

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

603 B



FROM: TLMA – Planning Department

SUBMITTAL DATE:
March 25, 2015

SUBJECT: PUBLIC USE PERMIT NO. 917 (FAST TRACK AUTHORIZATION) – CEQA Exempt -
Applicant: Borrego Community Health Foundation – Representative: Norman Wieme – Fourth
Supervisorial District – Lower Coachella Valley Zoning District – Eastern Coachella Valley Area Plan:
Agricultural: Agricultural and Community Development: Commercial Retail – Location: Northerly of 77th
Avenue, easterly of Fillmore Street, southerly of 76th Avenue, westerly of Pierce Street – Zoning: Light
Agriculture-10 acre minimum and General Commercial – REQUEST: To construct a 1,440 square foot
medical building addition to an existing 3,600 square foot medical clinic facility on 4.7 gross acres.

RECOMMENDED MOTION: That the Board of Supervisors:

FIND the project exempt from California Environmental Quality Act (CEQA) pursuant to State CEQA
Guidelines Section 15301 (Existing Facilities), based on the findings and conclusions incorporated in the
staff report; and,

APPROVE PUBLIC USE PERMIT NO. 917, subject to the attached conditions of approval, and based
upon the findings and conclusions in the staff report.

Steve Weiss

Steve Weiss, AICP
Planning Director
SW:pr

(Continued on next page)

Juan C. Perez

Juan C. Perez
TLMA Director

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

SOURCE OF FUNDS: Deposit based funds

Budget Adjustment:

For Fiscal Year:

C.E.O. RECOMMENDATION:

APPROVE

BY

Tina Grande
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

Agenda Number:

16-2

**SUBMITTAL TO THE BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
FORM 11: PUBLIC USE PERMIT NO. 917 (FAST TRACK AUTHORIZATION)**

DATE: March 26, 2015

PAGE: Page 2 of 2

BACKGROUND:

The project, Centro Medico in Oasis, is a state licensed medical clinic serving low income individuals in the Eastern Coachella Valley area. The project is located northerly of 77th Avenue, easterly of Fillmore Street, southerly of 76th Avenue, westerly of Pierce Street, and is on property that was previously owned by the Coachella Valley Unified School District and part of the old Oasis Elementary School site. The project (clinic) is currently using the existing 3,600 square foot modular building for medical offices and examination rooms. This project seeks to expand this existing facility by adding a 1,440 square foot modular building which includes exam rooms and digital X-ray rooms.

The project was granted Fast Track Authorization by the Board of Supervisors on August 28, 2012, for the reasons that the medical clinic provides crucial medical care to Eastern Coachella Valley residents.

Impact on Citizens and Businesses

The impacts of this project have been evaluated through the environmental review and public hearing process by Planning staff.

SUPPLEMENTAL:

Additional Fiscal Information

N/A

Contract History and Price Reasonableness

N/A

ATTACHMENTS (if needed, in this order):

A. BOARD OF SUPERVISORS STAFF REPORT



RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

DATE: March 26, 2015

TO: Clerk of the Board of Supervisors

FROM: Planning Department - Riverside Office

SUBJECT: Public Use Permit No. 917 (Fast Track Authorization)

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

Designate Newspaper used by Planning Department if set for hearing:
(4th Dist) Desert Sun and Press Enterprise

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

Notice of Exemption
California Department of Fish & Wildlife Receipt (CFG5907)

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

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"

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



FROM: TLMA – Planning Department

SUBMITTAL DATE:
March 25, 2015

SUBJECT: PUBLIC USE PERMIT NO. 917 (FAST TRACK AUTHORIZATION) – CEQA Exempt - Applicant: Borrego Community Health Foundation – Representative: Norman Wieme – Fourth Supervisorial District – Lower Coachella Valley Zoning District – Eastern Coachella Valley Area Plan: Agricultural: Agricultural and Community Development: Commercial Retail – Location: Northerly of 77th Avenue, easterly of Fillmore Street, southerly of 76th Avenue, westerly of Pierce Street – Zoning: Light Agriculture-10 acre minimum and General Commercial – REQUEST: To construct a 1,440 square foot medical building addition to an existing 3,600 square foot medical clinic facility on 4.7 gross acres.

RECOMMENDED MOTION: That the Board of Supervisors:

FIND the project exempt from California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15301 (Existing Facilities), based on the findings and conclusions incorporated in the staff report; and,

APPROVE PUBLIC USE PERMIT NO. 917, subject to the attached conditions of approval, and based upon the findings and conclusions in the staff report.

Steve Weiss

Steve Weiss, AICP
Planning Director
SW:pr

(Continued on next page)

Juan C. Perez

Juan C. Perez
TLMA Director

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

SOURCE OF FUNDS: Deposit based funds

Budget Adjustment:

For Fiscal Year:

C.E.O. RECOMMENDATION:

County Executive Office Signature

MINUTES OF THE BOARD OF SUPERVISORS

Departmental Concurrence

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

Prev. Agn. Ref.:

District: 4

Agenda Number:

**SUBMITTAL TO THE BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
FORM 11: PUBLIC USE PERMIT NO. 917 (FAST TRACK AUTHORIZATION)**

DATE: March 26, 2015

PAGE: Page 2 of 2

BACKGROUND:

The project, Centro Medico in Oasis, is a state licensed medical clinic serving low income individuals in the Eastern Coachella Valley area. The project is located northerly of 77th Avenue, easterly of Fillmore Street, southerly of 76th Avenue, westerly of Pierce Street, and is on property that was previously owned by the Coachella Valley Unified School District and part of the old Oasis Elementary School site. The project (clinic) is currently using the existing 3,600 square foot modular building for medical offices and examination rooms. This project seeks to expand this existing facility by adding a 1,440 square foot modular building which includes exam rooms and digital X-ray rooms.

The project was granted Fast Track Authorization by the Board of Supervisors on August 28, 2012, for the reasons that the medical clinic provides crucial medical care to Eastern Coachella Valley residents.

Impact on Citizens and Businesses

The impacts of this project have been evaluated through the environmental review and public hearing process by Planning staff.

SUPPLEMENTAL:

Additional Fiscal Information

N/A

Contract History and Price Reasonableness


N/A

ATTACHMENTS (if needed, in this order):

A. BOARD OF SUPERVISORS STAFF REPORT

Agenda Item No.:
Area Plan: Eastern Coachella Valley
Zoning District: Lower Coachella Valley
Supervisorial District: Fourth
Project Planner: Paul Rull
Board of Supervisors: April 28, 2015

PUBLIC USE PERMIT NO. 917
FAST TRACK AUTHORIZATION
CEQA EXEMPT
Applicant: Borrego Community Health Foundation
Engineer/Representative: Norman Wieme



Steve Weiss, AICP
Planning Director

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

PUBLIC USE PERMIT NO. 917 proposes to construct a 1,440 square foot medical building addition to an existing 3,600 square foot medical facility on 4.7 gross acres.

The proposed project is located northerly of 77th Avenue, easterly of Fillmore Street, southerly of 76th Avenue, westerly of Pierce Street

BACKGROUND:

The Centro Medico in Oasis, is a state licensed medical clinic, serving low income individuals of Eastern Coachella Valley. The medical clinic is located on property that was previously owned by the Coachella Valley Unified School District and part of the neighboring Oasis Elementary school facility. Within the past few years, both the property and existing modular building were sold to the Borrego Community Health Foundation. The anticipated number of visits to the new facility would be 15,000 visits or 5,400 patients.

The existing 3,600 square foot medical facility includes exam rooms, nurse's stations, reception and waiting areas, and offices. The proposed 1,440 square foot building includes the addition of four exam rooms, digital x-ray room and offices. The project site has a total of 116 existing parking spaces, four of which are designated for handicapped parking. The required amount of parking stalls is 25 spaces (1 space per 200 square feet of leasable floor area). Staffing for the medical clinic consists of one physician's assistant five days a week, one physician's assistant staffed on the weekends, and a family practice physician and pediatrician each once a week. In addition, the medical clinic staff has a nurse practitioner for women's health, an obstetrics and gynecology (OB/GYN) doctor half a day every other week, and a podiatrist once a month. Hours of operation for the medical clinic are from Monday through Friday, 8:00 am to 6:00 pm, and 9:00 am to 1:00 pm on Saturdays and Sundays for urgent care and walk-in appointments.

A Fast Track Authorization for the proposed project was approved on August 28, 2012 by Supervisor Benoit (Fourth Supervisorial District). Proposed projects which make a special contribution to the general welfare by providing significant employment opportunities, supporting government services, or enhancing the general economic well-being of the County may be expedited with regards to the entitlement process. Reasoning for Fast Track Authorization of the medical clinic is the clinic provides crucial medical care to eastern Coachella Valley residents.

SUMMARY OF FINDINGS:

- | | |
|--|--|
| 1. Existing General Plan Land Use (Ex. #5): | Community Development: Commercial Retail and Agriculture: Agriculture |
| 2. Surrounding General Plan Land Use (Ex. #5): | Agriculture: Agriculture, Community Development: Commercial Retail, and Areas Subject to Indian Jurisdiction |
| 3. Existing Zoning (Ex. #2): | Light Agriculture-10 acre minimum and General Commercial |
| 4. Surrounding Zoning (Ex. #2): | Light Agriculture-10 acre minimum, General Commercial |
| 5. Existing Land Use (Ex. #1): | Medical facility |
| 6. Surrounding Land Use (Ex. #1): | Vacant, Oasis Elementary School, agriculture farming, single family residences |
| 7. Project Data: | Total Acreage: 4.77 |
| 8. Environmental Concerns: | CEQA exempt |

RECOMMENDATIONS:

STAFF RECOMMENDS THAT THE BOARD OF SUPERVISORS TAKE THE FOLLOWING ACTIONS:

FIND the project exempt from the California Environmental Quality Act pursuant to State CEQA Guidelines Section 15301 (Existing Facilities) based on the findings and conclusions incorporated in the staff report; and,

APPROVAL of Public Use Permit No. 917, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

FINDINGS: The following findings are in addition to those incorporated in the summary of findings

1. The project site is designated Community Development: Commercial Retail (CD:CR) and Agriculture: Agriculture (AG:AG) on the Eastern Coachella Valley Area Plan.
2. The project site is surrounded by properties which are designated Agriculture: Agriculture (AG:AG), Community Development: Commercial Retail (CD:CR), and Areas Subject to Indian Jurisdiction.
3. The zoning for the subject site is Light Agriculture-10 acre minimum (A-1-10) and General Commercial (C-1/C-P).
4. The proposed use, a medical clinic, is consistent with the Community Development: Commercial Retail (CD: CR) and Agriculture: Agriculture (AG: AG). The majority of the project site is designated AG: AG, with an exception of a small portion of CD: CR in the southwest corner. A medical facility licensed by the state is permitted in any zoning with a public use permit, which this project has applied for. The existing medical facility is operating within a modular building that was once used by the Oasis Elementary School, which was approved by the Division of the State

PUBLIC USE PERMIT NO. 917 (FAST TRACK AUTHORIZATION)

BOS Staff Report: April 28, 2015

Page 3 of 4

Architect. The medical facility is compatible with its surrounding land uses of vacant land and agriculture fields.

5. The proposed use, a medical clinic, is a permitted use subject to the facility being licensed by the California Department of Public Health as outlined in section 18.29 of Ordinance 348. The applicant has provided documentation identifying that the proposed facility is licensed by the California Department of Public Health.
6. The proposed use, a medical clinic, is consistent with the development standards set forth in the Light Agriculture-10 acre minimum (A-1-10) and General Commercial (C-1/C-P) zone through the approval of a Public Use Permit (PUP) as indicated in Riverside County Ordinance No. 348 section 18.29.
7. As outlined by section 18.12 of Riverside County Ordinance 348, a medical clinic is required to have one space per 200 square feet of net leasable floor area. Currently, the project site has a total of 116 parking spaces, of which four are designated as handicapped parking. The required number of parking spaces is 24. The proposed project satisfies parking requirements for medical clinics.
8. The project site is surrounded by properties which are zoned Light Agriculture-10 acre minimum (A-1-10) to the east, west, and north, and Light Agriculture-10 acre minimum (A-1-10) and General Commercial (C-1/C-P) to the south.
9. The project is surrounded by vacant land to the west and south, Oasis Elementary School to the east, and agriculture facilities to the north.
10. The proposed project is not located within a Criteria Area or Criteria Cell of the Coachella Valley Multiple Species Conservation Plan, and as such is not required to dedicate a portion of the project site for preservation purposes.
11. This project is not located within a City Sphere of Influence.
12. The project is located within the Thermal-Oasis Community Council boundary. The project was heard at the May 19, 2014 Thermal-Oasis Community Council meeting. The Council recommended approval as presented with a vote of 4-0.
13. The proposed project is applicable to a Class 1 exemption from the California Environmental Quality Act (CEQA). In order for a Class 1 exemption to be applicable, the addition onto an existing structure cannot increase the existing floor area of the structure more than 50 percent or 2,500 square feet, whichever may be less. The proposed addition is less than 50 percent of the existing structure (50 percent of the existing floor area is 1,800 square feet) and the proposed addition, 1,400 square feet added, will be less than the cap of 2,500 square feet.

CONCLUSIONS:

1. The proposed project is in conformance with the Community Development: Commercial Retail (CD:CR) and Agriculture: Agriculture (AG:AG) Land Use Designation, and with all other elements of the Riverside County General Plan.

PUBLIC USE PERMIT NO. 917 (FAST TRACK AUTHORIZATION)

BOS Staff Report: April 28, 2015

Page 4 of 4

2. The proposed project is consistent with the Light Agriculture-10 acre minimum (A-1-10) and General Commercial (C-1/C-P) zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348 subject to the approval of a Public Use Permit (PUP).
3. The public's health, safety, and general welfare are protected through project design.
4. The proposed project is conditionally compatible with the present and future logical development of the area.
5. The proposed project will not have a significant effect on the environment.
6. The proposed project will not preclude reserve design for the Coachella Valley Multiple Species Conservation Plan (CVMSHCP).

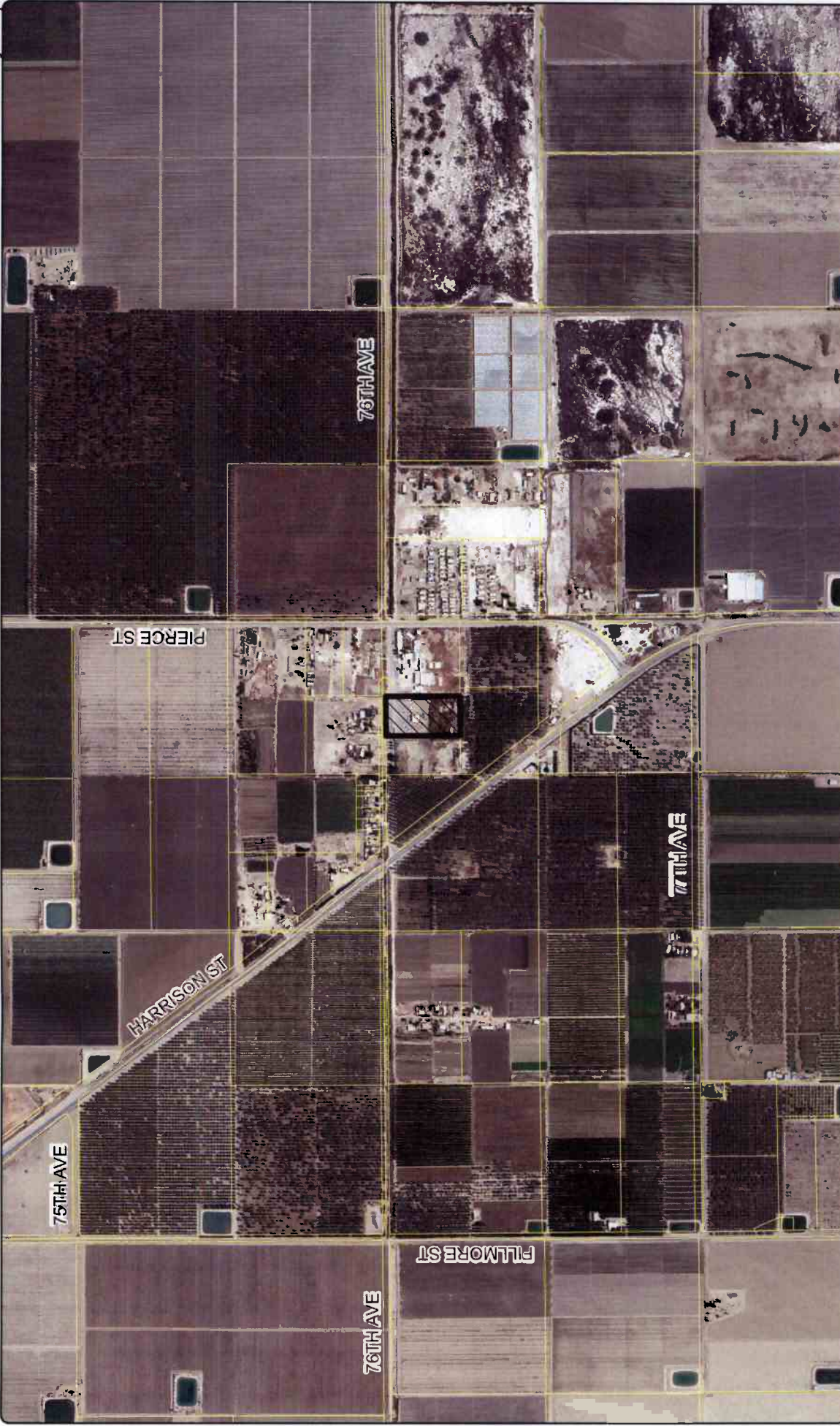
INFORMATIONAL ITEMS:

1. As of this writing, no letters, in support or opposition have been received.
2. The project site is not located within:
 - a. The project is not located within a Sphere of Influence;
 - b. High Fire or State Responsibility Area;
 - c. A criteria cell of the Coachella Valley Multi-Species Habitat Conservation Plan;
 - d. Tribal lands;
 - e. A General Plan Policy Area;
 - f. A Historic District;
 - g. A Specific Plan;
 - h. Airport Influence Area;
 - i. Fault Zone;
 - j. Dam inundation area and an area drainage plan; and
 - k. The Stephens Kangaroo Rat Fee Area.
3. The project site is located within:
 - a. Coachella Valley Unified School District;
 - b. Thermal-Oasis Community Council;
 - c. Coachella Valley Multi-Species Habitat Conservation Plan Fee Area;
 - d. A Flood Plain; and
 - e. Zone B of Mt. Palomar Observatory Ordinance No. 655.
4. The subject site is currently designated as Assessor's Parcel Number 755-162-010.

