

REVIEWED BY EXECUTIVE OFFICE

DATE 3/23/10
Tina Grande

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

428 B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
March 23, 2010

SUBJECT CONDITIONAL USE PERMIT NO. 3583 – Intent to Adopt Mitigated Negative Declaration – Applicant: Robb Davis – Engineer/Representative: Fiero Engineering. – Fourth Supervisorial District – Lower Coachella Valley Zoning District – Eastern Coachella Valley Plan – Agriculture: Agriculture – Location: northerly of Avenue 62, southerly of Avenue 61, easterly of Pierce Street, and Westerly of State Route 86 South. – 8.28 Gross Acres – Zoning: Heavy Agriculture - 10 Acre Minimum (A-2-10) – REQUEST: Convert an existing 13-unit Polanco park into a 44-Unit Migrant Agricultural Worker Mobilehome Park.

RECOMMENDED MOTION:

RECEIVE AND FILE the Notice of Decision for the above referenced case acted on by the Planning Commission on March 3, 2010.

The Planning Department recommended Approval; and,
THE PLANNING COMMISSION:

ADOPTED a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 41763**, based on the findings incorporated in the initial study and conclusion that the project will not have a significant effect on the environment; and,

APPROVED CONDITIONAL USE PERMIT NO. 3583, subject to the attached conditions of approval and based upon the findings and conclusions incorporated in the staff report.



Ron Goldman
Planning Director

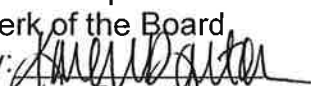
DM:dm

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

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Stone, seconded by Supervisor Benoit and duly carried, IT WAS ORDERED that the above matter of approval is received and filed as recommended.

Ayes: Buster, Stone, Benoit and Ashley
Nays: None
Absent: Tavaglione
Date: April 6, 2010
xc: Planning, Applicant

Kecia Harper-Ihem
Clerk of the Board
By: 
Deputy

Prev. Agn. Ref.

District: Fourth

Agenda Number:

1.3

ATTACHMENTS FILED
WITH THE CLERK OF THE BOARD

COUNTY OF RIVERSIDE

TRANSPORTATION AND LAND MANAGEMENT AGENCY

George A. Johnson · Agency Director

Planning Department

Ron Goldman · Planning Director

Original Negative Declaration/Notice of Determination was routed to County Clerks for posting on.

4/15/10
Date

KB
Initial

MITIGATED NEGATIVE DECLARATION

Project/Case Number: Conditional Use Permit No. 3583

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

PROJECT DESCRIPTION, LOCATION, AND MITIGATION MEASURES REQUIRED TO AVOID POTENTIALLY SIGNIFICANT EFFECTS. (see Environmental Assessment and Conditions of Approval)

COMPLETED/REVIEWED BY:

By: David Mares Title: Principal Planner Date: February 11, 2010

Applicant/Project Sponsor: Robb Davis Date Submitted: February 13, 2008

ADOPTED BY: Planning Commission

Person Verifying Adoption: David Mares Date: March 3, 2010

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

Riverside County Planning Department 38686 El Cerrito Road, Palm Desert, CA 92211

For additional information, please contact David Mares at (760) 863-7050.

Created: 2/18/10

V:\11_PLANNING Primary Folder\Planning Cases-Desert Office\CUP03583\DH-PC-BOS Hearings\Mitigated Negative Declaration for EA41763.doc

Please charge deposit fee case#: ZEA41763 ZCFG05112

FOR COUNTY CLERK'S USE ONLY

APR 06 2010 1.3

COUNTY OF RIVERSIDE TRANSPORTATION AND LAND MANAGEMENT AGENCY

George A. Johnson · Agency Director

Planning Department

Ron Goldman · Planning Director

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

FROM: Riverside County Planning Department
 4080 Lemon Street, 9th Floor
P. O. Box 1409
Riverside, CA 92502-1409

38686 El Cerrito Road
Palm Desert, California 92211

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

A 41763 (Conditional Use Permit No. 3583)

Object Title/Case Numbers

David Mares

County Contact Person

(760) 863-7050

Phone Number

1A

State Clearinghouse Number (if submitted to the State Clearinghouse)

Robb Davis

Object Applicant

155 Bing Crosby, Rancho Mirage, CA 92270

Address

Westerly side of Pierce Street, northerly of Avenue 62, southerly of Avenue 61, and westerly of Highway 111.

Object Location

Convert an existing 13-unit Polanco park into a 44-unit Migrant Agricultural Worker Mobilehome Park.

Object Description

This is to advise that the Riverside County Planning Commission, as the lead agency, has approved the above-referenced project on 3/3/10, and has made the following determinations regarding that project:

The project WILL NOT have a significant effect on the environment.

A Mitigated Negative Declaration was prepared for the project pursuant to the provisions of the California Environmental Quality Act (\$2,010.25 + \$64.00).

Mitigation measures WERE made a condition of the approval of the project.

Mitigation Monitoring and Reporting Plan/Program WAS adopted.

Statement of Overriding Considerations WAS NOT adopted for the project.

This is to certify that the Mitigated Negative Declaration, with comments, responses, and record of project approval is available to the general public at: Riverside County Planning Department, 38686 El Cerrito Road, Palm Desert, CA 92211.

David Mares

Signature

Principal Planner

Title

March 3, 2010

Date

Date Received for Filing and Posting at OPR: _____

Mdm

Created: 2/18/10

11_PLANNING Primary Folder\Planning Cases-Desert Office\CUP03583\DH-PC-BOS Hearings\NOD Form for EA41763 - CUP 3583.doc

Please charge deposit fee case#: ZEA41763 ZCFG05112 .

FOR COUNTY CLERK'S USE ONLY

APR 06 2010 1.3

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

* REPRINTED * I0800440

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

39493 Los Alamos Road
Suite A
Murrieta, CA 92563
(951) 600-6100

38686 El Cerrito Road
Palm Desert, CA 92211
(760) 863-8277

Received from: MR MARTIN R DAVIS \$64.00
paid by: VI 03162C
paid towards: CFG05112 CALIF FISH & GAME: DOC FEE
CFG FOR EA41763 (CUP03583)
at parcel #: 61320 PIERCE ST THER
appl type: CFG3

By _____ Feb 13, 2008 08:35
KHAFLIGE posting date Feb 13, 2008

Account Code	Description	Amount
58353120100208100	CF&G TRUST: RECORD FEES	\$64.00

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

Additional info at www.rctlma.org

APR 06 2010 1.23

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

* REPRINTED * I0801606

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

39493 Los Alamos Road
Suite A
Murrieta, CA 92563
(951) 600-6100

38686 El Cerrito Road
Palm Desert, CA 92211
(760) 863-8277

Received from: MR MARTIN R DAVIS

\$1,876.75

paid by: VI 01657C

paid towards: CFG05112 CALIF FISH & GAME: DOC FEE

CFG FOR EA41763 (CUP03583)

at parcel #: 61320 PIERCE ST THER

appl type: CFG3

By _____ May 30, 2008 10:16
JCMITCHE posting date May 30, 2008

Account Code	Description	Amount
58353120100208100	CF&G TRUST	\$1,876.75

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

Additional info at www.rctlma.org

APR 06 2008 1.3

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

* REPRINTED * I0900796

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

39493 Los Alamos Road
Suite A
Murrieta, CA 92563
(951) 600-6100

38686 El Cerrito Road
Palm Desert, CA 92211
(760) 863-8277

Received from: MR MARTIN R DAVIS \$116.25
paid by: VI 01724A
paid towards: CFG05112 CALIF FISH & GAME: DOC FEE
CFG FOR EA41763 (CUP03583)
at parcel #: 61320 PIERCE ST THER
appl type: CFG3

