVIEWED BY:

By: Jay Olivas Title: Project Planner Date: September 10, 2014

Applicant/Project Sponsor: Operation Safehouse, Inc. Date Submitted: July 22, 2013

**ADOPTED BY:** Board of Supervisors

Person Verifying Adoption: \_\_\_\_\_ Date: \_\_\_\_\_

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

Riverside County Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501

For additional information, please contact Jay Olivas, Project Planner at 760-863-7050.

Revised: 8/14/14  
Y:\Planning Case Files-Riverside office\PM36601\BOS\Negative Declaration.docx

Please charge deposit fee case#: ZEA42608 ZCFG05984 .

**FOR COUNTY CLERK'S USE ONLY**



# RIVERSIDE COUNTY PLANNING DEPARTMENT

**Juan C. Perez**  
*Interim Planning Director*

**TO:**  Office of Planning and Research (OPR)  
P.O. Box 3044  
Sacramento, CA 95812-3044  
 County of Riverside County Clerk

**FROM:** Riverside County Planning Department  
 4080 Lemon Street, 12th Floor  
P. O. Box 1409  
Riverside, CA 92502-1409

77588 El Duna Ct.  
Palm Desert, California 92211

**SUBJECT: Filing of Notice of Determination in compliance with Section 21152 of the California Public Resources Code.**

EA42608 / CHANGE OF ZONE NO. 7803 / TENTATIVE PARCEL MAP NO. 36601  
*Project Title/Case Numbers*

Jay Olivas, Project Planner 760-863-7050  
*County Contact Person Phone Number*

N/A  
*State Clearinghouse Number (if submitted to the State Clearinghouse)*

Operation Safe House, Inc. 9685 Hayes Street Riverside, CA 92503  
*Project Applicant Address*

North of East Lynn Street, east of Thelma Avenue, and west of Monte Vista Way in Thousand Palms.  
*Project Location*

Change of Zone from One Family Dwellings R-1 to General Commercial C-1/C-P; Tentative Parcel Map to subdivide one (1) acre into three (3) condominium units including common area (Schedule E) as a Planned Commercial Development (PCD).  
*Project Description*

This is to advise that the Riverside County Board of Supervisors, as the lead agency, has approved the above-referenced project on \_\_\_\_\_, and has made the following determinations regarding that project:

1. The project WILL NOT have a significant effect on the environment.
2. A Negative Declaration was prepared for the project pursuant to the provisions of the California Environmental Quality Act (\$2,181.25 + \$50.00) and reflect the independent judgment of the Lead Agency.
3. Mitigation measures WERE NOT made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS NOT adopted.
5. A statement of Overriding Considerations WAS NOT adopted for the project.
6. Findings were made pursuant to the provisions of CEQA.

This is to certify that the Negative Declaration, with comments, responses, and record of project approval is available to the general public at: Riverside County Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501.

\_\_\_\_\_  
*Signature Title Date*

Date Received for Filing and Posting at OPR: \_\_\_\_\_

DM/dm Revised 8/13/2014  
Y:\Planning Master Forms\CEQA Forms\NOD Form.doc

Please charge deposit fee case#: ZEA42608

ZCFG05984 .  
**FOR COUNTY CLERK'S USE ONLY**

COUNTY OF RIVERSIDE  
SPECIALIZED DEPARTMENT RECEIPT  
Permit Assistance Center

A\* REPRINTED \* R1306770

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

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

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

\*\*\*\*\*  
\*\*\*\*\*

Received from: PSOMAS & ASSOCIATES \$50.00  
paid by: CK 88  
EA42608  
paid towards: CFG05984 CALIF FISH & GAME: DOC FEE  
at parcel: 72710 EAST LYNN ST THOU  
appl type: CFG3

By \_\_\_\_\_ Jul 22, 2013 12:29  
MGARDNER posting date Jul 22, 2013

\*\*\*\*\*  
\*\*\*\*\*

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

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

COUNTY OF RIVERSIDE  
SPECIALIZED DEPARTMENT RECEIPT  
Permit Assistance Center

S\* REPRINTED \* R1409924

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

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

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

\*\*\*\*\*  
\*\*\*\*\*

Received from: PSOMAS & ASSOCIATES \$2,181.25  
paid by: AE 236705  
EA42608 FOR PM36601  
paid towards: CFG05984 CALIF FISH & GAME: DOC FEE  
at parcel: 72710 EAST LYNN ST THOU  
appl type: CFG3

By \_\_\_\_\_ Sep 10, 2014 13:40  
MGARDNER posting date Sep 10, 2014

\*\*\*\*\*  
\*\*\*\*\*

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$2,181.25

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