RIVERSIDE COUNTY PLANNING DEPARTMENT
PUP00917
VICINITY/POLICY AREAS

Supervisor Benoit
District 4

Date Drawn: 03/19/2015
Vicinity Map



Zoning District: Lower Coachella Valley

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing one land use designation for unincorporated Riverside County parcels. This new General Plan may contain different type of land use than is provided in other existing zoning. For further information, please contact the Riverside County Planning Department at (951) 953-3577 (Riverside County of Website: <http://planning.riversideca.gov>)

RIVERSIDE COUNTY PLANNING DEPARTMENT

PUP00917

LAND USE

Supervisor Benoit
District 4

Date Drawn: 03/19/2015
Exhibit 1



Zoning District: Lower Coachella Valley

Author: Vinnie Nguyen



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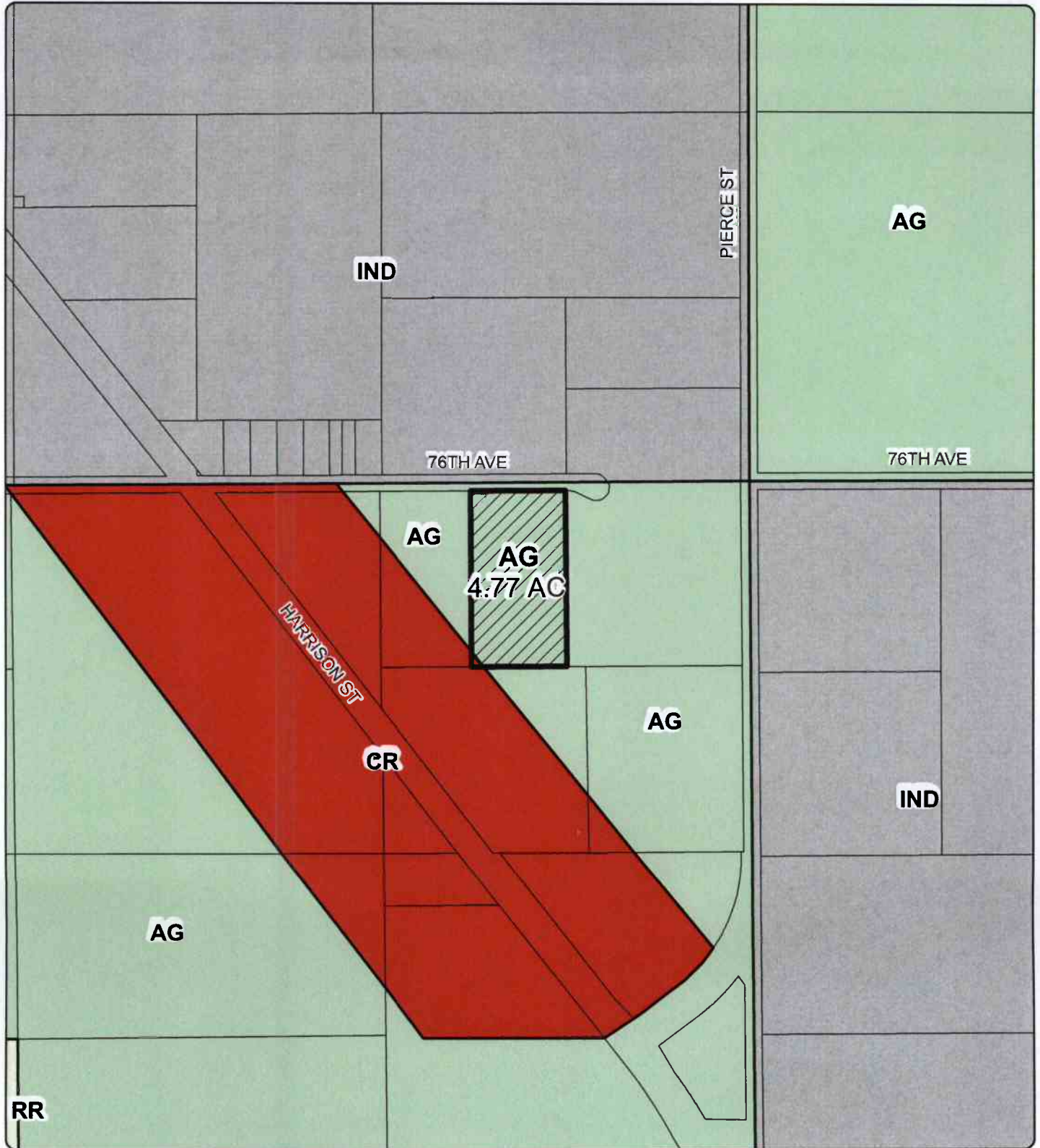
RIVERSIDE COUNTY PLANNING DEPARTMENT

PUP00917

EXISTING GENERAL PLAN

Supervisor Benoit
District 4

Date Drawn: 03/19/2015
Exhibit 5



Zoning District: Lower Coachella Valley

Author: Vinnie Nguyen



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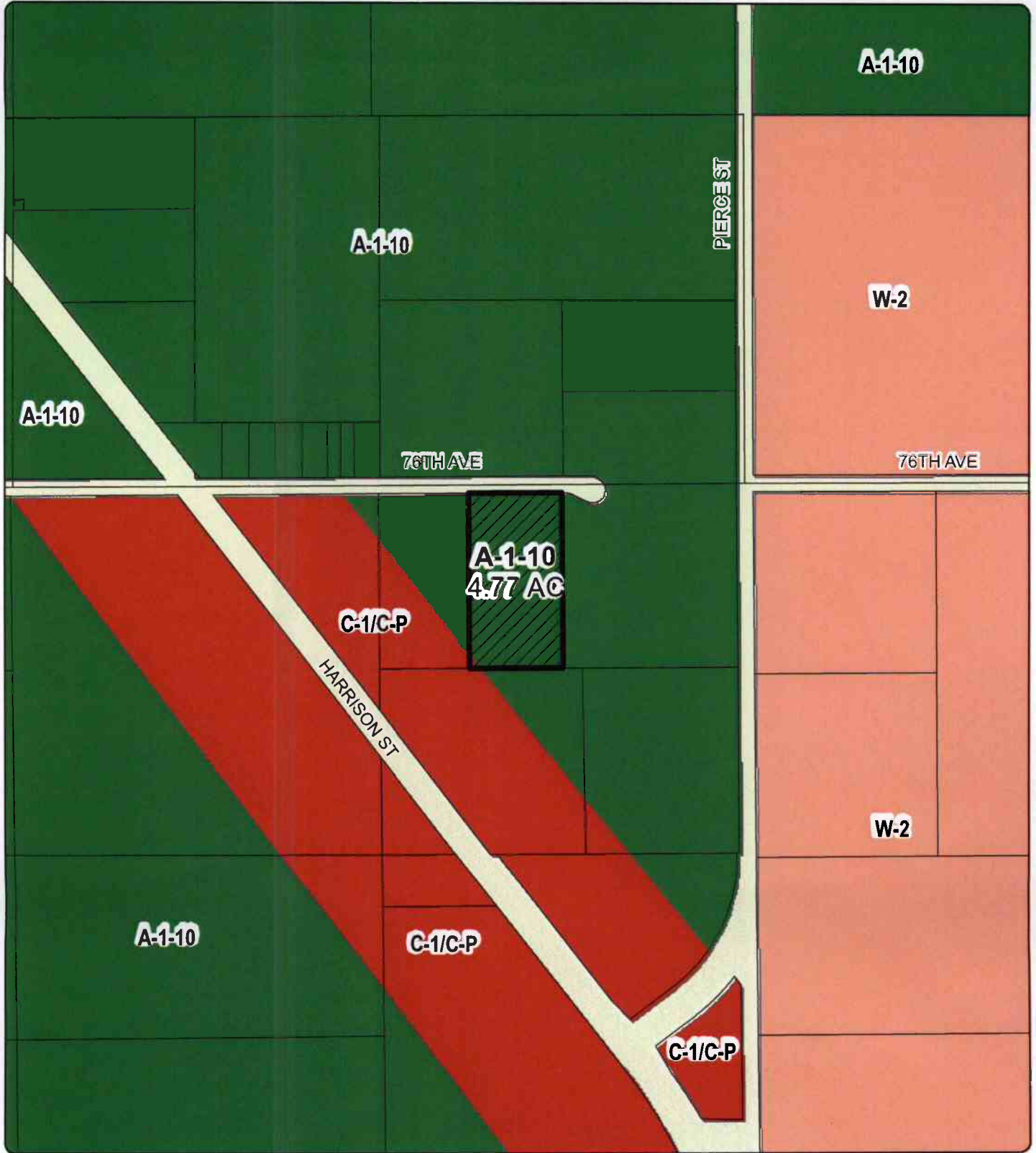
RIVERSIDE COUNTY PLANNING DEPARTMENT

PUP00917

EXISTING ZONING

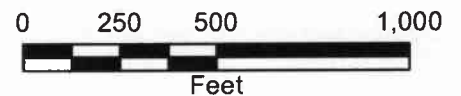
Supervisor Benoit
District 4

Date Drawn: 03/19/2015
Exhibit 2



Zoning District: Lower Coachella Valley

Author: Vinnie Nguyen



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REVISIONS	B-
12/30/2014	4/04

PROPOSED ADDITION TO
CENTRO MEDICO, OASIS
 88755 16TH ST.
 THE EMERALD, CA 92274



WIEME
Design/Build
NORMAN C. WIEME AIA
ARCHITECT
38 W. Third Ave. Ste. 204
The Emerald, CA 92274
Tel: 951.742.1338
Fax: 951.742.1339
www.wieme@aol.com

DRAWN	ERIC DAHL
CHECKED	
DATE	1-20-15
SCALE	AS SHOWN
NOTED	

SHEET INDEX

SHT	TITLE
A-1	SITE PLAN
A-2	FLOOR PLAN
A-3	EXISTING FLOOR PLAN
A-4	EXTERIOR ELEVATIONS
A-5	BUILDING SECTIONS
A-6	ELECTRICAL PLAN
E-1	PLUMBING PLAN
F-1	MECHANICAL PLAN
S-1	FOUNDATION PLAN
S-2	FRAMING PLAN
S-3	DETAILS
ADA1	ADA DETAILS
ADA2	ADA DETAILS
ADA3	ADA DETAILS
T-241	TITLE 24
T-242	TITLE 24
T-243	TITLE 24
T-244	TITLE 24

LEGAL DESCRIPTION
 A.P.N. 155-162-010
 ADDRESS: 88755 16TH ST.
 OASIS, CA.
 TRA 089-038

OWNER/APPLICANT
 BORRERO COMMUNITY HEALTH FOUNDATION
 P.O. BOX 2363
 BORRERO SPRINGS, CA. 92004
 PH. 160-161-6423

SCOPE OF WORK
 WOOD FRAMED 1440 SQ. FT. ADDITION TO EXISTING 3600 SQ. FT. MODULAR BUILDING. RAISED FLOOR ON CONC. FOUNDATION. SINGLE STORY, 2X6 EXTERIOR WALLS. EXISTING USE IS MEDICAL CLINIC. ADDITION WILL ENHANCE EXISTING CLINIC. GENERAL PLAN LAND USE DESIGNATION: AG1/CR.

ZONING
 A.P.N. 155-162-010 A-110
 A.P.N. 155-162-003 A-110/C-1/CIP
 A.P.N. 155-162-011 A-110/C-1/CIP
 A.P.N. 155-162-009 A-110
 UTILITY CO.

ELECTRICITY - SOUTHERN CALIFORNIA EDISON
GAS - SOUTHERN CALIFORNIA GAS
PHONE - VERIZON PHONE CO.
CABLE - TIME WARNER CABLE
WATER - COACHELLA VALLEY WATER DISTRICT
TRASH - WASTE MANAGEMENT
SEWER - RIVERSIDE CO. HEALTH DEPT.

NOTES:
 1. NO LEGAL EASEMENTS ARE ATTACHED TO THIS PROPERTY.
 2. NO LAND OR RIGHT OF WAYS ARE TO BE DEDICATED TO PUBLIC OR OTHER USES.
 3. PROJECT USES AN EXISTING SEPTIC SYSTEM



BUILDING DATA
 PROJECT ADDRESS: 88755 16TH ST.
 OASIS, CA.
 BUILDING OWNER: BORRERO COMMUNITY HEALTH FOUNDATION
 P.O. BOX 2363 BORRERO SPRINGS, CA. 92004
 PHONE: 160-161-6423

A.P.N. 155-162-010
 TYPE OF CONSTRUCTION: VB
 OCCUPANCY GROUP: B- BUSINESS
 NUMBER OF STORIES: SINGLE STORY
 BUILDING HEIGHT: 14.4'
 PROPOSED USE: FAMILY MEDICAL PRACTICE
 OCCUPANT LOAD: 1100 SQ. FT. x 5)

AREA CALCULATIONS
 4.71 ACRES
 BUILDINGS = 5040 SQ. FT. / 0.24% COVERAGE
 PAVED AREA = 45180 SQ. FT. / 21% COVERAGE
 LANDSCAPE AREA = 11000 SQ. FT.
 REMAINING LOT AREA UNDEVELOPED

EXISTING PARKING SPACES
 4- ACCESSIBLE PARKING SPACES
 10- OTHER PARKING SPACES
 102- PARKING SPACES
 116- TOTAL PARKING SPACES

LANDSCAPE AREA
 GROSS AREA = 4.71 ACRES
 NET AREA = 4.00 ACRES
 10% = 11,424 S.F. OF LANDSCAPING

BMP LEGEND
 SC-5 FIBER ROLL RUNOFF CONTROL
 TC-1 TRAPPING CONTROL
 UP-1 SOLID WASTE DUMPSTER
 UP-2 SOLID WASTE DUMPSTER
 UP-3 SANITARY WASTE DUMPSTER

4.71 ACRES GROSS
 4.00 ACRES NET
 A.P.N. 155-162-010
 SITE IS LESS THAN 10% SLOPE

EXISTING WATER TANKS TO REMAIN
 EXISTING AUXILIARY WATER PUMP TO REMAIN

REPLACE 2004 SERVICE WITH NEW CONCRETE BASE ON PERMANENTLY UNDEVELOPED AREA TO BE USED FOR CONCRETE BASE



PARTIAL LIST OF APPLICABLE CODES AS OF JAN. 1, 2013
 THESE PLANS, SPECIFICATIONS, AND ALL WORK SHALL COMPLY WITH THE 2013 BUILDING STANDARDS ADMINISTRATIVE CODE PART 1, TITLE 24 C.C.R.
 2013 CALIFORNIA BUILDING CODE (CBC) PART 2, TITLE 24 C.C.R.
 2013 INTERNATIONAL BUILDING CODE AND 2010 CALIFORNIA ADVERTISEMENTS.
 2013 CALIFORNIA ELECTRICAL CODE (CEC) PART 3, TITLE 24 C.C.R.
 2008 NATIONAL ELECTRICAL CODE AND 2010 CALIFORNIA ADVERTISEMENTS
 2013 CALIFORNIA MECHANICAL CODE (CMC) PART 4, TITLE 24 C.C.R.
 2009 UNIFORM MECHANICAL CODE AND 2010 CALIFORNIA ADVERTISEMENTS
 2013 CALIFORNIA PLUMBING CODE (CPC) PART 5, TITLE 24 C.C.R.
 2009 UNIFORM PLUMBING CODE AND 2010 CALIFORNIA ADVERTISEMENTS
 2013 CALIFORNIA FIRE CODE PART 9, TITLE 24 C.C.R.
 2009 INTERNATIONAL FIRE CODE AND 2010 CALIFORNIA ADVERTISEMENTS
 2013 REFERENCED STANDARDS, PART 12 TITLE 24 C.C.R.
 TITLE 19 C.C.R. - PUBLIC SAFETY, STATE FIRE MARSHALL REGULATIONS.