By _____ Mar 26, 2009 15:21
JCMITCHE posting date Mar 26, 2009

Account Code	Description	Amount
58353120100208100	CF&G TRUST	\$116.25

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

Additional info at www.rctlma.org

APR 06 2010 1:3

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

* REPRINTED * I1000055

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

39493 Los Alamos Road
Suite A
Murrieta, CA 92563
(951) 600-6100

38686 El Cerrito Road
Palm Desert, CA 92211
(760) 863-8277

Received from: MR MARTIN R DAVIS \$17.25
paid by: VI 06788C
paid towards: CFG05112 CALIF FISH & GAME: DOC FEE
CFG FOR EA41763 (CUP03583)
at parcel #: 61320 PIERCE ST THER
appl type: CFG3

By JCMITCHE Jan 11, 2010 11:32
posting date Jan 11, 2010

Account Code	Description	Amount
58353120100208100	CF&G TRUST	\$17.25

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

Additional info at www.rctlma.org

APR 06 2010 1.3

COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY

George A. Johnson · Agency Director

Planning Department

Ron Goldman · Planning Director

428 B

DATE: March 3, 2010

TO: Clerk of the Board of Supervisors

FROM: Planning Department - Desert Office

March 4, 2010

SUBJECT: Conditional Use Permit No. 3583

(Charge your time to these case numbers)

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

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

Designate Newspaper used by Planning Department for Notice of Hearing: Desert Sun

Please schedule on the 4/6/10 BOS Agenda

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

Notice of Determination and Mit Neg Dec Forms

Fish & Game Receipt (CFG05112)

Revised: 03/03/10

Y:\Planning Master Forms\Templates\BOS Forms\Form 11 Coversheet.doc

APR 06 2010 1.3
Randy
3/23/10

**PLANNING COMMISSION
MINUTE ORDER MARCH 3, 2010
RIVERSIDE COUNTY ADMINISTRATIVE CENTER**

- I. **AGENDA ITEM 6.1: CONDITIONAL USE PERMIT NO. 3583** - Intent to Adopt Mitigated Negative Declaration - Applicant: Robb Davis - Engineer/Representative: Fiero Engineering. - Fourth Supervisorial District - Lower Coachella Valley Zoning District - Eastern Coachella Valley Plan - Agriculture: Agriculture - Location: northerly of Avenue 62, southerly of Avenue 61, easterly of Pierce Street, and Westerly of State Route 86 South. - 8.28 Gross Acres - Zoning: Heavy Agriculture - 10 Acre Minimum (A-2-10)
- II. **PROJECT DESCRIPTION**
Convert an existing 13-unit Polanco park into a 44-Unit Migrant Agricultural Worker Mobilehome Park.
- III. **MEETING SUMMARY**
The following staff presented the subject proposal:
Project Planner: David Mares Ph: (760) 863-7050 or E-mail dmares@rctlma.org
- The following spoke in favor of the subject proposal:
Lucy Feiro, Applicant's Representative, Palm Desert, CA 92211
Richard Valdez, Applicant's Representative
Robb Davis, Applicant, 70260 Hwy 111 and 15S, Rancho Mirage, CA 92270
- No one spoke in opposition or in a neutral position of the subject proposal.
- IV. **CONTROVERSIAL ISSUES**
NONE
- V. **PLANNING COMMISSION ACTION**
The Planning Commission, by a vote of 5-0, recommended to the Board of Supervisors;
- ADOPTION of a MITIGATED NEGATIVE DECLARATION for ENVIRONMENTAL ASSESSMENT NO. 41763**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,
- APPROVAL of CONDITIONAL USE PERMIT NO. 3583**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.
- VI. **CD**
The entire discussion of this agenda item can be found on CD. For a copy of the CD, please contact Chantell Griffin, Planning Commission Secretary, at (951) 955-3251 or E-mail at cgriffin@rctlma.org.

Agenda Item No.: 6.1
Area Plan: Eastern Coachella Valley
Zoning District: Lower Coachella Valley
Supervisory District: Fourth
Project Planner: David Mares
Planning Commission: March 3, 2010

CONDITIONAL USE PERMIT NO. 3583
E.A.: 41763
Owner: Mobile Park Consulting, Inc.
Applicant: Robb Davis
Engineer/Representative: Fiero Engineering, Inc.

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

PROJECT DESCRIPTION AND LOCATION:

Convert an existing 13-unit Polanco mobilehome park into a 44-Unit Migrant Agricultural Worker Mobilehome Park.

The project site is located Northerly of Avenue 62, southerly of Avenue 61, easterly of Pierce Street, and westerly of Highway 111.

SUMMARY OF FINDINGS:

- | | |
|--|---|
| 1. Existing General Plan Land Use (Ex. #5): | Agriculture |
| 2. Surrounding General Plan Land Use (Ex. #5): | Agriculture |
| 3. Existing Zoning (Ex. #2): | Heavy Agriculture - 10 Acre Minimum (A-2-10) |
| 4. Surrounding Zoning (Ex. #2): | Heavy Agriculture - 10 Acre Minimum (A-2-10) |
| 5. Existing Land Use (Ex. #1): | 13 unit Polanco park mobilehomes |
| 6. Surrounding Land Use (Ex. #1): | Vacant properties, agricultural crops, a mobilehome park, Highway 111 and the Southern Pacific rail line. |
| 7. Project Data: | Total Acreage: 8.62 acres |
| 8. Environmental Concerns: | See attached environmental assessment |

RECOMMENDATIONS:

ADOPTION of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 41763**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

APPROVAL of **CONDITIONAL USE PERMIT NO. 3583**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

CONCLUSIONS:

1. The proposed project is in conformance with the Agricultural Foundation: Agriculture Land Use Designation, and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with the Heavy Agriculture - 10 Acre Minimum (A-2-10) zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The public's health, safety, and general welfare are protected through project design.

4. The proposed project is conditionally compatible with the present and future logical development of the area.

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

1. The proposed project, a Migrant Agricultural Worker Mobilehome Park, is defined as a mobilehome or travel trailer park for agricultural works the rental of which is restricted as follows:
 - a. Not less than 80 percent of the spaces are restricted to rental by migrant agricultural works for a period of time not to exceed nine (9) months in any 12 month period.
 - b. The remainder of the spaces are restricted to rental by permanent agricultural works and occupancy by the owner or operator of the park.
2. The project site is identified as being within the Agriculture Foundation, with an Agriculture Land Use designation on the Eastern Coachella Valley Area Plan.
3. General Plan Policy LU 16.3 states that farm worker housing can be permitted as an interim land use subject to the following:
 - a. The area in which the property is located appears to be predominately agricultural in nature and does not appear it will change in the near future.
 - b. The project is an interim use (5-10 years) and will not substantially affect the existing character of the area.
 - c. Adequate infrastructure exists in the area to ensure safe, sound and decent housing for farm workers.
 - d. The project will not create any significant land use incompatibilities.
 - e. The project will not jeopardize public health, safety and welfare.
4. The project site is surrounded by properties which are designated Agriculture.
5. The zoning for the subject site is Heavy Agriculture - 10 Acre Minimum (A-2-10).
6. The proposed use, a Migrant Agricultural Worker Mobilehome Park, is similar in character and intensity as a Farm Labor Camp, which is identified as a use that is permitted provided a conditional use permit is granted in the Heavy Agriculture - 10 Acre Minimum (A-2-10) zone.
7. The proposed use, a Migrant Agricultural Worker Mobilehome Park, is consistent with the development standards set forth in the Heavy Agriculture - 10 Acre Minimum (A-2-10) zone.
8. The project site is surrounded by properties which are zoned Heavy Agriculture - 10 Acre Minimum (A-2-10).
9. Other Mobilehome parks have been constructed and are operating in the project vicinity.

10. Environmental Assessment No. 41763 identified the following potentially significant impacts:

- | | |
|------------------------------------|--------------------------------|
| a. Cultural Resources | d. Land Use/Planning |
| b. Geology & Soils | e. Noise |
| c. Hazards and Hazardous Materials | f. Utilities & Service Systems |

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

INFORMATIONAL ITEMS:

1. As of this writing, one letter in opposition have been received. On 5/30/2008 a letter (copy attached) was received from T&B Planning, representing the applicant for the property directly south of the subject property believed the location of this project was not appropriate and objected to this project.
2. The project site is not located within:
 - a. A city sphere of influence.
 - b. An Agricultural Preserve.
 - c. A Redevelopment Area.
 - d. A CVMSHCP Conservation Area
 - e. A Fluvial Sand Transport Special Provision Area.
 - f. A High Fire Area nor within a State Fire Responsibility Area
 - g. A known fault zone or within ½ miles of a known fault.
 - h. Within 45 miles of the Mt. Palomar Observatory, and therefore not subject to County Ordinance No. 655.
3. The project site is located within:
 - a. The Coachella Valley Multiple Species Habitat Conservation Area (CVMSHCP)
 - b. The Airport Influence Area of the Jacqueline Cochran Airport, and within Compatibility Zone E (Other Airport Environs).
 - c. The Eastern Transportation Uniform Mitigation Fee (TUMF) Area.
 - d. The Eastern Coachella Valley Development Impact Fee (DIF) Area.
 - e. The Whitewater River Watershed.
 - f. An area with High Liquefaction Potential, within an area of Active Subsidence, and within an area of High Paleontological Sensitivity.
 - g. The boundaries of the Coachella Valley Unified School District.
 - h. The boundaries of the Thermal Community Council, and are subject to the Thermal Design Guidelines.
4. The Thermal Community Council has reviewed this project and recommended approval on May 27, 2008.
5. The subject site is currently designated as Assessor's Parcel Number 757-341-008.
6. This project was filed with the Planning Department on February 13, 2008.
7. This project was reviewed by the Land Development Committee four times on the following dates April 17, 2008, December 18, 2008, February 19, 2009 and March 26, 2009.

CONDITIONAL USE PERMIT NO. 3583

PC Staff Report: March 3, 2010

Page 4 of 4

8. Deposit Based Fees charged for this project, as of the time of staff report preparation, total \$28,916.13.

DM:dm

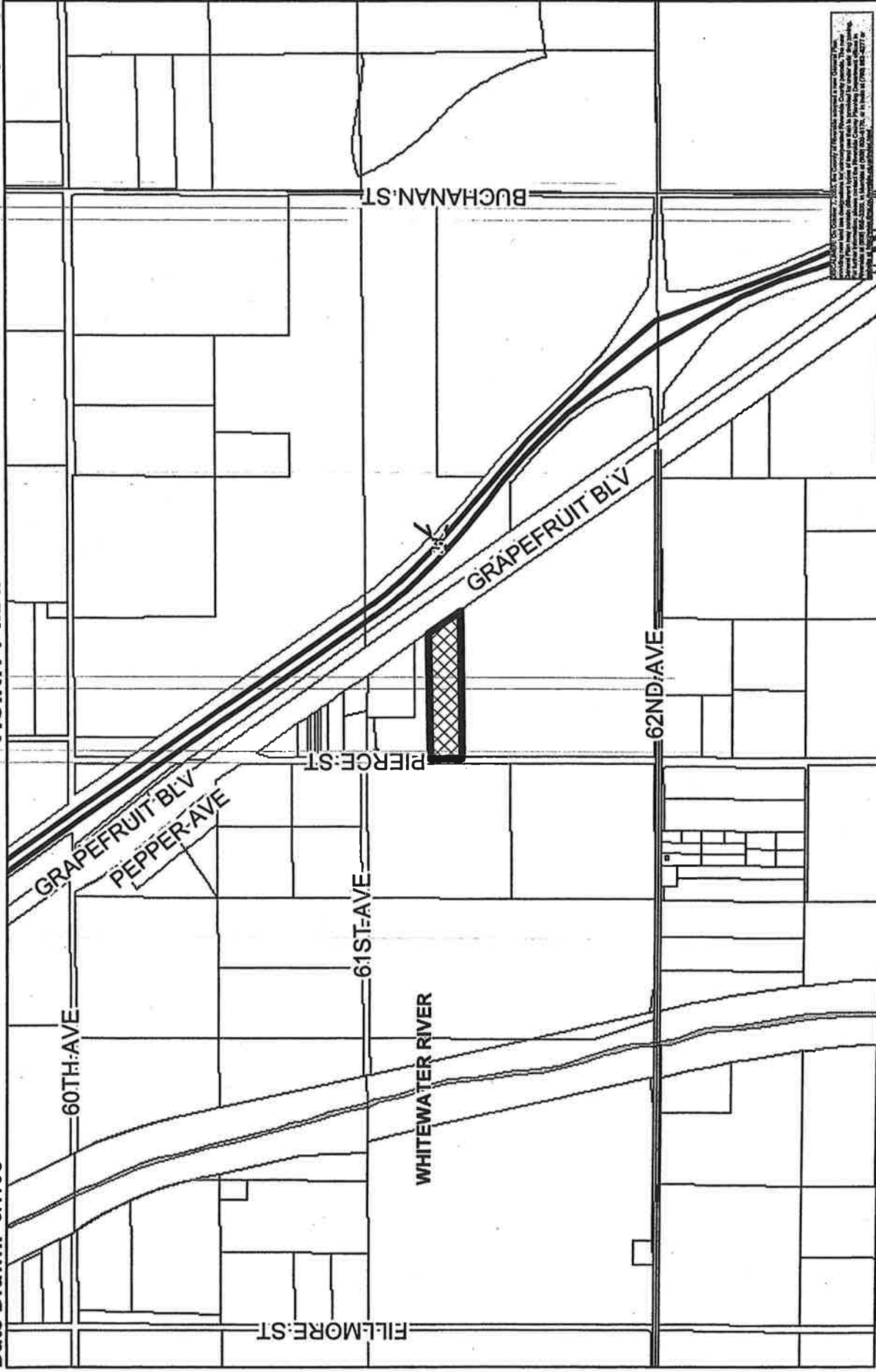
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Date Revised: 2/18/10

Superior Wilson
District 4
Date Drawn: 3/7/08

CU 03583
VICINITY MAP

Planner: Judy L. Track
Date: 4/17/08
Vicinity Map



Copyright © 2008 by the County of Riverside, a San Gabriel Valley Community. All rights reserved. This map is for informational purposes only and does not constitute a contract. The user assumes all responsibility for any use of this map. The County of Riverside Planning Department is not responsible for any errors or omissions on this map. For more information, please contact the County of Riverside Planning Department at (951) 942-5277 or www.riversideplanning.com.