EXISTING PARKING LOT LIGHT TO REMAIN
 EXISTING FENCE TO REMAIN
 CHAIN LINK TO REMAIN

NEW 24'X60' BUILDING
 CARSON BOX FRONT SUB PANEL A
 NEW WOOD FRAME CONSTRUCTION
 EXISTING PARKING UNITS

EXISTING WATER TANKS TO REMAIN
 EXISTING AUXILIARY WATER PUMP TO REMAIN

EXISTING FENCE TO REMAIN
 CHAIN LINK TO REMAIN

REPLACE 2004 SERVICE WITH NEW CONCRETE BASE ON PERMANENTLY UNDEVELOPED AREA TO BE USED FOR CONCRETE BASE

EXISTING FENCE TO REMAIN
 CHAIN LINK TO REMAIN

REPLACE 2004 SERVICE WITH NEW CONCRETE BASE ON PERMANENTLY UNDEVELOPED AREA TO BE USED FOR CONCRETE BASE



CASE #: PJP00917 AMD#2
EXHIBIT: A (site plan)
DATED: 3/16/15
PLANNER: P.RULL

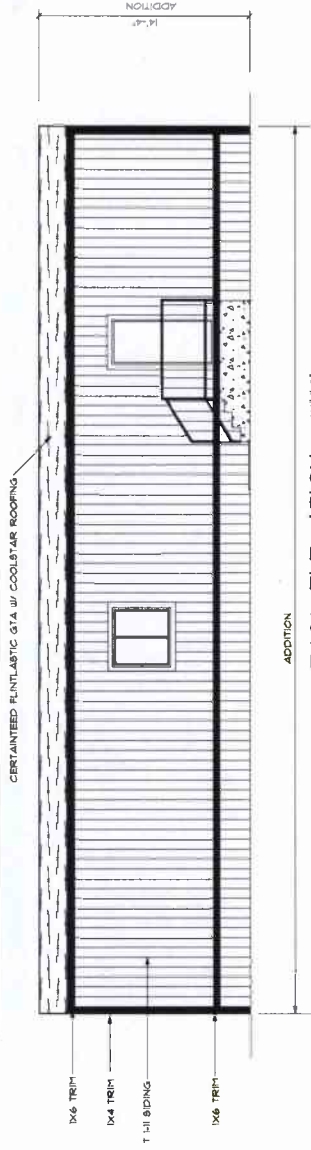


SITE PLAN - OASIS, CA.

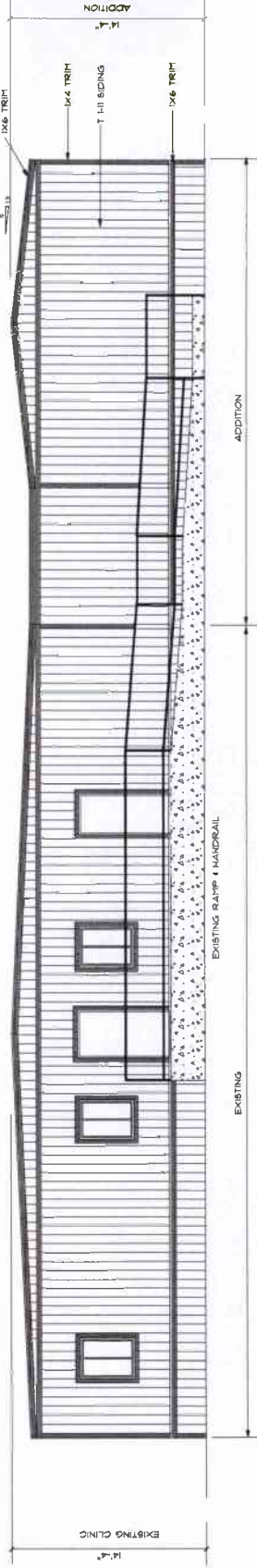
THE AREA WITH TREES IS NOT PART OF THIS PARCEL.
 A.P.N. 155-162-003
 341.00'
 425'
 29'
 632.00'
 632.00'
 339.00'
 16TH AVE.
 11TH AVE.



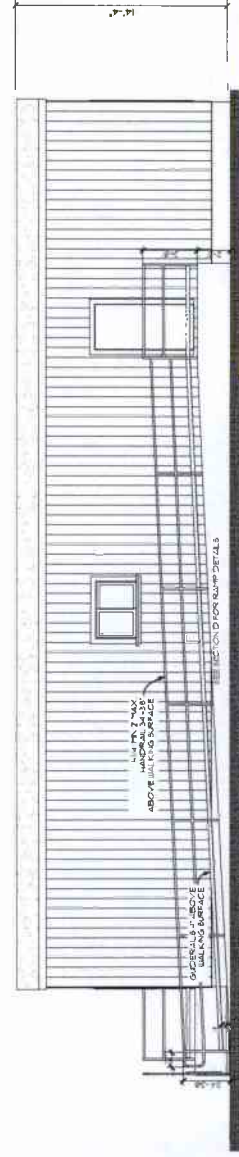
SOUTH ELEVATION 1/4"=1'-0"



EAST ELEVATION 1/4"=1'-0"



NORTH ELEVATION 1/4"=1'-0"



WEST ELEVATION 1/4"=1'-0"

REVISIONS	DATE	BY
B*	12/30/2014	CP

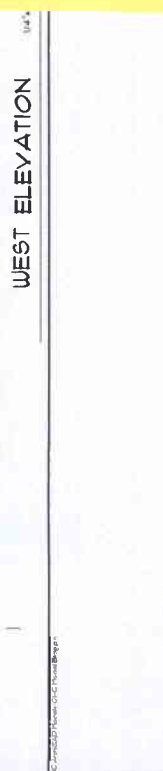
PROPOSED ADDITION FOR
CENTRO MEDICO, OASIS
 88755 16TH ST.
 THERMAL, CA 92274



WIEME
 Design/Build
 NORMAN C. WIEME A.I.A.
 ARCHITECT
 35 W. THIRD AVE. SUITE 204
 THERMAL, CA 92274
 TEL: 951.241.8125
 FAX: 951.241.8126
 www.wiemeinc.com

DRAWN	ERIC DAHL
CHECKED	ERIC DAHL
DATE	2/10/14
SCALE	AS SHOWN
NOTED	NOTED
SHEET	

CASE #: PUP00917 AMD#2
EXHIBIT: B (elevations)
DATED: 3/16/15
PLANNER: P.PRULL



PUP00917, B, November 13, 2014, 11:35 AM - Project File Path: D:\Users\eric.dahl\Documents\14151-PUP00917-02-ELEVATIONS-AMD#2\DWG\B-02 ELEVATIONS.dwg
 PUP00917, B, November 13, 2014, 11:35 AM - Project File Path: D:\Users\eric.dahl\Documents\14151-PUP00917-02-ELEVATIONS-AMD#2\DWG\B-02 ELEVATIONS.dwg

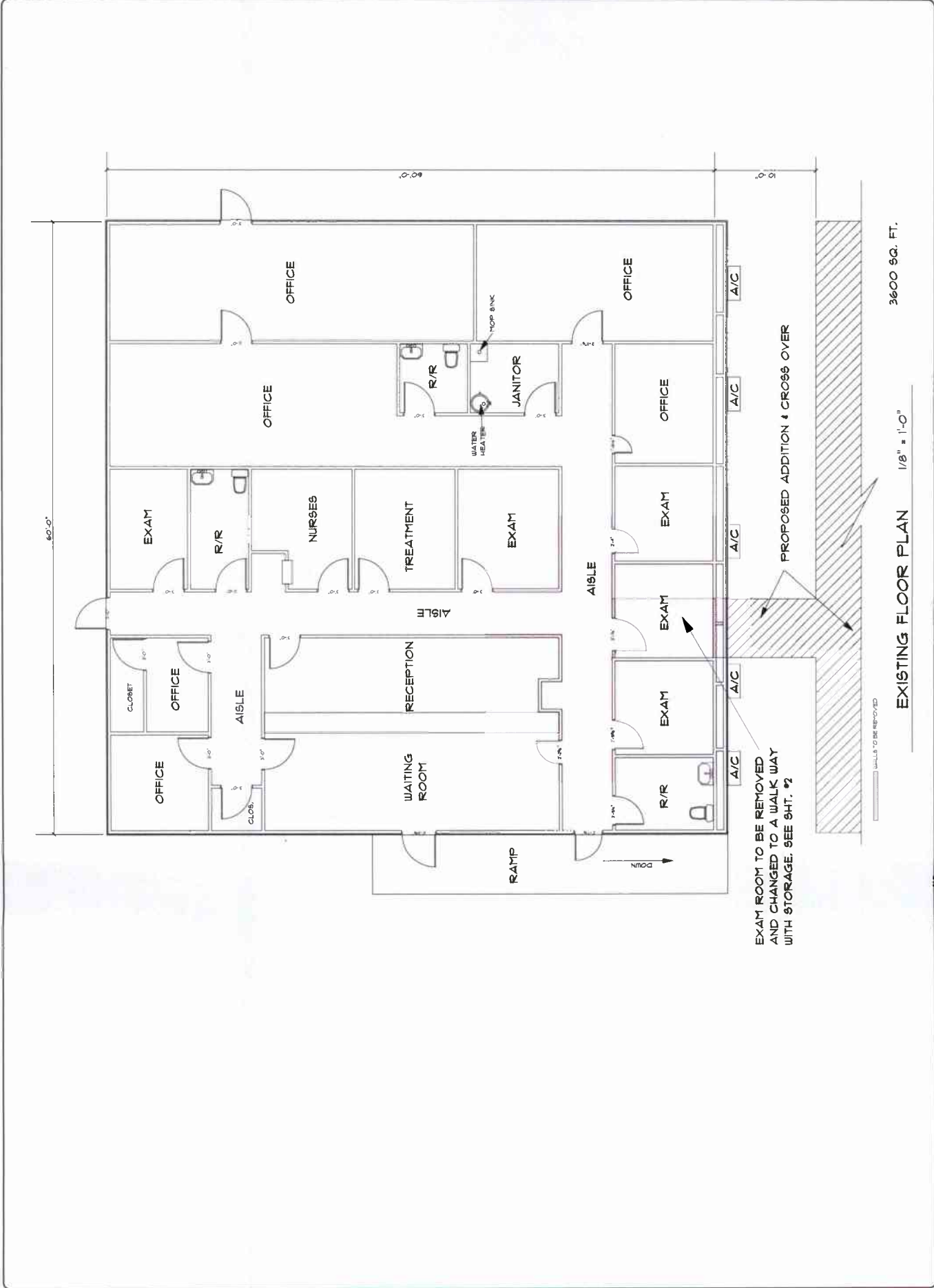
REVISIONS	DATE	BY
1	12/30/2014	K.C.

PROPOSED ADDITION FOR
 CENTRO MEDICO OASIS
 88755 16TH ST.
 THERMAL, CA 92274



WIEME
 Design/Build
 NORMAN C. WIEME A.I.A.
 Architect
 28 W. 17th St. #202
 Thermal, CA 92274
 Tel: 951.461.1525
 Fax: 951.461.1528
 www.wiemedesign.com

DRWN	ERIC DAHL
CHKD	ERIC DAHL
DATE	2-10-2014
SCALE	AS SHOWN
NOTED	NOTED
SHEET	A-4



3600 SQ. FT.

EXISTING FLOOR PLAN 1/8" = 1'-0"

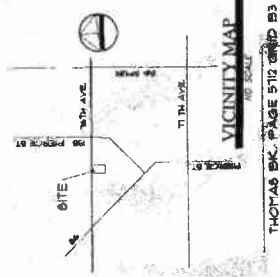
AutoCAD Plot: Program: 2012 AutoCAD LT Version: 12.0.5000.0.0, Plot Device: HP DesignJet 2445ci, Plot Style: AutoCAD.ctb, Plot Date: 2/26/2014 10:08:58 AM, Plot Size: 36x48 inches, Plot Scale: 1/8" = 1'-0"

Plant Materials List

SYM.	CITY SIZE	BOTANICAL NAME	COMMON NAME	PLANT FACTOR	ZONE	HEIGHT	WIDTH
3	24"	BOX	PARKINSONIA X DESERT MUSEUM PALO VERDE	L	13	20'	20'
9	15 GAL	CALIFORNIA MEXICANA	MEXICAN PONCICANA	L	13	10'-12'	6'-8'
22	5 GAL	CALIFORNIA CALIFORNICA	BATA FAIRY DRUSTER	L	13	5'	5'-6'
24	5 GAL	ENCELIA PARINOSA	BRITTLERUSH	L	13	3'	4'
25	5 GAL	HESPERALOE PARVIFLOKA	RED YUCCA	L	13	3'-4'	3'-4'

NOTES

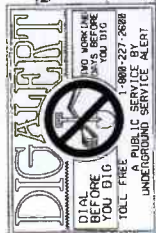
- ALL PLANTINGS TO CONFORM TO RIVERSIDE COUNTY ORD 859 AND RELATED GUIDELINES.
- PLANT SPECIES ARE CHOSEN PER THE COUNTY OF RIVERSIDE CALIFORNIA FRIENDLY PLANT LIST.
- LOW WATER USE PLANT SPECIES DEFINED BY THE WATER USE CLASSIFICATIONS OF LANDSCAPE SPECIES (WUCOLS 11) WILL BE UTILIZED.
- ALL TREES SHALL BE PLANTED TO BE REMOVED.
- ROOT BARRIERS SHALL BE INSTALLED ON ALL PLANTING AREAS.
- ON ANY PAVED AREA (PARKSONIA).
- ALL PLANTED AND MULCHED AREAS WILL BE MAINTAINED IN A WEED AND DEBRIS FREE CONDITION BY THE PROPERTY OWNER.
- ALL AREAS WILL HAVE POSITIVE DRAINAGE.



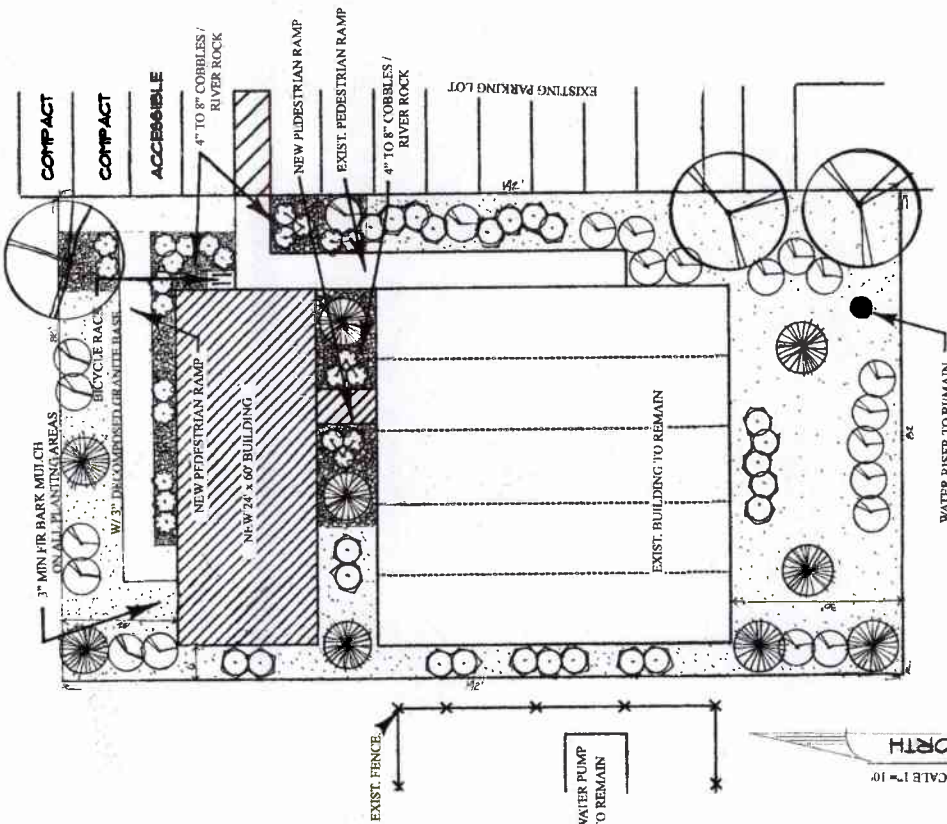
THOMAS BK., PAGE 512 GRID B3

DECLARATION OF RESPONSIBLE CHARGE
 I HEREBY DECLARE THAT I AM THE LANDSCAPE ARCHITECT OF WORK FOR THIS PROJECT, THAT I HAVE EXERCISED RESPONSIBLE CHARGE OVER THE DESIGN OF THE PROJECT AS DEFINED IN SECTION 6703 OF THE BUSINESS AND PROFESSIONS CODE, AND THAT THE DESIGN IS CONSISTENT WITH CURRENT STANDARDS.

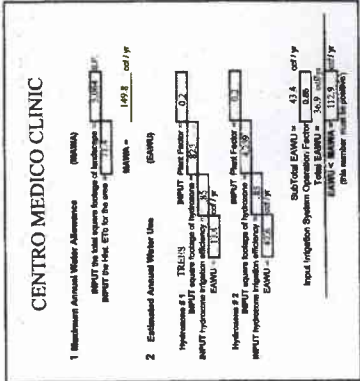
BY: *Joe Chisholm* DATE: 07/14/15
 JOE CHISHOLM, RLA 1774 (EXPIRES 4-30-2015)
 CHISHOLM LAND PLANNING



MUTUAL: CONTAINED WITHIN THESE PLANS SHALL NOT COMPREHEND, UNTIL AN ENGINEER'S SIGNATURE AND SEAL IS APPLIED TO THESE PLANS. THE ENGINEER'S SIGNATURE AND SEAL IS REQUIRED TO BE APPLIED TO THESE PLANS. THE ENGINEER'S SIGNATURE AND SEAL IS REQUIRED TO BE APPLIED TO THESE PLANS.