Zone
District: Lower Coachella Valley
Township/Range: T6SR8E
Section : 36

RIVERSIDE COUNTY PLANNING DEPARTMENT

Assessors
Bk. Pg. 757-34
Thomas
8,700 Bros. Pg. 5592 B2

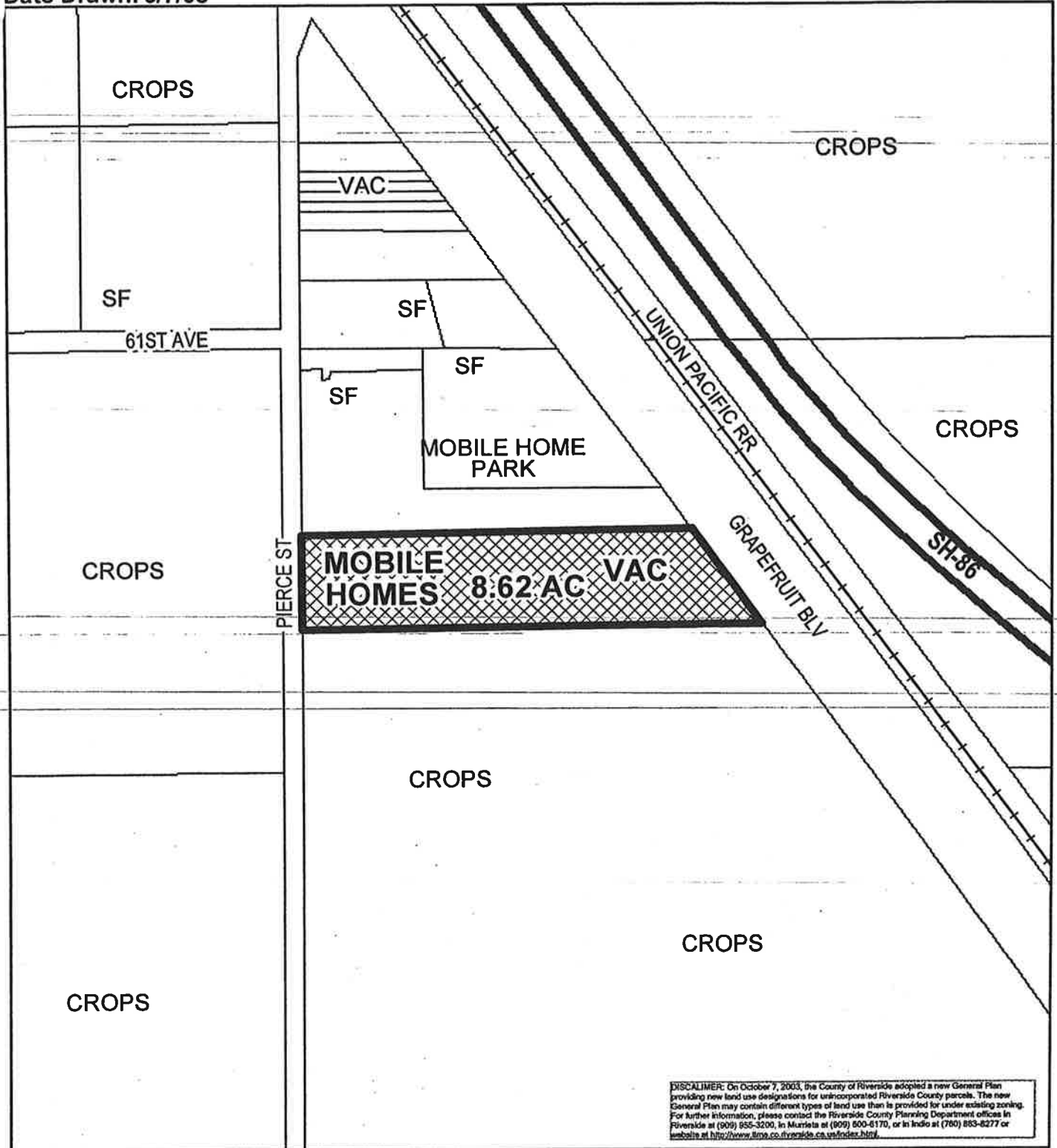


Supervisor Wilson
District 4
Date Drawn: 3/7/08

CUP03583

Land Use

Planner: Judy Deertrack
Date: 4/17/08
Exhibit 1



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (909) 955-3200, in Murrieta at (909) 600-6170, or in Indio at (760) 883-8277 or website at <http://www.trmg.co.riverside.ca.us/index.html>.

RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
District: Lower Coachella Valley
Township/Range: T6SR8E
Section : 36

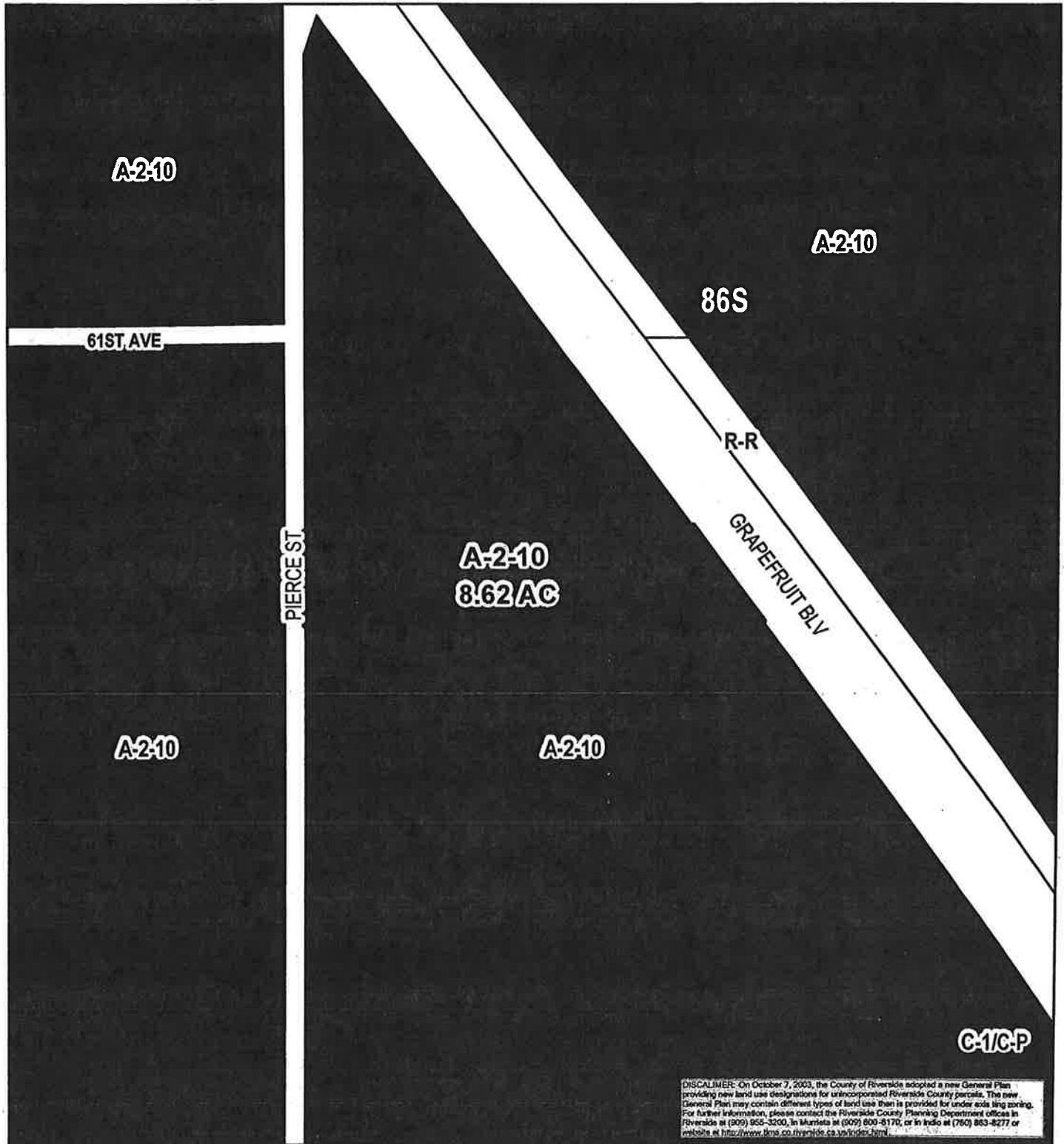


Assessors
Bk. Pg. 757-34
Thomas
Bros. Pg. 5592 B2

Supervisor Wilson
District 4
Date Drawn: 3/7/08

CUP03583
EXISTING ZONING

Planner: Judy Deertrack
Date: 4/17/08
Exhibit 2



Zone
District: Lower Coachella Valley
Township/Range: T6SR8E
Section : 36

RIVERSIDE COUNTY PLANNING DEPARTMENT

Assessors
Bk. Pg. 757-34
Thomas
Bros. Pg. 5592 B2

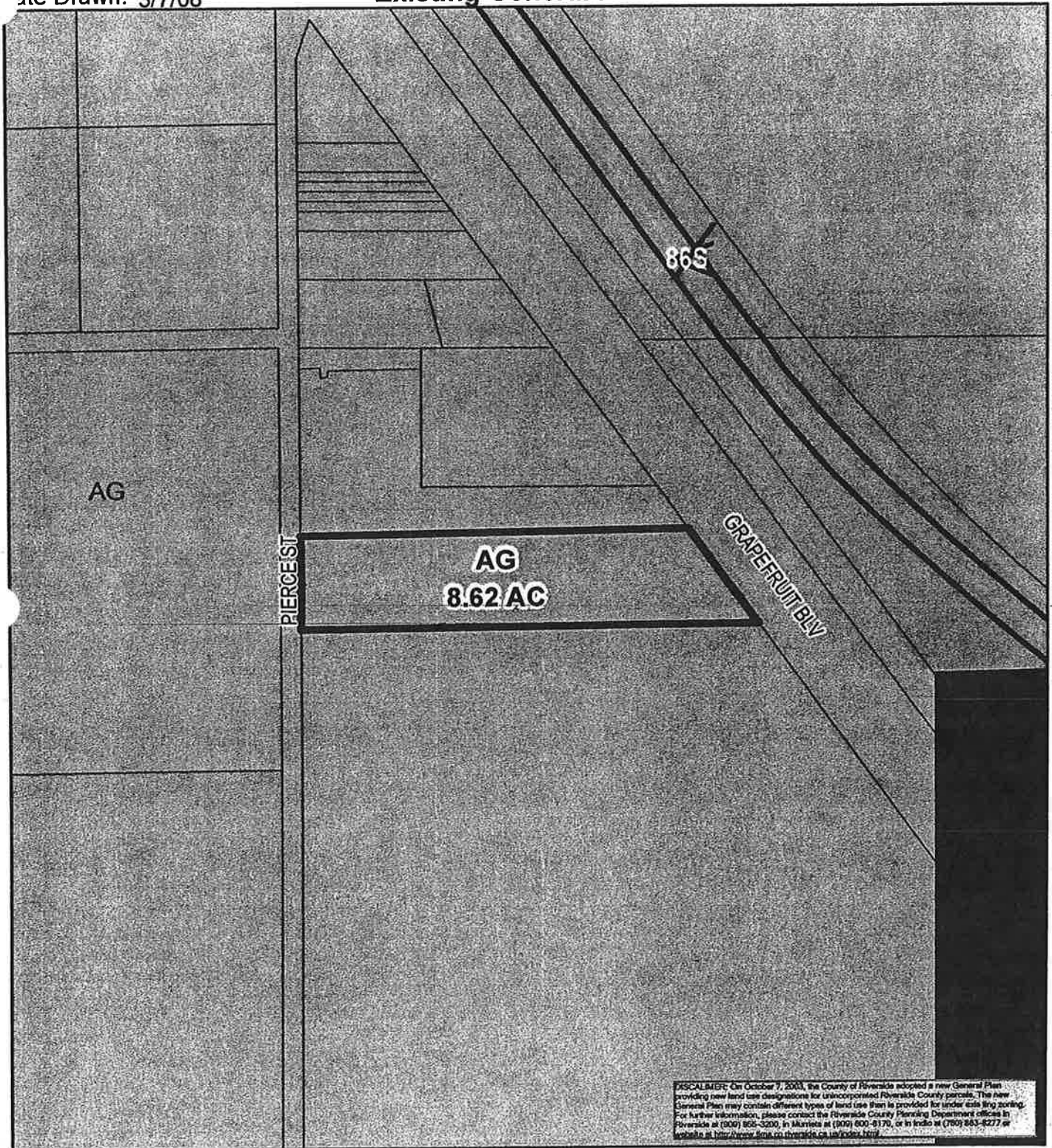


Supervisor Wilson
District 4
Date Drawn: 3/7/08

CUP03583

Existing General Plan

Planner: Judy Deertrack
Date: 4/17/08
Exhibit 5



RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
District: Lower Coachella Valley
Township/Range: T6SR8E
Section : 36