IRRIGATION NOTES
 ALL AREAS SHOWN TO BE PLANTED WILL BE IRRIGATED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. THIS SYSTEM WILL USE LOW GALLONAGE, LOW PRECIPITATION RATE HEADS FOR THE PLANTING AREAS. THE HEADS WILL BE LOCATED IN ROWS BASED ON EXPOSURE AND PLANT TYPES. AUTOMATIC VALVES WILL CONTROL THE FLOW OF WATER TO EACH ZONE. INDIVIDUAL HEADS WILL BE ADJUSTED TO MINIMIZE OVERSPRAY ONTO BUILDINGS, WALKS, BROW DITCHES AND DRIVEWAYS. A SMART CONTROLLER, WITH A RAIN SENSOR, WILL BE USED TO ADJUST THE REQUIREMENTS OF THE COUNTY WATER EFFICIENT LANDSCAPE DESIGN MANUAL. A LANDSCAPE DOCUMENTATION PACKAGE WILL BE SUBMITTED ALONG WITH FINAL LANDSCAPE CONSTRUCTION DRAWINGS FOR THE PROJECT.



WATER USE CALCULATIONS BASED ON REGION 6 OF WUCOLS GUIDE TO ESTIMATING IRRIGATION WATER NEEDS OF LANDSCAPE PLANTINGS IN CALIFORNIA
 LANDSCAPE PLANTING AREA: 3,064 S.F.
 REFERENCE ETD = 71.4 PER CIMIS STATION 136, OASIS, CA.

CENTRO MEDICO CLINIC
 OWNER
 BORRERO COMMUNITY HEALTH
 BORRERO SPRINGS, CA. 92004
 A.P.N. # 755-162-010
 JUNE 17TH, 2014

BENCHMARK*
 SHEET NO. **L1**
 CENTRO MEDICO CLINIC
 88755 76TH ST.

CASE #: PUP00917 AMD#2
EXHIBIT: L (landscaping)
DATED: 6/23/14
PLANNER: P.RULL

Chisholm Land P
 4424 4th St. Ste. 209, San D
 Ca. 92117
 chisholm@chisholm.com



PUBLIC USE PERMIT 917
 LANDSCAPE PLAN

PLAN CHECK	OVERSIGHT ENGINEER	REGISTRATION NUMBER	DATE SIGNED

APPROVED AS TO CONFORMANCE WITH APPLICABLE COUNTY STANDARDS AND PRACTICES.

PUBLIC USE PERMIT Case #: PUP00917

Parcel: 755-162-010

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 USE - PROJECT DESCRIPTION RECOMMND

To construct a 1,440 square foot medical building addition to an existing 3,600 square foot medical clinic facility on 4.7 gross acres.

10. EVERY. 2 USE - HOLD HARMLESS RECOMMND

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

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

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

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

10. EVERY. 3 USE - DEFINITIONS RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Public Use

PUBLIC USE PERMIT Case #: PUP00917

Parcel: 755-162-010

10. GENERAL CONDITIONS

10. EVERY. 3 USE - DEFINITIONS (cont.) RECOMMND

Permit No. 917 shall be henceforth defined as follows:

APPROVED EXHIBIT A (site plan) Amended No. 2 dated
3/16/2015

EXHIBIT B (elevation) Amended No. 2 dated 3/16/2015

EXHIBIT C (floor plan) Amended No. 2 dated 3/16/2015

Exhibit L (landscape plan), dated 6/23/14

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

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

BS GRADE DEPARTMENT

10.BS GRADE. 2 USE - GIN VARY INTRO RECOMMND

Public Use Permit No. 00917 proposes to add a 1440 square foot medical building to an existing medical clinic. No grading is proposed as part of this case. The Grading Division does not object to this proposal.

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

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

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

PUBLIC USE PERMIT Case #: PUP00917

Parcel: 755-162-010

10. GENERAL CONDITIONS

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

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

10.BS GRADE. 5 USE - NPDES INSPECTIONS RECOMMND

Construction activities including clearing, stockpiling, grading or excavation of land which disturbs less than 1 acre and requires a grading permit or construction Building permit shall provide for effective control of erosion, sediment and all other pollutants year-round. The permit holder shall be responsible for the installation and monitoring of effective erosion and sediment controls. Such controls will be evaluated by the Department of Building and Safety periodically and prior to permit Final to verify compliance with industry recognized erosion control measures.

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

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

Monitoring for erosion and sediment control is required and shall be performed by the QSD or QSP as required by the Construction General Permit. Stormwater samples are required for all discharge locations and projects may not exceed limits set forth by the Construction General Permit Numeric Action Levels and/or Numeric Effluent Levels. A Rain Event Action Plan is required when there is a 50% or

PUBLIC USE PERMIT Case #: PUP00917

Parcel: 755-162-010

10. GENERAL CONDITIONS

10.BS GRADE. 5 USE - NPDES INSPECTIONS (cont.) RECOMMND

greater forecast of rain within the 48 hours, by the National Weather Service or whenever rain is imminent. The QSD or QSP must print and save records of the precipitation forecast for the project location area from (<http://www.srh.noaa.gov/forecast>) and must accompany monitoring reports and sampling test data. A Rain gauge is required on site. The Department of Building and Safety will conduct periodic NPDES inspections of the site throughout the recognized storm season to verify compliance with the Construction General Permit and Stormwater ordinances and regulations.

BS PLNCK DEPARTMENT

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

CODE/ORDINANCE REQUIREMENTS:

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

NOTE: The new updated 2013 California Building Codes will be in effect as of January 1st 2014, as mandated by the state of California. Any building plan and fee payment submitted to the building department on or after January 1st, 2014 will be subject to the new updated California Building Code(s).

E HEALTH DEPARTMENT

10.E HEALTH. 1 INDUSTRIAL HYGIENE-COMMENTS RECOMMND

Per Industrial Hygiene letter dated 9-5-12 c/o Steve Hinde (RivCo Industrial Hygienist):

A noise study shall not be required based upon the submitted diagrams, surrounding zoning, distance of sensitive receivers and existing medical buildings. However, this facility needs to follow:

PUBLIC USE PERMIT Case #: PUP00917

Parcel: 755-162-010

10. GENERAL CONDITIONS

10.E HEALTH. 1 INDUSTRIAL HYGIENE-COMMENTS (cont.) RECOMMND

- 1) Facility-related noise, as projected to any portion of any surrounding property containing a "sensitive receiver, habitable dwelling, hospital, school, library or nursing home", must not exceed the following worst-case noise levels 45 dB(A) - 10 minute noise equivalent ("leq"), between the hours of 10:00 p.m. to 7:00 a.m. (nighttime standard) and 65 dB(A) - 10 minute leq, between 7:00 a.m. and 10:00 p.m. (daytime standard).

Please contact Industrial Hygiene at (951) 955-8980 should you have any questions.

10.E HEALTH. 2 USE - EMERGENCY GENERATOR RECOMMND

For any proposed use of emergency generators, the following shall apply:

- a) A Business Emergency Plan (BEP) shall be submitted to the County of Riverside, Hazardous Materials Management Branch (HMMB).
- b) A concrete berm shall be installed around all diesel backup generators, especially those designed with single-walled tanks.
- c) If the fuel tank capacity is greater than or equal to 1,320 gallons, the facility shall be required to prepare a Spill Prevention Control and Countermeasure (SPCC) plan. The SPCC shall be written in compliance with Federal rules and regulations.
- d) If the generator is located indoors, all entrance doors shall be labeled with an NFPA 704 sign with the appropriate NFPA ratings.
- e) If the generator is located outdoors, the NFPA 704 sign shall be placed on the most visible side of the exterior surface of the generator unit, or if fenced, on the most visible side of the fence, with the appropriate NFPA ratings.
- f) The location and capacity of the "day tank", if proposed, shall be clearly identified in the chemical inventory and facility map sections of the BEP.

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10. GENERAL CONDITIONS

10.E HEALTH. 2 USE - EMERGENCY GENERATOR (cont.) RECOMMND

g) The business shall address the handling of spills and leaks in the Prevention, Mitigation, and Abatement sections of the BEP.

h) If the generator is located in a remote site, HMMB shall conduct an inspection to determine whether any exemptions can be granted.

10.E HEALTH. 3 MEDICAL WASTE - CONTACT LEA RECOMMND

The facility shall contact the County of Riverside, Local Enforcement Agency (LEA) to obtain information regarding medical waste permitting requirements. For further information, please contact the LEA at (760) 863-7570.

FIRE DEPARTMENT

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

Minimum required fire flow shall be 1500 GPM for a 2 hour duration at 20 PSI residual operating pressure, which must be available before any combustible material is placed on the job site. Fire flow is based on type VB construction per the 2010 CFC and Building(s) having a fire sprinkler system.

10.FIRE. 2 USE - #89-RAPID ENTRY KEY BOX INEFFECT

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

PLANNING DEPARTMENT

10.PLANNING. 1 PUP - PDA04771 RECOMMND

County Archaeological Report (PDA) No. 04771 submitted for this project (PP25177, PUP00917) was prepared by CRM Tech and is entitled: "Phase 1 Archaeological Assessment, Borrego Medical Center Expansion Project, Assessor's Parcel No. 755-162-010, Oasis Area, Riverside County, California", dated November 20, 2012.

According to the study, no cultural resources were discovered. Therefore, there will be no impacts to

PUBLIC USE PERMIT Case #: PUP00917

Parcel: 755-162-010

10. GENERAL CONDITIONS

10.PLANNING. 1 PUP - PDA04771 (cont.) RECOMMND

"historical resources" or "unique archaeological resources" as defined by CEQA. Hence, there are no significant impacts to cultural resources per CEQA and no mitigation measures are required per CEQA.

10.PLANNING. 2 USE - IF HUMAN REMAINS FOUND RECOMMND

IF HUMAN REMAINS ARE FOUND ON THIS SITE:

The developer/permit holder or any successor in interest shall comply with the following codes:

Pursuant to State Health and Safety Code Section 7050.5, if human remains are encountered, no further disturbance shall occur until the County Coroner has made the necessary findings as to origin. Further, pursuant to Public Resources Code Section 5097.98 (b), remains shall be left in place and free from disturbance until a final decision as to the treatment and their disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted by the Coroner within the period specified by law (24 hours). Subsequently, the Native American Heritage Commission shall identify the "Most Likely Descendant". The Most Likely Descendant shall then make recommendations and engage in consultation with the property owner and the County Archaeologist concerning the treatment of the remains as provided in Public Resources Code Section 5097.98. Human remains from other ethnic/cultural groups with recognized historical associations to the project area shall also be subject to consultation between appropriate representatives from that group and the County Archaeologist.

10.PLANNING. 3 USE - UNANTICIPATED RESOURCES RECOMMND

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

If during ground disturbance activities, unanticipated cultural resources* are discovered, the following procedures shall be followed:

1)All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted until a

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Parcel: 755-162-010

10. GENERAL CONDITIONS

10.PLANNING. 3 USE - UNANTICIPATED RESOURCES (cont.) RECOMMND

meeting is convened between the developer, the project archaeologist**, the Native American tribal representative (or other appropriate ethnic/cultural group representative), and the County Archaeologist to discuss the significance of the find.

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

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

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

* A cultural resource site is defined, for this condition, as being a feature and/or 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 sacred or cultural importance.

** If not already employed by the project developer, a County approved archaeologist shall be employed by the project developer to assess the value/importance of the cultural resource, attend the meeting described above, and continue monitoring of all future site grading activities as necessary."

10.PLANNING. 4 USE - GEO02375 RECOMMND

County Geologic Report GEO No. 2375, submitted for this project (PUP00917) was prepared by Sladden Engineering and is entitled "Geotechnical Investigation, Proposed Centro Medico Facility, 88-775 Avenue 76, Oasis Area, Riverside County, California", dated December 12, 2012. In addition Sladden Engineering submitted the following:
"Response to Riverside County Review Comments; County Geologic Report No. 2375; dated August 5, 2014", dated

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Parcel: 755-162-010

10. GENERAL CONDITIONS

10.PLANNING. 4 USE - GEO02375 (cont.)

RECOMMND

October 20, 2014.

This document is herein incorporated as part of GEO02375. GEO02375 concluded:

- 1.No active faults are known to project through the site and the site is not located within an Alquist-Priolo Earthquake Fault Zone.
- 2.The potential for surface rupture is adversely impact the proposed structure is considered low.
- 3.A probability of the site being affected by liquefaction is moderate.
- 4.Seismic settlement impacting the site is anticipated to be on the order of 4.7 inches with maximum differential anticipated to be less than 2.5 inches over 100 feet.
- 5.The potential for seismically induced flooding associated with tsunamis and seiche is considered negligible.
- 6.The risk associated with slope instability (slope failure, landsliding, rock falls) is considered low.
- 7.Site soils exhibit an expansion potential of very low.

GEO02375 recommendations:

- 1.Areas to be graded shall be cleared of vegetation.
 - 2.Post-tensioned slabs are recommended to mitigate potential liquefaction related differential settlements.
- GEO No. 2375 satisfies the requirement for a geologic/geotechnical study for Planning/CEQA purposes. GEO No. 2375 is hereby accepted for Planning purposes. Engineering and other Building Code parameters were not included as a part of this review or approval. This approval is not intended and should not be misconstrued as approval for grading permit. Engineering and other building code parameters should be review and additional comments and/or conditions may be imposed by the County upon application for grading and /or building permits.

10.PLANNING. 5 USE - COMPLY WITH ORD./CODES

RECOMMND

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

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

PUBLIC USE PERMIT Case #: PUP00917

Parcel: 755-162-010

10. GENERAL CONDITIONS

10.PLANNING. 6 USE - FEES FOR REVIEW RECOMMND

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

10.PLANNING. 7 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. 10 USE - HOURS OF OPERATION RECOMMND

Use of the facilities approved under this public use permit shall be limited to the hours of 8:00 a.m. to 6:00 p.m., Monday through Friday and 9:00 a.m. to 1:00 p.m. on Saturdays and Sundays in order to reduce conflict with adjacent residential zones and/or land uses.

10.PLANNING. 11 USE - BASIS FOR PARKING RECOMMND

Parking for this project was determined primarily on the basis of County Ordinance No. 348, Section 18.12. a.(2).b), Designation: Medical and dental offices, clinics, and medical business offices which require 1 parking space per 200 square feet of net leasable floor area.

Including the proposed addition of the existing clinic, the floor space is 5,000 square feet. Using the previously identified parking ratio, a total of 25 spaces will be required. Currently, the project has a total of 116 parking spaces. Parking for the proposed use has been satisfied.

10.PLANNING. 17 USE - MAINTAIN LICENSING RECOMMND

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

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Parcel: 755-162-010

10. GENERAL CONDITIONS

10.PLANNING. 19 USE - EXTERIOR NOISE LEVELS RECOMMND

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

10.PLANNING. 25 USE - CAUSES FOR REVOCATION RECOMMND

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

10.PLANNING. 26 USE - CEASED OPERATIONS RECOMMND

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

10.PLANNING. 33 USE - BUSINESS LICENSING RECOMMND

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

PUBLIC USE PERMIT Case #: PUP00917

Parcel: 755-162-010

10. GENERAL CONDITIONS

TRANS DEPARTMENT

10.TRANS. 1 USE - STD INTRO (ORD 461)

RECOMMND

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

10.TRANS. 2 USE - ENCROACHMENT PERMIT

RECOMMND

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

10.TRANS. 3 USE - LANDSCAPE RQMTS (LS)

RECOMMND

The developer/permit holder shall ensure that all common area landscaping is healthy, free of weeds, disease and pests and all plant materials are maintained in a viable growth condition.

Prior to the installation or rehabilitation of 2,500 square feet or more of landscaped area, the developer/ permit holder/landowner shall:

- 1) Submit landscape and irrigation plans to the County Transportation Department, Landscape Section for review and approval. Such plans shall be submitted with a completed Agreement for Payment of Costs of Application Processing form (IP application) with the applicable current fee as determined by the County, comply with Ordinance No. 859 and be prepared in accordance with the County of Riverside Guide to California Friendly Landscaping guidelines. Emphasis shall be placed on using low water use plant species that are drought tolerant;

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10. GENERAL CONDITIONS

10.TRANS. 3 USE - LANDSCAPE RQMTS (LS) (cont.)

RECOMMND

- 2) Ensure all landscape and irrigation plans are in conformance with the approved conceptual landscape exhibit;
- 3) Ensure all landscaping is provided with a weather-based irrigation controller(s) as defined by County Ordinance No. 859; and,
- 4) Ensure that irrigation plans which may use reclaimed water conform with the requirements of the local water purveyor; and,

The developer/permit holder is responsible for the maintenance, viability and upkeep of all slopes, landscaped areas, and irrigation systems until the successful completion of the installation inspection or those operations become the responsibility of the individual property owner(s), a property owner's association, or any other successor-in-interest, whichever occurs later.

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 4 USE - EXPIRATION DATE-CUP/PUP

RECOMMND

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

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60. PRIOR TO GRADING PRMT ISSUANCE

E HEALTH DEPARTMENT

60.E HEALTH. 1 USE*-ECP CLEARNACE

RECOMMND

Obtain written clearance from Environmental Cleanup Program prior to issuance of grading permit. A Phase 1 assessment may be required. Contact Yvonne Reyes at (951) 955-8980 for additional information.

EPD DEPARTMENT

60.EPD. 1 - NESTING BIRD SURVEY

RECOMMND

A nesting bird survey is required between February 1st and August 31st prior to any grading permit or removal of existing trees on the project site. No grading permit shall be issued between February 1st and August 31st unless a qualified biologist, currently holding an MOU with the County, conducts a nesting bird clearance survey. The results of the survey shall be submitted directly to the Environmental Programs Division (EPD) of the Planning Department for review prior to issuance of any grading permit. This condition only applies if a grading permit is sought between February 1st and August 31st. No nesting bird survey shall be required outside of the nesting season. If nesting birds are observed the project will work with EPD to establish avoidance or proper buffers until the nesting cycle is complete. If you have any questions about this condition please contact EPD directly at 951-955-6892

PLANNING DEPARTMENT

60.PLANNING. 1 USE - PALEO PRIMP & MONITOR

RECOMMND

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

PRIOR TO ISSUANCE OF GRADING PERMITS:

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

2.The project paleontologist retained shall review the approved development plan and grading plan and shall

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 1

USE - PALEO PRIMP & MONITOR (cont.)

RECOMMND

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

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

1. Description of the proposed site and planned grading operations.
2. Description of the level of monitoring required for all earth-moving activities in the project area.
3. Identification and qualifications of the qualified paleontological monitor to be employed for grading operations monitoring.
4. Identification of personnel with authority and responsibility to temporarily halt or divert grading equipment to allow for recovery of large specimens.
5. Direction for any fossil discoveries to be immediately reported to the property owner who in turn will immediately notify the County Geologist of the discovery.
6. Means and methods to be employed by the paleontological monitor to quickly salvage fossils as they are unearthed to avoid construction delays.
7. Sampling of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates.
8. Procedures and protocol for collecting and processing of samples and specimens.
9. Fossil identification and curation procedures to be employed.
10. Identification of the permanent repository to receive any recovered fossil material. * Per the County of Riverside "SABER Policy", paleontological fossils found in

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60. PRIOR TO GRADING PRMT ISSUANCE

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

the County of Riverside should, by preference, be directed to the Western Science Center in the City of Hemet. A written agreement between the property owner/developer and the repository must be in place prior to site grading.

11.All pertinent exhibits, maps and references.

12.Procedures for reporting of findings.

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

The property owner and/or applicant on whose land the paleontological fossils are discovered shall provide appropriate funding for monitoring, reporting, delivery and curating the fossils at the institution where the fossils will be placed, and will provide confirmation to the County that such funding has been paid to the institution.

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

60.PLANNING. 8 USE - BLOWSAND & DUST CONTROL RECOMMND

The permittee shall institute blowsand and dust control measures during grading and shall note or show the measures to be used on their grading plans. These measures shall include, but not be limited to:

a) The use of irrigation during any construction activities;

b) planting of cover crop or vegetation upon previously graded but undeveloped portions of the site; and

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 8 USE - BLOWSAND & DUST CONTROL (cont.) RECOMMND

c) provision of windbreaks or windrows, fencing, and/or landscaping to reduce the effects upon adjacent properties and property owners. The permittee shall comply with the directives of the Director of the Building and Safety Department with regards to the applicable sections of Ordinance No. 484 (Blowsand Control) and Ordinance No. 742 (Control of Fugitive Dust/PM10 in Urban Areas).

60.PLANNING. 10 USE - CVWD CLEARANCE RECOMMND

A clearance letter from the Coachella Valley Water District shall be provided to the Riverside County Planning Department verifying compliance with the conditions stated in their letter dated December 12, 2013, summarized as follows:

This project lies within the area of the Eastern Coachella Valley Master Stormwater Planning Project, which will provide flood protection to the communities of Thermal, Vista Santa Rosa, Oasis, Mecca, and North Shore. The Coachella Valley Water District (CVWD) is in the early stages of this planning effort. Upon completion of the design phase, developers and property owners within the area may be required to dedicated right-of-way for flood control facilities and/or participate in the financing of a portion of these facilities.

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

CVWD can provide domestic water and sanitation service to this area and such service will be subject to the satisfaction of terms and conditions established by CVWD and exercised from time to time, including but not limited to fees and charges, water conservation measures, etc. CVWD may need additional facilities to provide for the orderly expansion of its domestic water and sanitation systems. These facilities may include pipelines, wells, reservoirs, booster pumping stations, lift stations, treatment plants and other facilities. The developer may be required to install these facilities and provide land and/or easements on which some of these facilities will be located. These sites shall be shown on the tract map as lots and/or easements to be deeded to CVWD for such

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 10 USE - CVWD CLEARANCE (cont.) RECOMMND

purpose.

This development lies within the study area of the 2010 Water Management Plan Update. The groundwater basin in the Coachella Valley is in a state of overdraft. Each new development contributes incrementally to the overdraft. CVWD has a Water Management Plan in place to reduce the overdraft to the groundwater basin. The elements of the Water Management Plan include supplemental imported water, source substitution and water conservation. The plan lists specific actions for reducing overdraft. The elements and actions described in the plan shall be incorporated into the design of this development to reduce its negative impact on the Coachella Valley groundwater basin.

60.PLANNING. 11 USE - FEE STATUS RECOMMND

Prior to the issuance of grading permits for Public Use Permit No.917, the Planning Department shall determine the status of the deposit based fees. If the fees are in a negative status, the permit holder shall pay the outstanding balance.

TRANS DEPARTMENT

60.TRANS. 1 USE - R-O-W DEDICATION RECOMMND

Secondary access is required for this project, and assessors parcel number 755-162-009 shall be utilized to access Pierce Street. Dedication for secondary access shall be submitted to Riverside County Surveyor's office prior to grading permit issuance or as approved by Transportation Department.

60.TRANS. 2 USE - WATER QUALITY MGMT PLANS RECOMMND

The developer shall submit Water Quality Management Plans (WQMP) to Transportation Department for review and approval.

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70. PRIOR TO GRADING FINAL INSPECT

PLANNING DEPARTMENT

70.PLANNING. 1 USE - PALEO MONITORING REPORT

RECOMMND

PRIOR TO GRADING FINAL:

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

80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

80.BS GRADE. 1 USE - SITE EVALUATION

NOTAPPLY

The information provided does not indicate whether any grading has taken place or will take place on this lot.

Therefore, prior to the issuance of any building permits, the applicant shall obtain a special inspection permit from the Building & Safety Department. This permit pays for a site review to determine the need for further information or a permit on the existing grading - if any.

Site evaluation need not take place if the applicant obtains a grading permit.

BS PLNCK DEPARTMENT

80.BS PLNCK. 1 USE* - MODULAR PERMIT VERIFY

INEFFECT

Prior to building permit issuance for the proposed 1440 sq.ft detached structure, the applicant shall provide verification of the approved building permit numbers and

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80. PRIOR TO BLDG PRMT ISSUANCE

80.BS PLNCK. 1 USE* - MODULAR PERMIT VERIFY (cont.) INEFFECT

use of the existing modular units on the property.

80.BS PLNCK. 2 USE* - WASTE MNGMNT PLAN RECOMMND

GREEN BUILDING CODE WASTE REDUCTION (Non Residential):
Included within the building plan submittal documents to the Building Department for plan review, the applicant shall provide a copy of the approved construction waste management plan by the Riverside County Waste Management Department that:

1. Identifies the materials to be diverted from disposal by efficient usage, reuse on the project, or salvage for future use or sales.

2. Determines if materials will be sorted on site or mixed.

3. Identifies diversion facilities where material collected will be taken.

4. Specifies that the amount of materials diverted shall be calculated by weight or volume, but not both.

For information regarding compliance with the above provision and requirements, please contact the Waste Management Department @ (951) 486-3200.

E HEALTH DEPARTMENT

80.E HEALTH. 1 USE - E.HEALTH CLEARANCE REQ. RECOMMND

ENVIRONMENTAL HEALTH CLEARANCE IS REQUIRED PRIOR TO THE ISSUANCE OF THIS BUILDING PERMIT.

80.E HEALTH. 2 USE - WATER PERMIT RECOMMND

If the project is to be served water by existing wells, pumps and water tanks, a water supply permit will be required. The requirements are as follows: 1) Satisfactory laboratory tests (bacteriological, general mineral, general physical, organic, inorganic). 2) A complete set of plans showing all details of the proposed and existing water systems.

80.E HEALTH. 3 USE - SEPTIC PLANS RECOMMND

A set of three

detailed plan drawn to scale (1"=20') showing the proposed subsurface sewage disposal system and floor plan/plumbing schedule to ensure proper septic tank sizing is required to

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80. PRIOR TO BLDG PRMT ISSUANCE

80.E HEALTH. 3 USE - SEPTIC PLANS (cont.) RECOMMND

be submitted to the Department of Environmental Health.

Existing septic system must meet current code with access risers and effluent filter.

FIRE DEPARTMENT

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

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

80.FIRE. 2 USE-#4-WATER PLANS INEFFECT

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

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

PLANNING DEPARTMENT

80.PLANNING. 6 USE - CONFORM TO ELEVATIONS RECOMMND

Elevations of all buildings and structures submitted for building plan check approval shall be in substantial conformance with the elevations shown on APPROVED EXHIBIT B Dated 03/16/2015.

80.PLANNING. 7 USE - CONFORM TO FLOOR PLANS RECOMMND

Floor plans shall be in substantial conformance with that shown on APPROVED EXHIBIT C Dated 03/16/2015.

80.PLANNING. 8 USE - ROOF EQUIPMENT SHIELDING RECOMMND

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

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 8 USE - ROOF EQUIPMENT SHIELDING (cont.) RECOMMND
approval.

80.PLANNING. 14 USE - REC & PARK DIST MITIG. RECOMMND

The permit holder shall enter into an agreement with the County Service Area No. (CSA) 152 to provide for the payment of park and recreation mitigation fees and/or dedication of land as identified in the District's Master Plan, and shall submit sufficient written evidence to the Riverside County Department of Building and Safety that the park and recreation mitigation fees and/or dedication for land have been provided to the District.

80.PLANNING. 23 USE - WASTE MGMT. CLEARANCE RECOMMND

A clearance letter from Riverside County Waste Management District shall be provided to the Riverside County Planning Department verifying compliance with the conditions contained in their letter dated 09/6/2012, summarized as follows:

The developer shall provide adequate areas for collecting and loading recyclable materials such as paper products, glass and green waste in commercial, industrial, public facilities and residential development projects.

80.PLANNING. 24 USE - SCHOOL MITIGATION RECOMMND

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

80.PLANNING. 25 USE - FEE STATUS RECOMMND

Prior to issuance of building permits for Public Use Permit No. 917, the Planning Department shall determine the status of the deposit based fees for project. If the case fees are in a negative state, the permit holder shall pay the outstanding balance.

TRANS DEPARTMENT

80.TRANS. 1 USE - R-O-W DEDICATION RECOMMND

Secondary access is required for this project, and assessors parcel number 755-162-009 shall be utilized to access Pierce Street. Dedication for secondary access shall

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80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 1 USE - R-O-W DEDICATION (cont.) RECOMMND

be submitted to Riverside County Surveyor's office prior to building permit issuance or as approved by the Transportation Department.

80.TRANS. 2 USE - LANDSCAPE PLAN SUBMITTAL RECOMMND

Prior to issuance of building permits, the developer/permit holder shall submit a combined on-site and off-site landscape plan to the Transportation Department, Landscape Section for review and approval. The submittal shall include the Agreement for Payment of Costs of Application Processing form with the applicable fee.

The landscaping plans shall be in conformance with the approved conceptual landscape exhibit; in compliance with Ordinance No. 348, Section 18.12; Ordinance No. 859; and, be prepared consistent with the County of Riverside Guide to California Friendly Landscaping. At minimum, plans shall include the following components:

- 1) Landscape and irrigation working drawings "stamped" by a California Licensed/Registered landscape architect;
- 2) Weather-based controllers and necessary components to eliminate water waste;
- 3) A copy of the "stamped" approved grading plans;
- 4) Emphasis on native and drought tolerant plant species.

When applicable, plans shall include the following components:

- 1) Identification of all common/open space areas;
- 2) Natural open space areas and those regulated/conserved by the prevailing MSHCP;
- 3) Shading plans for projects that include parking lots/areas;
- 4) The use of canopy trees (24" box or greater) within the parking areas;
- 5) Landscaping plans for slopes exceeding 3 feet in height;

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80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 2 USE - LANDSCAPE PLAN SUBMITTAL (cont.) RECOMMND

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

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

NOTE: When the project is located within a special district such as Coachella Valley Water District, the developer/permit holder shall submit plans for review to the special district for simultaneous review. The permit holder shall show evidence to the Transportation Department that the subject district has approved said plans.

The Transportation Department shall clear this condition.

Prior to Landscape Plan Approval, a Minor Plot Plan shall be opened with the Planning Department for Landscape entitlement.

80.TRANS. 3 USE - LANDSCAPE SECURITY (LS) RECOMMND

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

NOTE: A cash security shall be required when the estimated cost is \$2,500.00 or less. It is highly encouraged to allow adequate time to ensure that securities are in place. The performance security shall be released following a successful completion of the one-year post-establishment inspection, and the inspection report confirms that the planting and irrigation components are thriving and in good working order

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80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 3 USE - LANDSCAPE SECURITY (LS) (cont.) RECOMMND

consistent with the approved landscaping plans.

80.TRANS. 4 USE - LNDSCP PROJ SPECIFIC COA RECOMMND

In addition to the requirements of the landscape and irrigation plan submittal, the following project specific conditions shall be imposed:

a. Provide Concurrent Landscape Plan Check with Coachella Valley Water District (CVWD) and provide evidence of such prior to landscape plan approval.

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 1 USE - BUSINESS REGISTRATION RECOMMND

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

E HEALTH DEPARTMENT

90.E HEALTH. 1 USE- E.HEALTH CLEARANCE REQ RECOMMND

Environmental Health Clearance prior to final inspection.

FIRE DEPARTMENT

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

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

90.FIRE. 2 USE-#27-EXTINGUISHERS INEFFECT

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

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90. PRIOR TO BLDG FINAL INSPECTION

90.FIRE. 2 USE-#27-EXTINGUISHERS (cont.) INEFFECT

equipment prior to installation.

90.FIRE. 3 FINAL INSPECTION INEFFECT

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

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

90.FIRE. 4 USE-#12A-SPRINKLER SYSTEM INEFFECT

Install a complete fire sprinkler system per NFPA 13 2010 edition in all buildings requiring a fire flow of 1500 GPM or greater. Sprinkler system(s) with pipe sizes in excess of 4" in diameter will require the project structural engineer to certify (wet signature) the stability of the building system for seismic and gravity loads to support the sprinkler system. All fire sprinkler risers shall be protected from any physical damage. The post indicator valve and fire department connection shall be located to the front, within 50 feet of a hydrant, and a minimum of 25 feet from the building(s). A statement that the building(s) will be automatically fire sprinkled must be included on the title page of the building plans.

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

90.FIRE. 5 USE-#83-AUTO/MAN FIRE ALARM INEFFECT

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

90.FIRE. 6 USE-#37-EXIT SIGN INEFFECT

Exit signs, exit markers and exit path marking shall be installed per the California Building Code.

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90. PRIOR TO BLDG FINAL INSPECTION

PLANNING DEPARTMENT

90.PLANNING. 6 USE - PARKING PAVING MATERIAL RECOMMND

A minimum of 25 parking spaces shall be provided as shown on the APPROVED EXHIBIT A, unless otherwise approved by the Planning Department. The parking area shall be surfaced with asphaltic concrete or concrete to current standards as approved by the Department of Building and Safety.

90.PLANNING. 7 USE - ACCESSIBLE PARKING RECOMMND

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

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

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

90.PLANNING. 10 USE - COMPACT PARKING SPACES RECOMMND

A maximum of ten (10) parking spaces may be sized for compact cars (8 1/2' x 16') and shall be clearly marked "COMPACT CARS ONLY".

90.PLANNING. 12 USE - ROOF EQUIPMENT SHIELDING RECOMMND

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

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 12 USE - ROOF EQUIPMENT SHIELDING (cont.) RECOMMND
approval.

90.PLANNING. 21 USE - EXISTING STRUCTURES RECOMMND
All existing buildings, structures and uses on the entire property shall conform to all the applicable requirements of Ordinance No. 348 and Ordinance No. 457, and the conditions of this permit.

90.PLANNING. 22 USE - QUIMBY ACT FEE RECOMMND
The permit holder shall present certification to the Director of the Department of Building and Safety that payment of parks and recreation fees and/or dedication of land for park use in accordance with Section 10.35 of Ordinance No. 460 has taken place. Said certification shall be obtained from the County Service Area No. 152.

90.PLANNING. 24 USE - WALL & FENCE LOCATIONS RECOMMND
Wall and/or fence locations shall be in conformance with APPROVED EXHIBIT A.

90.PLANNING. 26 USE - CONDITION COMPLIANCE RECOMMND
The Department of Building and Safety shall verify that the Development Standards of this approval and all other preceding conditions have been complied with prior to any use allowed by this permit.

90.PLANNING. 29 USE - AGENCY CLEARANCE RECOMMND
A clearance letter from Riverside County Waste Management Department shall be provided to the Riverside County Planning Department verifying compliance with the conditions of their letter dated 9/6/2012, summarized as follows:

Only treated medical waste is accepted at the Riverside County landfills. The medical waste must be treated with an approved method in compliance with Federal, State, and Local laws, and the Riverside County Waste Management's Medical Waste Acceptance Policy.
Prior to the issuance of a building permit, the applicant shall submit three (3) copies of a Recyclables Collection and Loading Area plot plan to the Riverside County Waste

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 29 USE - AGENCY CLEARANCE (cont.)

RECOMMND

Management Department for review and approval. The plot plan shall conform to Design Guidelines for Recyclables Collection and Loading Areas, provided by the Waste Management Department, and shall show the dimensions and construction detail, including elevation/farade, construction materials and signage. The plot plan shall clearly indicate how the trash and recycling enclosures shall be accessed by the haulers.