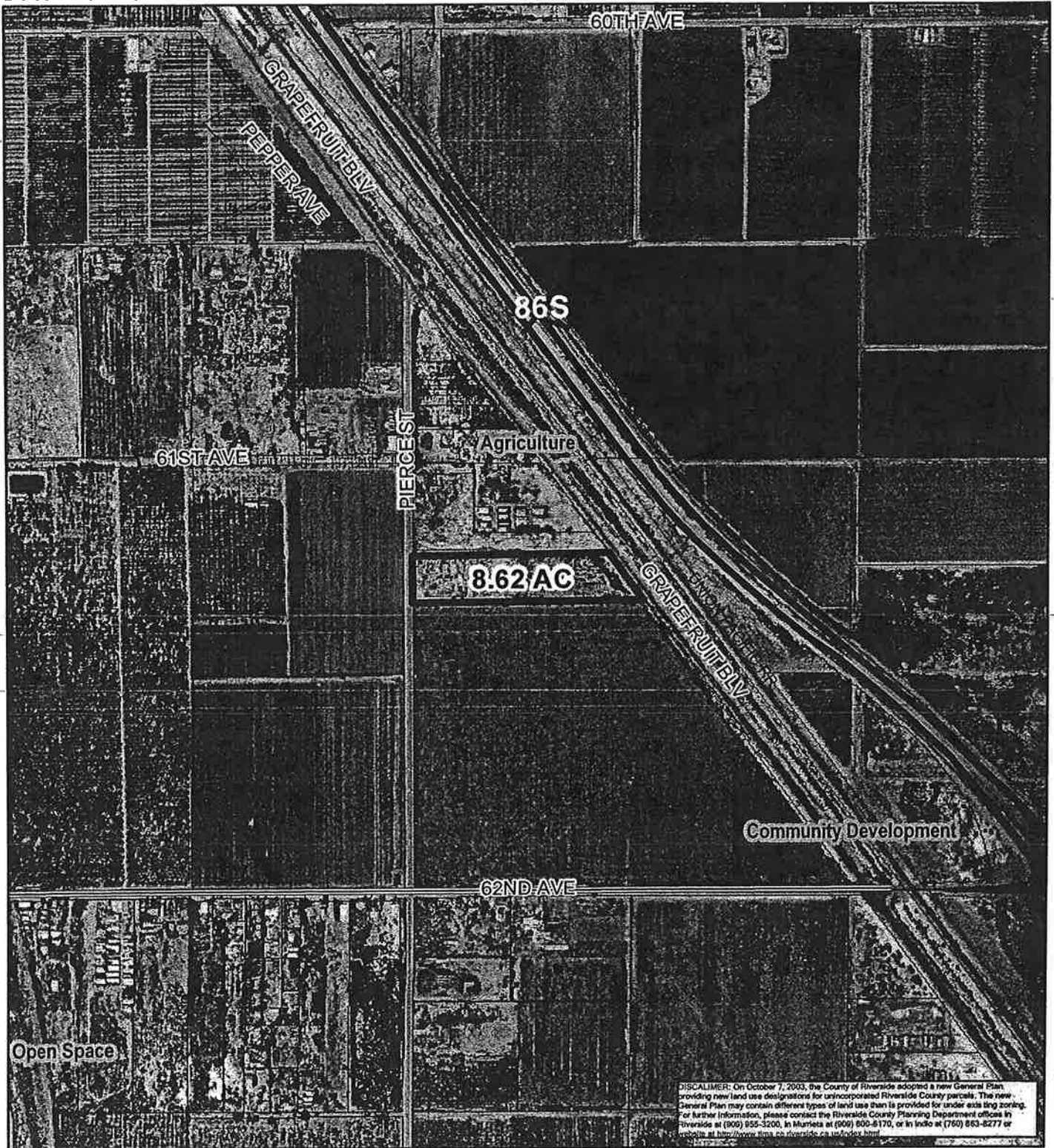


Assessors
Bk.Pg. 757-34
Thomas
Bros. Pg. 5592 B2
1,950

Supervisor Wilson
District 4
Date Drawn: 3/7/08

CUP03583
DEVELOPMENT OPPORTUNITY

Planner: Judy Deertrack
Date: 4/17/08
Exhibit Overview



RIVERSIDE COUNTY PLANNING DEPARTMENT

District
Plan: Lower Coachella Valley
Township/Range: T6SR8E
Section: 36



Assessors
Bk. Pg. 757-34
Thomas
Bros. Pg. 5592 B2



COUNTY OF RIVERSIDE

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: 41763

Project Case Type (s) and Number(s): Conditional Use Permit No. 3583

Lead Agency Name: County of Riverside Planning Department

Address: 38686 El Cerrito Rd, Palm Desert, CA 92211

Contact Person: David Mares

Telephone Number: 760 863-7050

Applicant's Name: Robb Davis

Applicant's Address: 155 Bing Crosby, Rancho Mirage, CA 92270

I. PROJECT INFORMATION

A. Project Description: Convert an existing 13-unit Polanco park into a 44-unit Migrant Agricultural Worker Mobilehome Park.

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

C. Total Project Area: 8.28 acres

Residential Acres: 8.28

Lots: 1

Units: 44

Projected No. of Residents: 120

Commercial Acres:

Lots:

Sq. Ft. of Bldg. Area:

Est. No. of Employees:

Industrial Acres:

Lots:

Sq. Ft. of Bldg. Area:

Est. No. of Employees:

Other:

D. Assessor's Parcel No(s): 757-341-008

E. Street References: Easterly side of Pierce Street, northerly of Avenue 62, southerly of Avenue 61, and westerly of Highway 111.

F. Section, Township & Range Description or reference/attach a Legal Description: 36, T6S/R8E

G. Brief description of the existing environmental setting of the project site and its surroundings: The subject property is very flat, with an approximately elevation difference of 3 feet from one end of the property to the other. The property contains an existing 13 unit "Polanco" mobilehome park. The property is highly disturbed and the only vegetation consists of non-native, exotic species related to the urban uses. The site is located within a large area historically dedicated to agricultural uses.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

1. **Land Use:** (Farm Worker Housing) LU 16.3

2. **Circulation:** Not applicable

3. **Multipurpose Open Space:** Not applicable

4. **Safety:** Not applicable

5. **Noise:** (Noise Compatibility) N1.1, 1.3 – 1.7

6. **Housing:** None applicable

7. **Air Quality:** Not applicable

B. General Plan Area Plan(s): Eastern Coachella Valley Area Plan

C. Foundation Component(s): Agriculture

D. Land Use Designation(s): Agriculture

E. Overlay(s), if any: None

F. Policy Area(s), if any: None

G. Adjacent and Surrounding Area Plan(s), Foundation Component(s), Land Use Designation(s), and Overlay(s) and Policy Area(s), if any: Agriculture: Agriculture

H. Adopted Specific Plan Information

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

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

I. Existing Zoning: Heavy Agriculture – 10 Acre Minimum (A-2-10)

J. Proposed Zoning, if any: Not applicable

K. Adjacent and Surrounding Zoning: Heavy Agriculture – 10 Acre Minimum (A-2-10)

III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

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

IV. DETERMINATION

On the basis of this initial evaluation:

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED

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

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

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

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED

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

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

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

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

David Mares

Signature

February 11, 2010

Date

David Mares
Printed Name

For Ron Goldman, Planning Director

V. ENVIRONMENTAL ISSUES ASSESSMENT

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
AESTHETICS Would the project				
1. Scenic Resources	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Have a substantial effect upon a scenic highway corridor within which it is located?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features; obstruct any prominent scenic vista or view open to the public; or result in the creation of an aesthetically offensive site open to public view?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>Source:</u> Riverside County General Plan-Figure C-9 "Scenic Highways"				
<u>Findings of Fact:</u> The project is not proximate to any State Designated, State Eligible, or County Eligible Scenic Highways.				
<u>Mitigation:</u> None proposed				
<u>Monitoring:</u> None required				
2. Mt. Palomar Observatory	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Interfere with the nighttime use of the Mt. Palomar Observatory, as protected through Riverside County Ordinance No. 655?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>Source:</u> GIS database, Ord. No. 655 (Regulating Light Pollution)				
<u>Findings of Fact:</u> The project site is located approximately 46.68 miles from the Mt. Palomar Observatory, and is therefore outside the boundaries of County Ordinance No. 655.				
<u>Mitigation:</u> None proposed				
<u>Monitoring:</u> None required				
3. Other Lighting Issues	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?

b) Expose residential property to unacceptable light levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: On-site Inspection, Project Application Description

Findings of Fact: Street lighting is not provided along Pierce Street. There is no lighting within the existing mobilehome park for driveways or security purposes. Porch lighting from the mobilehomes may exist. No additional lighting is required nor proposed.