Prior to building final inspection, the applicant shall construct the recyclables collection and loading area in compliance with the Recyclables Collection and Loading Area plot plan, as approved and stamped by the Riverside County Waste Management Department.

Prior to issuance of a building permit, a Waste Recycling Plan (WRP) shall be submitted to the Waste Management Department for approval.

Prior to issuance of an occupancy permit, evidence (i.e., receipts or other type verification) to demonstrate project compliance with the approved WRP shall be presented by the project proponent to the Planning/Recycling Division of the Riverside County Waste Management Department in order to clear the project for occupancy permits.

Hazardous materials are not accepted at Riverside County landfills. In compliance with federal, state, and local regulations and ordinances, any hazardous waste generated in association with the development of the project shall be disposed of at a permitted Hazardous Waste Disposal facility.

Use mulch and/or compost in the development and maintenance of landscaped areas within the project boundaries Consider xeriscaping and using drought tolerant/low maintenance vegetation in all landscaped area of the project.

90.PLANNING. 31 USE - FEE STATUS

RECOMMND

Prior to final building inspection for Public Use Permit No. 917, the Planning Department shall determine the status of the deposit based fees. If there are fees owed to the County, the permit holder shall pay the outstanding balance.

90.PLANNING. 32 USE - ORD NO. 659 (DIF)

RECOMMND

Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection, the applicant

03/26/15
14:39

Riverside County LMS
CONDITIONS OF APPROVAL

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PUBLIC USE PERMIT Case #: PUP00917

Parcel: 755-162-010

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 32 USE - ORD NO. 659 (DIF) (cont.)

RECOMMND

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

The amount of the fee for commercial or industrial development shall be calculated on the basis of the "Project Area," as defined in the Ordinance, which shall mean the net area, measured in acres, from the adjacent road right-of-way to the limits of the project development. The Project Area for Public Use Permit No. 917 has been calculated to be 4.77 net acres.

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

TRANS DEPARTMENT

90.TRANS. 22 USE - R-O-W DEDICATION

RECOMMND

Dedication shall be completed for secondary access prior to final occupancy or as approved by the Transportation Department.

90.TRANS. 23 USE-LNDSCP INSPECTION DEPOSIT

RECOMMND

Prior to building permit final inspection, the developer/permit holder shall file an Inspection Request Form and deposit sufficient funds in the IP/ST account to cover the costs of the applicable landscape inspection. The deposit required for landscape inspections shall be determined by the Transportation Department, Landscape Section.

The Transportation Department shall clear this condition

03/26/15
14:39

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 31

PUBLIC USE PERMIT Case #: PUP00917

Parcel: 755-162-010

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 23 USE-LNDSCP INSPECTION DEPOSIT (cont.) RECOMMND

upon determination of compliance.

90.TRANS. 24 USE-LANDSCAPE INSPECTION RQM RECOMMND

The permit holder's landscape architect (or on-site representative) is responsible for preparing the landscaping and irrigation plans and shall arrange for an installation inspection with the Transportation Department at least five (5) working days prior to the installation of any landscape or irrigation component.

Upon successful completion of the installation inspection, the applicant will arrange for an 1-year installation inspection at least five (5) working days prior to the building final inspection or issuance of occupancy permit, whichever occurs first, and comply with the Transportation Department's 80.TRANS condition entitled "USE-LANDSCAPE SECURITY" and the 90.TRANS condition entitled "LANDSCAPE INSPECTION DEPOSIT."

Upon successful completion of the installation inspection, the Transportation Department's landscape inspector and the permit holder's landscape architect (or on-site representative) shall execute a Landscape Certificate of Completion that shall be submitted to the Transportation Department. The Transportation Department shall clear this condition upon determination of compliance.

90.TRANS. 25 USE-COMPLY WITH LNDSCP/IRRGTN RECOMMND

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

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



FROM: Supervisor John J. Benoit

SUBMITTAL DATE: August 28, 2012

SUBJECT: Fast Track request for Borrego Community Health Foundation Medical Clinic (non-profit)

RECOMMENDED MOTION: That the Board of Supervisors grant Fast-Track status for Medical Clinic Expansion

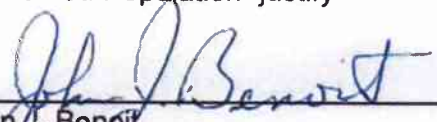
BACKGROUND:

Borrego Community Health Foundation (BCHF) is a private, non-profit 501(c)(3) federally qualified health center that operates 10 clinics, two mobile dental clinics and one mobile medical clinic in a 150-mile corridor on the eastern side of the counties of Riverside and San Diego. Health services are delivered to communities impacted by families with incomes under 200% of poverty. In 2006, BCHF assumed responsibility for two migrant health clinics in the Coachella Valley. The Centro Medico Oasis and Centro Medico Coachella clinics are located on school grounds and have provided comprehensive primary healthcare services to the schools and the surrounding communities. This request concerns the Centro Medico Oasis Clinic.

The Centro Medico Oasis Clinic is located on the old Oasis Elementary School campus, on five acres in a remote agricultural area. This facility is crucial to providing medical care to eastern Coachella Valley residents. We have been provided U.S. Census Bureau data that indicates approximately 28% of the population lives below the Federal Poverty Level (FPL) and 62% live at or below 200% of the FPL.

The proposed project will provide four additional exam rooms and will include the installation of digital X-ray equipment that can transmit to the radiologist for immediate reading when necessary. It will also include implementation of electronic health records, which will require equipment purchases. The adjacent former school building will be transformed into a community service center through a collaborative program that will provide a multitude of social services. The clinic will continue the integration of healthcare services at the Oasis Elementary School with on-campus services and will provide transportation from the school to the clinic utilizing an existing van. The clinic now provides services on weekends and holidays.

The urgent health care needs of this federally declared "Medically Underserved Population" justify fast-track status for this proposed project.



John J. Benoit
Fourth District Supervisor

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

DATE: August 15, 2012

TO:

Riv. Co. Transportation Dept. - Palm Desert
Riv. Co. Environmental Health Dept.
Riv. Co. Public Health – Industrial Hygiene
Riv. Co. Fire Department - Palm Desert
Riv. Co. Building & Safety – Grading
Riv. Co. Building & Safety – Plan Check
Regional Parks & Open Space District.
Riv. Co. Environmental Programs Division
P.D. Geology Section

P.D. Landscaping Section
P.D. Archaeology Section
Riv. Co. Waste Management Dept.
Riv. Co. Sheriff's Dept.
EDA- Redevelopment
4th District Supervisor
4th District Planning Commissioner
Coachella Valley Water District
Coachella Valley School District

Southern California Edison
Southern California Gas Co.
Time Warner Cable
Verizon
RWQCB- Colorado River
Eastern Information Center (UCR)
Torres Martinez Desert Cahuilla Indians

PUBLIC USE PERMIT NO. 00917 – EA42532 – Applicant: Borrego Community Health Foundation – Representative: Michael Coundry - Fourth Supervisorial District – Lower Coachella Valley Zoning District – Eastern Coachella Valley Area Plan: Agricultural: Agricultural (AG:AG), Community Development: Commercial Retail (CD:CR) – Location: Northerly of 75th Street, southerly of 77th Street, easterly of Harrison Avenue, westerly of Pierce Avenue – 4.77 Gross Acres – **REQUEST:** Proposal for a new 1440 sq. ft. medical building as an expansion to the existing 3600 sq. ft. medical clinic – APN: 755-162-010

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a **LDC meeting on September 6, 2012**. All LDC Members please have draft conditions in the Land Management System on or before the above date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the routing on or before the above date. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing.

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

Should you have any questions regarding this project, please do not hesitate to contact **Paul Rull**, Project Planner, at **(951) 955-0972** or email at **prull@rctlma.org / MAILSTOP# 1070**.

COMMENTS:

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

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

LAND DEVELOPMENT COMMITTEE
2ND CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE
P.O. Box 1409
Riverside, CA 92502-1409

DATE: November 18, 2013

TO:

Riv. Co. Transportation Dept. - Palm Desert
Riv. Co. Environmental Health Dept.
Riv. Co. Fire Department - Palm Desert
Riv. Co. Building & Safety - Grading

Riv. Co. Building & Safety - Plan Check
Regional Parks & Open Space District.
Riv. Co. Environmental Programs Division
P.D. Geology Section

P.D. Landscaping Section
P.D. Archaeology Section
Coachella Valley Water District

PUBLIC USE PERMIT NO. 917 AMENDED NO.1 - EA42532 - Applicant: Borrego Community Health Foundation - Representative: Michael Coundry - Fourth Supervisorial District - Lower Coachella Valley Zoning District - Eastern Coachella Valley Area Plan: Agricultural: Agricultural (AG:AG), Community Development: Commercial Retail (CD:CR) - Location: Northerly of 75th Street, southerly of 77th Street, easterly of Harrison Avenue, westerly of Pierce Avenue - 4.77 Gross Acres - **REQUEST:** Proposal for a new 1440 sq. ft. medical building as an expansion to the existing 3600 sq. ft. medical clinic - APN: 755-162-010

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a **December 12, 2013**. All LDC Members please have draft conditions in the Land Management System on or before the above date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the routing on or before the above date. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing.

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

Should you have any questions regarding this project, please do not hesitate to contact **Paul Rull**, Project Planner, at (951) 955-0972 or email at prull@rctlma.org / MAILSTOP# 1070.

COMMENTS:

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

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

LAND DEVELOPMENT COMMITTEE
3RD CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE
P.O. Box 1409
Riverside, CA 92502-1409

DATE: June 24, 2014

TO

Riv. Co. Transportation Dept. - desert
Riv. Co. Environmental Health Dept.
Riv. Co. Fire Dept. - desert

Riv. Co. Building & Safety – Grading
Riv. Co. Building & Safety – Plan Check
Riv. Co. Environmental Programs Dept.

P.D. Geology Section-D. Jones
P.D. Landscaping Section-Mark Hughes
P.D. Archaeology Section-Heather Thomson

PUBLIC USE PERMIT NO. 917 AMENDED NO.2 – EA42532 – Applicant: Borrego Community Health Foundation – Representative: Norman Wieme - Fourth Supervisorial District – Lower Coachella Valley Zoning District – Eastern Coachella Valley Area Plan: Agricultural: Agricultural (AG:AG), Community Development: Commercial Retail (CD:CR) – Location: Northerly of 75th Street, southerly of 77th Street, easterly of Harrison Avenue, westerly of Pierce Avenue – 4.77 Gross Acres – **REQUEST:** Proposal for a new 1440 sq. ft. medical building as an expansion to the existing 3600 sq. ft. medical clinic on 4.7 gross acres – APN: 755-162-010

Routes in LMS have only been added for those departments that previously required corrections (denials). We are still requesting that your department review the attached map(s) and/or exhibit(s) for the above-described project. **If your department is not provided a route line, but you elect to provide comments (denial to the route) you may add a route for your department.** Otherwise please assure your files reflect this stamped version of the document and review any conditions accordingly. This case is scheduled for a **LDC comments on July 24, 2014.** All LDC Members please have draft conditions in the Land Management System on or before the above date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the routing on or before the above date. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing. Please keep ahold of this exhibit for your files as it supersedes previously transmitted exhibits. The following departments received a route on this project:

Planning, Geology, Landscaping, Environmental Health Services, Building and Safety Plancheck

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

Should you have any questions regarding this project, please do not hesitate to contact **Paul Rull**, Project Planner, at **(951) 955-0972** or email at **prull@rctlma.org / MAILSTOP# 1070.**

COMMENTS:

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

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



Riverside County
Waste Management Department

Hans W. Kernkamp, General Manager-Chief Engineer

September 6, 2012

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

**RE: Public Use Permit (PUP) No. 00917
To Expand an Existing 3,600-Square Foot Medical Building by Adding a Second
1,440-Square Foot Medical Building**

Dear Mr. Rull:

The Riverside County Waste Management Department (Department) has reviewed the proposed project located southerly of 77th Street, northerly of 75th Street, easterly of Harrison Avenue, and westerly of Pierce Avenue within the Eastern Coachella Valley Area Plan. The Department is recommending that the following conditions be made a part of any Conditions of Approval for the project:

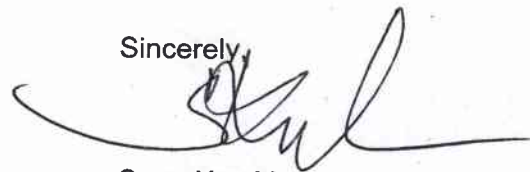
1. **Only treated medical waste is accepted at the Riverside County landfills.** The medical waste must be treated with an approved method in compliance with Federal, State and Local laws, and the Riverside County Waste Management Department's. A copy of the Riverside County Waste Management Department's Medical Waste Acceptance Policy can be obtained by calling (951) 486-3200.
2. **Prior to issuance of a building permit,** the applicant shall submit three (3) copies of a Recyclables Collection and Loading Area plot plan to the Riverside County Waste Management Department for review and approval. The plot plan shall conform to ***Design Guidelines for Recyclables Collection and Loading Areas***, provided by the Waste Management Department, and shall show the location of and access to the collection area for recyclable materials, along with its dimensions and construction detail, including elevation/façade, construction materials and signage. The plot plan shall clearly indicate how the trash and recycling enclosures shall be accessed by the hauler.
3. **Prior to building final inspection,** the applicant shall construct the recyclables collection and loading area in compliance with the Recyclables Collection and Loading Area plot plan, as approved and stamped by the Riverside County Waste Management Department.
4. a) **Prior to issuance of a building permit,** a *Waste Recycling Plan (WRP)* shall be submitted to the Waste Management Department for approval. At a minimum, the WRP must identify the materials (i.e., concrete, asphalt, wood, etc.) that will be generated by construction and development, the projected amounts, the measures/methods that will be taken to recycle, reuse, and/or reduce the amount of materials, the facilities and/or haulers that will be utilized, and the targeted

recycling or reduction rate. Materials can be taken directly to recycling facilities (Riverside County Waste Management Department, Recycling Section, can be contacted directly at 951.486.3200 for a list of facilities), or arrangements can be made through the franchise hauler and/or a construction clean-up business.

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

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

Sincerely,



Sung Key Ma
Urban/Regional Planner IV



Established in 1918 as a public agency
Coachella Valley Water District

Directors:

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

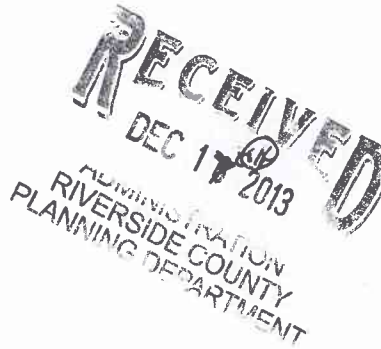
Officers:

Jim Barrett, General Manager
Julia Fernandez, Board Secretary

December 12, 2013

Redwine and Sherrill, Attorneys

File: 0163.1
0421.1
0721.1
Geo.080811-1
PZ 13-5038



Paul Rull
Riverside County Planning Department
P.O. Box 1409
Riverside, CA 92502-1409

Dear Mr. Rull:

Subject: Public Use Permit No. 917 Amended No. 1 (APN 755-162-010)

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

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

Plans for stormwater facilities shall be submitted to CVWD for review.

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

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

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



Paul Rull
Riverside County Planning Department

2

December 12, 2013

This development lies within the study area of the 2010 Water Management Plan Update. The groundwater basin in the Coachella Valley is in a state of overdraft. Each new development contributes incrementally to the overdraft. CVWD has a Water Management Plan in place to reduce the overdraft to the groundwater basin. The elements of the Water Management Plan include supplemental imported water, source substitution and water conservation. The plan lists specific actions for reducing overdraft. The elements and actions described in the plan shall be incorporated into the design of this development to reduce its negative impact on the Coachella Valley groundwater basin.

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
77588 El Duna, Suite H
Palm Desert, CA 92211

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

Michael Mistica, MBA
County of Riverside, Department of Environmental Health
Land Use and Water Resources Program
3880 North Lemon St., Suite 200
Riverside, CA 92501

Borrego Community Health Foundation
P.O. Box 2369
Borrego Springs, CA 92004

SL:ch/eng/sw/13/Public Use Permit 917 Amended



Established in 1918 as a public agency

Coachella Valley Water District

Directors:

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

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

August 30, 2012

Redwine and Sherrill, Attorneys

File: 0163.1
0421.1
0721.1
080811-1

Paul Rull
Riverside County Planning Department
4080 Lemon Street, 9th Floor
Riverside, CA 92501

Dear Mr. Rull:

Subject: Public Use Permit No 00917

RECEIVED
SEP 04 2012
ADMINISTRATION
RIVERSIDE COUNTY
PLANNING DEPARTMENT

This project lies within the area of the Eastern Coachella Valley Master Stormwater Planning Project, which will provide flood protection to the communities of Thermal, Vista Santa Rosa, Oasis, Mecca and North Shore. Coachella Valley Water District (CVWD) is in the early stages of this planning effort. Upon completion of the design phase, developers and property owners within the area may be required to dedicate right-of-way for flood control facilities and/or participate in the financing of a portion of these facilities.

The finish floor elevation of the new 1,440 square feet addition (expansion) to the existing 3,600 square foot medical clinic needs to be elevated by two feet above the highest adjacent ground on a permanent foundation. Any future addition will require a flood management review by CVWD.

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

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

Paul Rull
Riverside County
Planning Department

2

August 30, 2012

This area is designated Zone A on Federal Flood Insurance rate maps, which are in effect at this time by the Federal Emergency Management Agency (FEMA).

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

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

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

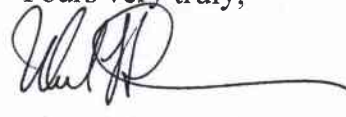
CVWD may need additional facilities to provide for the orderly expansion of its domestic water and sanitation systems. These facilities may include pipelines, wells, reservoirs, booster pumping stations, lift stations, treatment plants and other facilities. The developer may be required to install these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

This notice of domestic water service and sanitation 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 service and sanitation 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 Joe Cook, Domestic Water Engineer, extension 2292.

Yours very truly,



Mark L. Johnson
Director of Engineering

cc: See attached list

JC:ch\eng\sw\12\AUG\PUP 00917



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

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

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

cc: Condry Design LLC
29255 Cinnamon Wood Way
Menifee, CA 92584

JC:ch\eng\sw\12\AUG\PUP 00917



DEPARTMENT OF ENVIRONMENTAL HEALTH
ENVIRONMENTAL PROTECTION & OVERSIGHT DIVISION

September 5, 2012

TO: Paul Rull, Project Planner

FROM: Steven Hinde, REHS, CIH, Senior Industrial Hygienist

RE: Public Use Permit No. 917 and EA 42532

A noise study is not required based upon the submitted diagrams, surrounding zoning, distance of sensitive receivers and existing medical building. However, they still need to follow:

1. Facility-related noise, **as projected to any portion of any surrounding property containing a "sensitive receiver, habitable dwelling, hospital, school, library or nursing home"**, must not exceed the following worst-case noise levels 45 dB(A) – 10 minute noise equivalent level ("leq"), between the hours of 10:00 p.m. to 7:00 a.m. (nighttime standard) and 65 dB (A) – 10 minute leq, between 7:00 a.m. and 10:00 p. m. (daytime standard).

Please contact Steven Hinde if you have any questions.

**THERMAL-OASIS COMMUNITY COUNCIL
CSA 125**

Created by the Board of Supervisors September 21, 1999

PUBLIC NOTICE AND AGENDA

Rummonds Senior Center

87-229 Church Street, Thermal

DATE: Monday, May 19, 2014 TIME: 6:00 p.m.

Visit our Website at: www.rivco4.org

In accordance with the requirements of the California Code, Section 59454.2, this Agenda is posted not less than 72 hours prior to the meeting date and time noted above.

1. **Call to Order**
2. **Pledge of Allegiance**
3. **Roll Call**
4. **Approval of Meeting Minutes: March 24, 2014**
5. **PUBLIC COMMENTS:** All persons wishing to address the Council on items not specifically on the Agenda or on matters of general interest should do so at this time. As determined by the chair, speakers may be deferred until a related Agenda item is taken for the Council's consideration. Please limit your remarks to three minutes.
6. **STAFF REPORTS:**
 - A. Sheriff Department – Lieutenant Matthew Martello, 760-863-8784, mmartell@riversidesheriff.org
 - B. California Highway Patrol – Christopher Prietto, Community Outreach Officer, 760-772-8911, cprietto@chp.ca.gov
 - C. Code Enforcement – Frank Mendez, 760-393-3344, fmendez@rctlma.org
 - D. Fire Department – David Rios
 - E. TLMA – Mojahed Salama
 1. Streets in disrepair - Avenue 54 between Tyler St. and Grapefruit Blvd.; Grapefruit Blvd. between Avenue 54 and Airport Blvd.
 2. Airport Boulevard Grade Separation Project - Bus pass procedures and eligibility. Sara Van Patten, Project Manager, Granite Construction Company
 - F. Desert Recreation District
 - G. Other County or Government Agencies:
 - CVEP – Update on the Economic Summit and other business development projects underway in the east valley – Ernesto Rios
 - H. 4th District Riverside County Supervisor John J. Benoit Representative – Margarita Felix
7. **NEW BUSINESS:** Presenters must direct their report to the Council. At the conclusion of the presentation, Chair may allow questions. Each speaker must first be recognized by the Chair.

Project Name/Description: The Public Use Permit proposes to create a new 1,440 sq ft medical building as an expansion to the existing 3,600 sq ft medical clinic on 4.77 gross acre parcel.

Location/Address: (Include cross streets)

The project site is located in the community of Oasis of the Eastern Coachella Valley Area Plan in Eastern Riverside County; more specifically, northerly of 75th Street, southerly of 77th Street, easterly of Harrison Avenue, westerly of Pierce Avenue.

APN Number: 755-162-010

Planning Department Case Numbers: Public Use Permit No. 917

Status within Riverside County Planning Office: Development Review Team (DRT) Pending comments from other departments including Community Council; County Planner: Paul Rull - prull@rctlma.org

Zoning/General Plan (GP) Designation: Current zoning AG, no change requested

If Residential project: N/A

If Commercial project: 1,440 square foot addition. 3,600 foot existing modular facility.

Has this area been "known" by another name Yes, Oasis School Elementary School staff & general parking lot

Will advisory action/vote be required for your project OR is the presentation for feedback and discussion only ADVISORY ACTION/VOTE of Community Council members is required before Director's Hearing (DH), Planning Commission (PC) or Board of Supervisor (BOS) reviews. Yes, applicant is requesting (a vote) approval to continue the planning process.

Contact Information:

Fred Deharo
Senior Vice-President for Corporate Development
fdeharo@borregomedical.org
Cell: (760) 774-2633
Tel: (760) 767-6433

Riverside County General Plan Amendment and General Plan Update

General Plan Amendment No. 960:
General Plan Update (EIR No. 521 / SCH 2009041065)

Project Description: The Riverside County General Plan serves as a blueprint for the future of Riverside County. The action evaluated by the Draft EIR is the adoption of Riverside County General Plan Amendment (GPA) No. 960, the General Plan Update Project, which proposes a variety of revisions to the current Riverside County General Plan to update existing policies, maps and implementing directions, and provide new information and policies where needed. Various revisions are proposed for nearly all of the General Plan's Elements and Area Plans. Some items affect countywide policies, some items affect specific parcels. Maps and data may be viewed online; see the project mapping link from the project page on the County Planning Department's website (<http://planning.rctlma.org>).

Written comments should be sent to Kristi Lovelady.
Kristi Lovelady
Principal Planner
klovelad@rctlma.org
(951) 955-0781

8. COUNCILMEMBERS' COMMENTS, REPORTS AND CORRESPONDENCE:

9. NEXT MEETING: September 22, 2014

CHP Non-emergency Phone Numbers

- **24-hour non-emergency number for dispatch – 760-772-8900**
- **Business Office – 760-772-8911**

Graffiti Busters: www.rivcoeda.org

866-732-1444 or 951-955-3333

Mike Wells, Chair
760-399-5007
conchillaskipper@hotmail.com

Sergio Duran, Vice Chair
760-578-0340
sergiod57@yahoo.com

Charlie Smith, Secretary
760-397-8262
csdateranch@yahoo.com

Sergio Meza
760-609-7352
sepspirefree@yahoo.com

Bobby Melkesian
760-485-1006
bobbyspersonal@yahoo.com

Ernesto Rios
760-799-7142
erios001@student.ucr.edu

Marco Celedon
760-449-5117
mceledon@engineer.com

Accommodations under the Americans with Disabilities Act are available upon request. Please contact Margarita Felix at 760-863-8211, or email at mafelix@rcbos.org 72 hours before meeting from



Set 10# ECOD6385

RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

APPLICATION FOR LAND USE PROJECT

CHECK ONE AS APPROPRIATE:

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

PROPOSED LAND USE: None

ORDINANCE NO. 348 SECTION AUTHORIZING PROPOSED LAND USE: Ord 348 Sec 19.1(58)

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

CASE NUMBER: DD25177 Pur00917 DATE SUBMITTED: 8-6-2012
EA 42532 CFG05907

APPLICATION INFORMATION

Applicant's Name: Borrego Community Health Foundation E-Mail: psmith@borregomedical.org

Mailing Address: P O Box 2369
Borrego Springs Street Ca 92004
City State ZIP

Daytime Phone No: (760) 767-6423 Fax No: (760) 767-3629

Engineer/Representative's Name: Michael Condry E-Mail: condrymln@yahoo.com

Mailing Address: 29555 Cinnamon Wood Way
Menifee Street Ca 92584
City State ZIP

Daytime Phone No: (951) 282-1927 Fax No: ()

Property Owner's Name: Borrego Community Health Foundation E-Mail: psmith@borregomedical.com

Mailing Address: P.O.Box 2369
Borrego Springs Street CA 92004
City State ZIP

Daytime Phone No: (760) 767-6423 Fax No: (760) 767-3629

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

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

APPLICATION FOR LAND USE AND DEVELOPMENT


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

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

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.

MARGARET L. SMITH, CFO
PRINTED NAME OF APPLICANT


SIGNATURE OF APPLICANT

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

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

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

MARGARET L. SMITH, CFO
PRINTED NAME OF PROPERTY OWNER(S)


SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

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

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

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 755-162-010

Section: 11 Township: T8S Range: R8E

Approximate Gross Acreage: 4.77

General location (nearby or cross streets): North of 75th ST., South of _____

APPLICATION FOR LAND USE AND DEVELOPMENT

77th ST. _____, East of Harrison Ave. _____, West of Pierce Ave. _____.

Thomas Brothers map, edition year, page number, and coordinates: 5712 Grid B3

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

Site consist of one lot. existing 3600 sq. ft. medical clinic, addition of 1440 sq. ft. to existing clinic.

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). _____ (Parcel Map, Zone Change, etc.)

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

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

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

Is water service available at the project site: Yes No

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

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

Is sewer service available at the site? Yes No

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

Will the proposal result in cut or fill slopes steeper than 2:1 or higher than 10 feet? Yes No

How much grading is proposed for the project site?

Estimated amount of cut = cubic yards: N/A

Estimated amount of fill = cubic yards N/A

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

APPLICATION FOR LAND USE AND DEVELOPMENT

Import N/A Export N/A Neither _____

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

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

How many anticipated truckloads? _____ truck loads.

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

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

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

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

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

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

HAZARDOUS WASTE SITE DISCLOSURE STATEMENT

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

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

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

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

Owner/Representative (1)  Date 1/30/12
Owner/Representative (2) _____ Date _____

APPLICATION FOR LAND USE AND DEVELOPMENT

Checklist for Identifying Projects Requiring a Project-Specific Water Quality Management Plan (WQMP) within the Santa Ana River Region¹

Project File No.	
Project Name:	
Project Location:	
Project Description:	
Project Applicant Information:	

Proposed Project Consists of, or includes:	Y	S	N
Significant Redevelopment: The addition or creation of 5,000 square feet or more of impervious surface on an existing developed site. This includes, but is not limited to, construction of additional buildings and/or structures, extension of the existing footprint of a building, construction of impervious or compacted soil parking lots. Does not include routine maintenance activities that are conducted to maintain original line and grade, hydraulic capacity, the original purpose of the constructed facility or emergency actions required to protect public health and safety.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Residential development of 10 dwelling units or more, including single family and multi-family dwelling units, condominiums, or apartments.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Industrial and commercial development where the land area ² represented by the proposed map or permit is 100,000 square feet or more, including, but not limited to, non-residential developments such as hospitals, educational institutions, recreational facilities, mini-malls, hotels, office buildings, warehouses, light industrial, and heavy industrial facilities.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Automotive repair shops (Standard Industrial Classification (SIC) Codes 5013–Motor vehicle supplies or parts, 5014–Tires & Tubes, 5541–Gasoline Service Stations, 7532–Top, Body & Upholstery Repair Shops and Paint Shops, 7533–Automotive Exhaust System Repair Shops, 7534–Tire Retreading and Repair Shops, 7536–Automotive Glass Replacement Shops, 7537–Automotive Transmission Repair Shops, 7538–General Automotive Repair Shops, 7539–Automotive Repair Shops, not elsewhere classified)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Restaurants disturbing greater than 5,000 square feet. (Standard Industrial Classification (SIC) Code 5812: Establishments primarily engaged in the retail sale of prepared food and drinks for on-premise or immediate consumption, including, but not limited to: Automats (eating places), Beaneries, Box lunch stands, Buffets (eating places), Cafes, Cafeterias, Carry-out restaurants, Caterers, Coffee shops, Commissary restaurants, Concession stands, prepared food (e.g., in airports and sports arenas), Contract feeding, Dairy bars, Diners (eating places), Dining rooms, Dinner theaters, Drive-in restaurants, Fast food restaurants, Food bars, Food service (institutional), Frozen custard stands, Grills, (eating places), Hamburger stands, Hot dog (frankfurter) stands, Ice cream stands, Industrial feeding, Lunch bars, Lunch counters, Luncheonettes, Lunchrooms, Oyster bars, Pizza parlors, Pizzerias, Refreshment stands, Restaurants, Sandwich bars or shops, Snack shops, Soda fountains, Soft drink stands, Submarine sandwich shops, and Tea rooms.)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Hillside development that creates 10,000 square feet or more, of impervious surface(s) including developments in areas with known erosive soil conditions or where natural slope is 25 percent or more.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Developments creating 2,500 square feet or more of impervious surface that is adjacent to (within 200 feet) or discharging directly into areas designated in the Basin Plan ³ as waters supporting habitats necessary for the survival and successful maintenance of plant or animal species designated under state or federal law are rare, threatened, or endangered species (denoted in the Basin Plan as the "RARE" beneficial use) or waterbodies listed on the CWA Section 303(d) list of Impaired Waterbodies ⁴ . "Discharging directly to" means Urban Runoff from subject Development or Redevelopment site flows directly into aforementioned waterbodies. Urban Runoff is considered a direct discharge unless it first flows through a) a municipal separate storm sewer system (MS4) that has been formally accepted by and is under control and operation of a municipal entity; b) a separate conveyance system where there is co-mingling of flows with off-site sources; or c) a tributary or segment of a water body that is not designated with "RARE" beneficial uses nor listed on the 303(d) list before reaching the water body or segment designated as RARE or 303(d) listed.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Parking lots of 5,000 square feet or more of impervious surface exposed to Urban Runoff, where "parking lot" is defined as a site or facility for the temporary storage of motor vehicles.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

¹Includes San Jacinto River watershed.
²Land area is based on acreage disturbed.
³The Basin Plan for the Santa Ana River Basin, which has beneficial uses for Receiving Waters listed in Chapter 3, can be viewed or downloaded from www.swrcb.ca.gov/rwacb8/pdf/R8BPlan.pdf.
⁴The most recent CWA Section 303(d) list can be found at www.swrcb.ca.gov/tmdl/303d_lists.html.

DETERMINATION: Circle appropriate determination.

If **any** question answered "YES" Project requires a project-specific WQMP.

If **all** questions answered "NO" Project requires incorporation of Site Design Best Management Practices (BMPs) and Source Control BMPs imposed through Conditions of Approval or permit conditions.



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

APPLICATION FOR LAND USE AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

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

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: PP25177 PUP00917 DATE SUBMITTED: 8-6-2012
EA42532

APPLICATION INFORMATION

Applicant's Name: Borrego Community Health Foundatio^(w/ps) E-Mail: psmith@borregomedical.org

Mailing Address: P.O. Box 2369
Borrego Springs Street Ca 92004
City State ZIP

Daytime Phone No: (760) 767-6423 Fax No: (760) 767-3629

Engineer/Representative's Name: Michael Condry E-Mail: condrymln@yahoo.com

Mailing Address: 29255 Cinnamon Wood Way
Menifee Street Ca 92584
City State ZIP

Daytime Phone No: (951) 282-1927 Fax No: ()

Property Owner's Name: Borrego Community Health Fo E-Mail: psmith@borregomedical.org

Mailing Address: P.O. Box 2369
Borrego Springs Street Ca 92004
City State ZIP

Daytime Phone No: (760) 767-6423 Fax No: (760) 767-3629

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

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

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



**COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY**



*George A. Johnson
Agency Director*

<i>Katherine Gifford Director, Administrative Services Department</i>	<i>Ron Goldman Director, Planning Department</i>	<i>Juan C. Perez Director, Transportation Department</i>	<i>Mike Lara Director, Building & Safety Department</i>	<i>John Boyd Director, Code Enforcement Department</i>	<i>Carolyn Syms Luna Director, Environmental Programs Department</i>
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LAND USE and PERMIT APPLICATION PROCESSING AGREEMENT
Agreement for Payment of Costs of Application Processing

TO BE COMPLETED BY APPLICANT:

This agreement is by and between the County of Riverside, hereafter "County of Riverside",
and Borrego Community Health Foundation hereafter "Applicant" and Same as Applicant "Property Owner".

Description of application/permit use:

Borrego Community Health Foundation is submitting the initial entitlement/planning application for the property recently purchased from Coachella Valley Unified School District. Borrego operates a network of community clinics in Riverside and San Diego counties.
If your application is subject to Deposit-based Fee, the following applies

Section 1. Deposit-based Fees

Purpose: The Riverside County Board of Supervisors has adopted ordinances to collect "Deposit-based Fees" for the costs of reviewing certain applications for land use review and permits. The Applicant is required to deposit funds to initiate staff review of an application. The initial deposit may be supplemented by additional fees, based upon actual and projected labor costs for the permit. County departments draw against these deposited funds at the staff hourly rates adopted by the Board of Supervisors. The Applicant and Property Owner are responsible for any supplemental fees necessary to cover any costs which were not covered by the initial deposit.