Mitigation: None proposed

Monitoring: None required

AGRICULTURE RESOURCES Would the project

4. Agriculture	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing agricultural use, or a Williamson Act (agricultural preserve) contract (Riv. Co. Agricultural Land Conservation Contract Maps)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure OS-2 "Agricultural Resources," GIS database, and Project Application Materials.

Findings of Fact: The subject property does not contain Prime Farmland, Unique Farmland nor Farmland of Statewide Importance. The subject property is not located within, nor is it adjacent to properties under a Williamson Action (Agricultural Land Conservation) contract. The development of this project will provide improved and additional residential areas for those migrant agricultural workers who work in agricultural activities in the region.

Mitigation: None proposed

Monitoring: None required

AIR QUALITY Would the project

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
5. Air Quality Impacts	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Expose sensitive receptors which are located within 1 mile of the project site to project substantial point source emissions?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Involve the construction of a sensitive receptor located within one mile of an existing substantial point source emitter?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: SCAQMD CEQA Air Quality Handbook Table 6-2

Findings of Fact: The development of the proposed project will be in accordance with applicable County regulations regarding air quality impacts.

Mitigation: None proposed

Monitoring: None required

BIOLOGICAL RESOURCES Would the project

6. Wildlife & Vegetation	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: GIS database, WRCMSHCP, On-site Inspection

Findings of Fact: The subject property contains an existing 13 unit mobile home park and the remainder of the subject property has been disturbed by previous agricultural and/or mobile home park activities. The site does not contain any viable biological resources. The project site is located within the Coachella Valley Multiple Species Habitat Conservation Area, but is not within a designated Conservation Area.

Mitigation: None proposed

Monitoring: None required

CULTURAL RESOURCES Would the project

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

Source: On-site Inspection, Project Application Materials

Findings of Fact: A Phase I Cultural Resources Report (PD-A-4517) was prepared for the subject property on 6/24/2008. The report concluded there weren't any significant historical resources located on the subject property.

Mitigation: None proposed

Monitoring: None required

8. Archaeological Resources	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Alter or destroy an archaeological site.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
California Code of Regulations, Section 15064.5?				
c) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Restrict existing religious or sacred uses within the potential impact area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Project Application Materials

Findings of Fact: A Phase I Cultural Resources Report (PD-A-4517) was prepared for the subject property on 6/24/2008. The report concluded there weren't any significant prehistoric resources located on the subject property. Based on information within the report and knowledge of cultural materials found in the vicinity of the project site, combined with correspondence from local native American tribes it has been determined appropriate to condition that an archaeological monitor and native American monitors be onsite during grading activities.

Mitigation: 60 Series (Prior to Issuance of a Grading Permit) conditions have been applied to this project to require proof of contract for tribal monitoring during all ground disturbing activities, and proof of contract with a qualified archaeologist for on-site archaeological monitoring.

Monitoring: The County Archaeologist will confirm compliance with these conditions of approval.

9. Paleontological Resources	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Directly or indirectly destroy a unique paleontological resource, or site, or unique geologic feature?				

Source: Riverside County General Plan Figure OS-8 "Paleontological Sensitivity"

Findings of Fact: The subject property is identified as having high potential for paleontological resources.

Mitigation: A 60 Series (Prior to Issuance of a Grading Permit) condition has been applied to this project to require the preparation of a PRIMP (Paleontological Resource Impact Mitigation Program) by a qualified paleontologist for submittal to the County Geologist for review and approval. Compliance with the approved PRIMP and its components during grading activities.

Monitoring: The County Geologist will confirm compliance with this condition.

GEOLOGY AND SOILS Would the project				
10. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death?				
b) Be subject to rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones," GIS database, Geotechnical Report No. 2057

Findings of Fact: Geotechnical Report No. 2057, prepared on 3/31/08, indicated that no known faults are currently mapped on, or project towards the site, and no signs of active surface faulting were observed during photogrammetric analysis; and that risks associated with primary surface ground rupture should be considered low.

Mitigation: None proposed

Monitoring: None required

11. Liquefaction Potential Zone	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Be subject to seismic-related ground failure, including liquefaction?				

Source: Riverside County General Plan Figure S-3 "Generalized Liquefaction," Geotechnical Report No. 2057

Findings of Fact: Geotechnical Report No. 2057, prepared on 3/31/08, indicated that the risk of liquefaction and liquefaction-related hazards on site are considered high. The Report recommended remedial grading including the overexcavation and recompaction for the proposed pad areas.

Mitigation: None proposed

Monitoring: None required

12. Ground-shaking Zone	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Be subject to strong seismic ground shaking?				

Source: Riverside County General Plan Figure S-4 "Earthquake-Induced Slope Instability Map," and Figures S-13 through S-21 (showing General Ground Shaking Risk), Geotechnical Report No. 2057

Findings of Fact: Geotechnical Report No. 2057, prepared on 3/31/08, indicated that the most significant geologic hazard to the project is the potential for moderate to severe ground motion. The Report recommended remedial grading including the overexcavation and recompaction for the proposed pad areas.

Mitigation: None proposed

Monitoring: None required

13. Landslide Risk	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project,				

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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and potentially result in on- or off-site landslide, lateral spreading, collapse, or rockfall hazards?

Source: On-site Inspection, Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slope", Geotechnical Report No. 2057

Findings of Fact: The subject site is very flat and therefore not subject to landslide risk.

Mitigation: None proposed

Monitoring: None required

14. Ground Subsidence

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

Source: Resolution No. 94-125, Geotechnical Report No. 2057

Findings of Fact: Geotechnical Report No. 2057, prepared on 3/31/08, indicated that the estimated ultimate settlement is calculated to be approximately 1 inch.

Mitigation: None proposed

Monitoring: None required

15. Other Geologic Hazards

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

Source: On-site Inspection, Project Application Materials, Geotechnical Report No. 2057

Findings of Fact: Geotechnical Report No. 2057, prepared on 3/31/08, indicated that the risks associated with tsunamis and seiches are considered negligible.

Mitigation: None proposed

Monitoring: None required

16. Slopes

a) Change topography or ground surface relief features?

b) Create cut or fill slopes greater than 2:1 or higher than 10 feet?

c) Result in grading that affects or negates subsurface sewage disposal systems?

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Riv. Co. 800 Scale Slope Maps, Project Application Materials

Findings of Fact: The subject site is very flat. The project proposes minor changes in topography to create an onsite retention basin. The project does not propose to create any cut or fill slopes greater than 2:1 or higher than 10 feet in vertical height. If necessary, grading will be phased to avoid the existing subsurface sewage disposal systems until such time as the mobilehome unit(s) served by said system has been removed and/or relocated to one of the proposed mobilehome spaces.

Mitigation: None proposed

Monitoring: None required

17. Soils	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Be located on expansive soil, as defined in SECTION 1802.3.2 of the California Building Code (2007), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: U.S.D.A. Soil Conservation Service Soil Surveys, Project Application Materials, On-site Inspection

Findings of Fact: Development of the project will not result in substantial soil erosion because standards applied to grading activities will minimize the potential for soil erosion. The project is not identified as being located on expansive soils, and will therefore not create a substantial risk to life or property.