Section 2. Applicant and Property Owner Responsibilities for Deposit-based Fee Applications

- A. Applicant agrees to make an initial deposit in the amount as indicated by County ordinance, at the time this Agreement is signed and submitted with a complete application to the County of Riverside. Applicant acknowledges that this is an initial deposit and additional funds may be needed to complete their case. The County of Riverside will not pay interest on deposits. Applicant understands that any delays in making a subsequent deposit from the date of written notice requesting such additional deposit by County of Riverside, may result in the stoppage of work.
- B. Within 15 days of the service by mail of the County of Riverside's written notice that the application permit deposit has been reduced to a balance of less than 20% of the initial deposit or that the deposit is otherwise insufficient to cover the expected costs to completion, the Applicant agrees to make an additional payment of an amount as determined by the County of Riverside to replenish the deposit. Please note that the processing of the application or permit may stop if the amount on deposit has been expended. The Applicant agrees to continue making such payments until the County of Riverside is reimbursed for all costs related to this application or permit. The County of Riverside is entitled to recover its costs, including attorney's fees, in collecting unpaid accounts that would have been drawn on the deposit were it not depleted.
- C. The Property Owner acknowledges that the Applicant is authorized to submit this agreement and related application(s) for land use review or permit on this property. The Property Owner also acknowledges that should the Applicant not reimburse the County of Riverside for all costs related to this application or permit, the Property Owner shall become immediately liable for these costs which shall be paid within 15 days of the service by mail of notice to said property Owner by the County.

- D. This Agreement shall only be executed by an authorized representative of the Applicant and the Property Owner. The person(s) executing this Agreement represents that he/she has the express authority to enter into this agreement on behalf of the Applicant and/or Property Owner.
- E. This Agreement is not assignable without written consent by the County of Riverside. The County of Riverside will not consent to assignment of this Agreement until all outstanding costs have been paid by Applicant.
- F. Deposit statements, requests for deposits or refunds shall be directed to Applicant at the address identified in Section 4.

Section 3. To ensure quality service, Applicant is responsible to provide one-week written notice to the County of Riverside Transportation and Land Management Agency (TLMA) Permit Assistance Centers if any of the information below changes.

Section 4. Applicant and Owner Information

1. PROPERTY INFORMATION:

Assessors Parcel Number(s): 755-162-010

Property Location or Address:

(NEC & SEC of State Highway 195 & 76th Avenue in an unincorporated area of Riverside County known as Thermal)

2. PROPERTY OWNER INFORMATION:

Borrego Community Health Foundation

Property Owner Name: _____ Phone No.: (760) 767-6421

Firm Name: _____ Email: _____

Address: 655 Palm Canyon Drive, Suite D

Borrego Springs CA 92004-2369

3. APPLICANT INFORMATION:

Applicant Name: Same As Above Phone No.: _____

Firm Name: _____ Email: _____

Address (if different from property owner)

4. SIGNATURES:

Signature of Applicant: Borrego Community Health Foundation Date: August 6, 2012

Print Name and Title: Bruce E. Hebets, Chief Executive Officer

Signature of Property Owner: Same As Above  Date: 8/6/2012

Print Name and Title: Bruce Hebets, CEO

Signature of the County of Riverside, by  Date: 8.8.12

Print Name and Title: Carlos Munoz, Land Use Tech I

FOR COUNTY OF RIVERSIDE USE ONLY	
Application or Permit (s)#	<u>PP25177 EA42532 CFGP5907</u>
Set #:	<u>0006385</u>
Application Date:	<u>8/6/12</u>

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 3/19/2015,

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

APN (s) or case numbers PUP00917 For

Company or Individual's Name Planning Department,

Distance buffered ~~20~~ 2400'.

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

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

NAME: Vinnie Nguyen

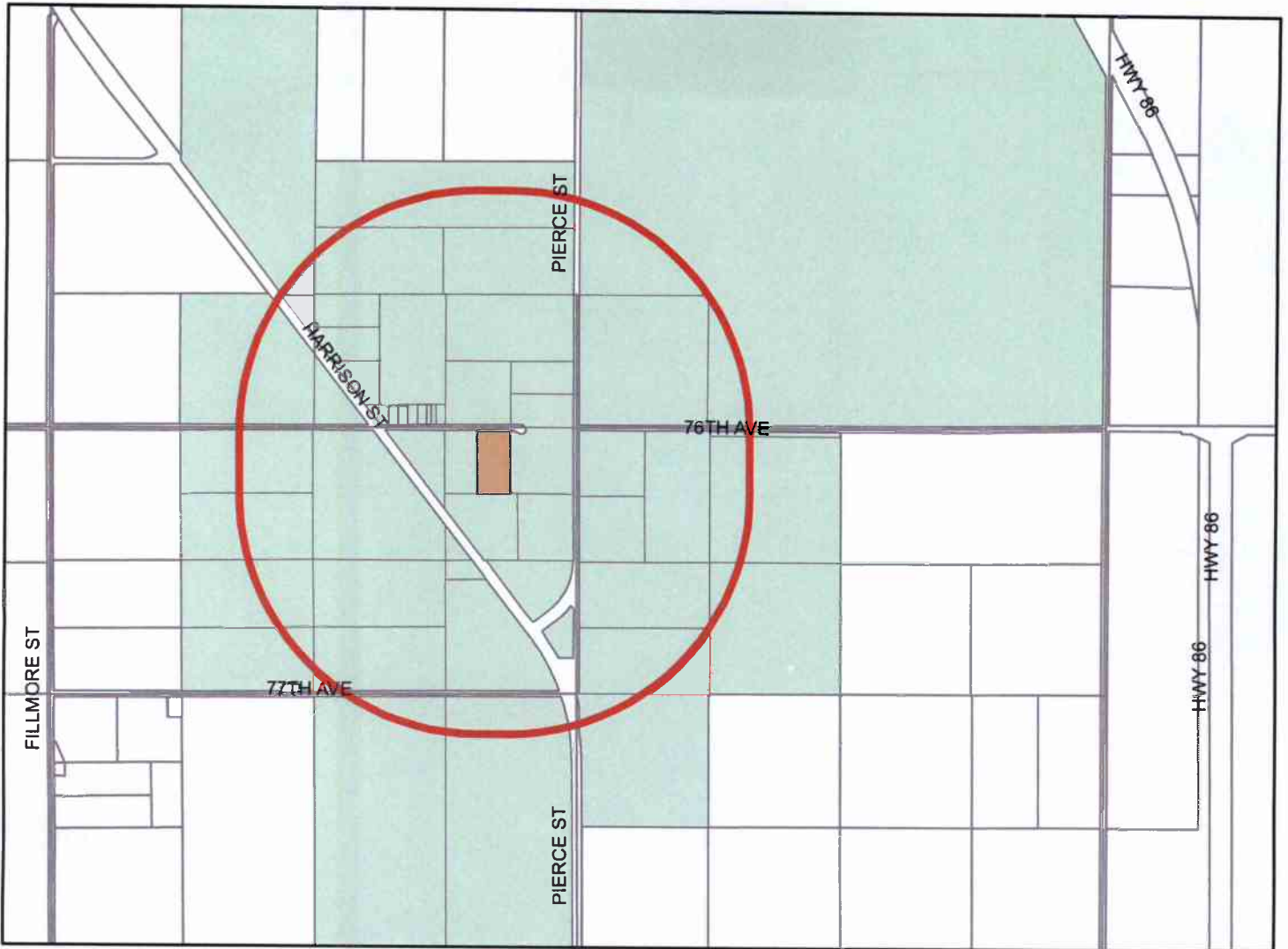
TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

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

PUP00917 (2400 feet buffer)



Selected Parcels

755-161-004 755-142-009 755-142-013 755-161-014 755-150-023 755-150-020 755-162-010 755-161-007 755-161-005 755-180-023
 755-180-016 755-142-014 755-170-014 755-170-015 755-150-010 755-180-019 755-162-003 755-161-011 755-161-015 755-150-013
 755-142-012 755-180-010 755-162-011 755-150-021 755-180-011 755-142-011 755-150-016 755-150-025 755-150-027 755-150-003
 755-150-006 755-150-002 755-150-001 755-150-011 755-150-015 755-180-001 755-161-006 755-162-012 755-150-022 755-162-009
 755-142-015 755-190-013 755-161-008 755-161-009 755-161-010 755-162-001 755-150-019 755-162-004 755-180-015 755-180-022
 755-150-008 755-150-009 755-141-004 755-142-003 755-150-005



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: 755142011, APN: 755142011
KIRKJAN INV PROP
86740 INDUSTRIAL WAY
COACHELLA CA 92236

ASMT: 755150009, APN: 755150009
EVA REGALADO, ETAL
88616 76TH AVE
THERMAL, CA. 92274

ASMT: 755142012, APN: 755142012
GOLDEN ACRE FARMS
P O BOX 371
THERMAL CA 92274

ASMT: 755150010, APN: 755150010
ELISA GARCIA
88618 AVENUE 76
THERMAL CA 92274

ASMT: 755142014, APN: 755142014
DESERT SUN RANCH
529 MERCURY LANE
BREA CA 92621

ASMT: 755150013, APN: 755150013
LIMBANIA CONTRERAS, ETAL
88624 AVENUE 76
THERMAL CA 92274

ASMT: 755150002, APN: 755150002
AMELIA RIOS, ETAL
C/O AMELIA RIOS
51716 CALLE PERA
COACHELLA CA 92236

ASMT: 755150015, APN: 755150015
MARIA PEREZ
13572 SUTTER DR
WESTMINSTER CA 92683

ASMT: 755150003, APN: 755150003
LORENZO GARCIA
75700 HIGHWAY 86
THERMAL, CA. 92274

ASMT: 755150016, APN: 755150016
LAZARO RODRIGUEZ
88665 AVENUE 76
THERMAL, CA. 92274

ASMT: 755150005, APN: 755150005
WOODSPUR FARMING
C/O COLE FRATES
113 S LA BREA AVE 3RD FL
LOS ANGELES CA 90036

ASMT: 755150019, APN: 755150019
WILLEBALDO DIAZ, ETAL
49629 SABAL CT
COACHELLA CA 92236

ASMT: 755150006, APN: 755150006
MARIA KITAGAWA
51-716 CALLE PERA
COACHELLA CA 92236

ASMT: 755150020, APN: 755150020
PATRICIA VALLADAREZ, ETAL
C/O B CORRAL
P O BOX 305
THERMAL CA 92274

ASMT: 755150021, APN: 755150021
LORENA RODRIGUEZ, ETAL
C/O LORENA G RODRIGUEZ
P O BOX 713
THERMAL CA 92274

ASMT: 755161011, APN: 755161011
JULIA FLORES, ETAL
76553 HIGHWAY 86
THERMAL CA 92274

ASMT: 755150023, APN: 755150023
LUPE CISNEROS, ETAL
75850 HARRISON ST
THERMAL CA 92274

ASMT: 755161014, APN: 755161014
ANTHONY VINEYARDS INC
C/O ANTHONY VINEYARDS
PO BOX 9578
BAKERSFIELD CA 93389

ASMT: 755150027, APN: 755150027
SAUL CHAVEZ, ETAL
P O BOX 535
THERMAL CA 92274

ASMT: 755161015, APN: 755161015
JULIA FLORES, ETAL
76447 HIGHWAY 86
THERMAL CA 92274

ASMT: 755161004, APN: 755161004
JOSE DELGADO, ETAL
C/O GUSTAVO DELGADO
P O BOX 792
THERMAL CA 92274

ASMT: 755162001, APN: 755162001
PUG FARMS
C/O KERI UEBERROTH
1009 EMERALD BAY
LAGUNA BEACH CA 92651

ASMT: 755161005, APN: 755161005
CHUL HWANG
13412 ROSWELL AVE
CHINO CA 91710

ASMT: 755162003, APN: 755162003
FERNANDO TORRES
90785 AVENUE 81
THERMAL CA 92274

ASMT: 755161006, APN: 755161006
MAURICE DILLOW
17910 SKY PARK CIR
IRVINE CA 92714

ASMT: 755162004, APN: 755162004
RUTILIO BRITO
78479 HIGHWAY 86
THERMAL CA 92274

ASMT: 755161007, APN: 755161007
CARLOS CISNEROS
88410 AVENUE 77
THERMAL, CA. 92274

ASMT: 755162009, APN: 755162009
OASIS SCHOOL DIST
P O BOX 847
THERMAL CA 92274



ASMT: 755162010, APN: 755162010
BORREGO COMMUNITY HEALTH FOUNDATION
P O BOX 2369
BORREGO SPRINGS CA 92004

ASMT: 755180016, APN: 755180016
CVCWD
P O BOX 1058
COACHELLA CA 92236

ASMT: 755162011, APN: 755162011
KERRY NUNEZ, ETAL
57863 SALIDA DEL SOL
LA QUINTA CA 92253

ASMT: 755180019, APN: 755180019
FAY CARPENTER
649 PURDUE DR
CLAREMONT CA 91711

ASMT: 755162012, APN: 755162012
LYNNETTE JARRELL, ETAL
44660 ROUNDTABLE ST
INDIO CA 92201

ASMT: 755180022, APN: 755180022
USA 755
BUREAU OF INDIAN AFFAIRS
P O BOX 2245
PALM SPRINGS CA 92262

ASMT: 755170015, APN: 755170015
TALUBAN DIAMANTE, ETAL
C/O PHILIP H TALUBAN
160 FRED'S WAY
HOLLISTER CA 95023

ASMT: 755190013, APN: 755190013
OSAMU HASHIZU
C/O KONO BROTHERS TRUST
87481 AVENUE 74
THERMAL CA 92274

ASMT: 755180001, APN: 755180001
MARTHA MORA
76250 HIGHWAY 195
THERMAL, CA. 92274

ASMT: 755180010, APN: 755180010
AUGUSTINE TOLEDO, ETAL
P O BOX 1328
COACHELLA CA 92236

ASMT: 755180011, APN: 755180011
SUSAN VONG, ETAL
90610 81ST AVE
THERMAL CA 92274

3/26/2015 10:50:53 AM

Coachella Valley School District
87225 Church Street
Thermal CA 92274

Torres Martinez Desert Cahuilia Indians
66725 Martinez Road
Thermal, CA 92274

4th Supervisor District
John Benoit, Supervisor
Board of Supervisors, Riverside County
Mail Stop 1003

Waste Resources Management,
Riverside County
Mail Stop 5950

Thermal-Oasis Community Council
87229 Church Street
Thermal, CA 92274

Coachella Valley Water District
51501 Tyler Street
Coachella, CA 92236

Southern California Edison
2244 Walnut Grove Ave., Rm 312
P.O. Box 600
Rosemead, CA 91770

Verizon Engineering
9 South 4th St.,
Redlands, CA 92373

Borrego Community Health Found.
4343 Yaqui Pass Road
P.O. Box 2369
Borrego Springs CA 92004

Norman Wieme
325 Third Avenue, #204
Escondido CA 92025

Borrego Community Health Found.
4343 Yaqui Pass Road
P.O. Box 2369
Borrego Springs CA 92004

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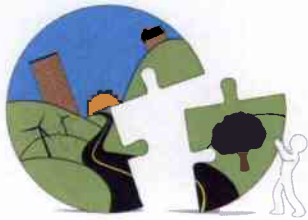
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Escondido CA 92025



RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

NOTICE OF EXEMPTION

TO: Office of Planning and Research (OPR) FROM: Riverside County Planning Department
 P.O. Box 3044 4080 Lemon Street, 12th Floor 38686 El Cerrito Road
 Sacramento, CA 95812-3044 P. O. Box 1409 Palm Desert, CA 92201
 County of Riverside County Clerk Riverside, CA 92502-1409

Project Title/Case No.: Public Use Permit No. 917 (Fast Track Authorization)

Project Location: Northerly of 77th Avenue, easterly of Fillmore Street, southerly of 76th Avenue, westerly of Pierce Street

Project Description: To construct a 1,440 sq. ft. medical building addition to an existing 3,600 sq. ft. medical clinic facility on 4.7 gross acres

Name of Public Agency Approving Project: Riverside County Planning Department

Project Applicant & Address: Borrego Community Health Foundation, 4343 Yaqui Pass Road, Borrego Springs CA, 92004

Exempt Status: (Check one)

- Ministerial (Sec. 21080(b)(1); 15268)
- Declared Emergency (Sec. 21080(b)(3); 15269(a))
- Emergency Project (Sec. 21080(b)(4); 15269 (b)(c))
- Categorical Exemption (Section: 15301)
- Statutory Exemption (_____)
- Other: _____

Reasons why project is exempt: A Class I exemption from CEQA allows for the addition to an existing structure provided that the addition will not result in an increase of more than 50 percent of the floor area of the structure before the addition or 2,500 square feet, whichever may be less. The proposed addition is less than 50 percent of the existing floor area (50 percent of existing floor area is 1,800 square feet) and the addition will be less than 2,500 square feet.

Paul Rull 951-955-0972
County Contact Person Phone Number

Signature Title Date

Date Received for Filing and Posting at OPR: _____

Revised: 03/27/2015: Y:\Planning Case Files-Riverside office\PUP00917\DH-PC-BOS Hearings\BOS\PUP917 NOE-Draft.docx

Please charge deposit fee case#: Z42532 ZCFG No. 05907 - County Clerk Posting Fee \$64.00
FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

M* REPRINTED * I1201818

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: BORREGO COMMUNITY HEALTH FOUND \$64.00
paid by: VI 042514
CFG FOR EA42532
paid towards: CFG05907 CALIF FISH & GAME: DOC FEE
at parcel: 88775 76TH AVE THER
appl type: CFG3

By _____ Aug 06, 2012 11:24
JCMITCHE posting date Aug 06, 2012

Account Code	Description	Amount
658353120100208100	CF&G TRUST: RECORD FEES	\$64.00

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