Mitigation: None proposed

Monitoring: None required

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

Source: U.S.D.A. Soil Conservation Service Soil Surveys

Findings of Fact: Development of the project will not change or modify a river channel or lake bed. Any incremental increase in runoff will be contained within the proposed onsite retention basin.

Mitigation: None proposed

Monitoring: None required

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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19. Wind Erosion and Blowsand from project either on or off site.

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

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

Findings of Fact: The project site is located within areas known to be impacted by wind erosion. The project has been conditioned to require the preparation of a PM10 Fugitive Dust Mitigation Plan to reduce impacts by wind blown particulates.

Mitigation: Conditions have be applied to provide mitigation for wind blown particulates.

Monitoring: Building and Safety will monitor the grading activities to ensure compliance with all applicable regulations and requirements.

HAZARDS AND HAZARDOUS MATERIALS Would the project

20. Hazards and Hazardous Materials

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?

b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?

c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?

d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

e) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?

Source: Project Application Materials

Findings of Fact: The project will not involve the routine transport, use or disposal of hazardous materials, nor can it be reasonably foreseen that release of hazardous material would occur. The development of the project will not impair or interfere with any emergency response or evacuation plans. The subject property is not located within a ¼ mile of an existing or proposed school. The project site is not located in an area included on a list of hazardous materials sites.

Mitigation: None proposed

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Monitoring: None required

21. Airports

a) Result in an inconsistency with an Airport Master Plan?

b) Require review by the Airport Land Use Commission?

c) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?

d) For a project within the vicinity of a private airstrip, or heliport, would the project result in a safety hazard for people residing or working in the project area?

Source: Riverside County General Plan Figure S-19 "Airport Locations," GIS database

Findings of Fact: Approximately 300 feet of the westerly portion of the subject property is located within Compatibility Zone E (Other Airport Environs) of the Jacqueline Cochran Regional Airport. An Airport Land Use Commission Development Review was conducted for the subject property and it was determined that the proposed project was consistent with the 2005 Airport Land Use Capability Plan for the Jacqueline Cochran Airport subject to certain conditions of approval.

Mitigation: The project has been conditioned under a 10. series (General Condition) to require compliance with the ALUC's conditions of approval.

Monitoring: Planning Department and Code Enforcement

22. Hazardous Fire Area

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

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

Findings of Fact: The subject property is not located within High Fire Area and is not within a Fire Responsibility Area.

Mitigation: None proposed

Monitoring: None required

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
HYDROLOGY AND WATER QUALITY Would the project				
23. Water Quality Impacts	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors and odors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County Flood Control District Flood Hazard Report/Condition.

Findings of Fact: The project will not alter the existing drainage pattern of the site or area, and will not violate any water quality standards or waste discharge requirements. It will not deplete ground water supplies or interfere with groundwater recharge. While the development of the project will create additional runoff water, the proposed on-site detention basin will contain said runoff. The project site is not located within a designated 100-year flood hazard area, and the detention basin will not create any significant environmental effects.

Mitigation: None proposed

Monitoring: None required

24. Floodplains

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

NA - Not Applicable

U - Generally Unsuitable

R - Restricted

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Changes in absorption rates or the rate and amount of surface runoff?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam (Dam Inundation Area)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Changes in the amount of surface water in any water body?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan Figure S-9 "100- and 500-Year Flood Hazard Zones," Figure S-10 "Dam Failure Inundation Zone," Riverside County Flood Control District Flood Hazard Report/Condition, GIS database

Findings of Fact: The project will not alter the existing drainage pattern of the site or area. While the development of the project will create additional runoff water, the proposed on-site detention basin will contain said runoff. The project site is not located within a Dam Inundation Area. The development of this project will not change the amount of surface water in any water body.

Mitigation: None proposed

Monitoring: None required.

LAND USE/PLANNING Would the project

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

Source: RIVERSIDE COUNTY GENERAL PLAN, GIS database, Project Application Materials

Findings of Fact: The subject property already contains an existing Polanco Mobilehome Park containing 13 units, which was permitted in accordance with State law. The project proposes to relocate the families and/or mobilehomes into mobilehome spaces to be created by this permit. The General Plan permits farm worker housing within the Agricultural foundation/land use designation as an interim use within areas predominately in agricultural uses and appears will remain so for the near future if adequate infrastructure exists to ensure safe, sound and decent housing for farm workers and does not create any significant land use incompatibilities and doesn't jeopardize public health safety and welfare.

Mitigation: The project has been conditioned to operate this mobilehome park as a Migrant Agricultural Worker Mobilehome Park.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Monitoring: The Department of Building and Safety and the Code Enforcement Department will ensure the park is operated in accordance to the conditions of approval.

26. Planning

a) Be consistent with the site's existing or proposed zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Be compatible with existing surrounding zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be compatible with existing and planned surrounding land uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be consistent with the land use designations and policies of the Comprehensive General Plan (including those of any applicable Specific Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact: The project has been found to be consistent with the site's A-2-10 zoning classification on the basis that the zone allows Farm Labor Camps and the Director has determined that a Migrant Agricultural Worker Mobilehome Park is similar in character and intensity a Farm Labor Camp, and such a Park is a form of Farm Worker Housing, as described in Land Use Policy 16.3 of the General Plan.

Mitigation: None proposed

Monitoring: None required

MINERAL RESOURCES Would the project

27. Mineral Resources

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

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

Findings of Fact: The project is not located near any known mineral resources and will not result in the loss any mineral resource recovery site. The site is not adjacent to any designated area or

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Mitigation: The project has been conditioned for the construction of the above described wall prior to occupancy of the units within the new mobilehome spaces.

Monitoring: The Department of Building and Safety will permit the walls and confirm the construction as part of its inspection process.

30. Highway Noise	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
NA <input type="checkbox"/> A <input type="checkbox"/> B <input checked="" type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/>				

Source: On-site Inspection, Project Application Materials

Findings of Fact: The easterly boundary of the project site is approximately 300 feet westerly of Highway 111. An acoustical analysis was prepared, and was subsequently reviewed and approved by the County's Office of Industrial Hygiene. The report recommended mitigation be provided by requiring the construction of a 6 foot high masonry block wall or combination berm and block wall along the easterly project boundary and along Pierce Street.

Mitigation: The project has been conditioned for the construction of the above described wall prior to occupancy of the units within the new mobilehome spaces.

Monitoring: The Department of Building and Safety will permit the walls and confirm the construction as part of its inspection process.

31. Other Noise	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
NA <input checked="" type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/>				

Source: Project Application Materials, GIS database

Findings of Fact: No other noise sources were identified as affecting the subject property.

Mitigation: None proposed

Monitoring: None required

32. Noise Effects on or by the Project	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?				
b) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Project Application Materials

Findings of Fact: The proposed project being a residential mobilehome park is not anticipated to generate noise levels that would substantially increase ambient noise levels and will therefore not expose anyone to noise levels in excess of standards established in the general plan.

Mitigation: None proposed

Monitoring: None required

POPULATION AND HOUSING Would the project

33. Housing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Affect a County Redevelopment Project Area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Cumulatively exceed official regional or local population projections?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact: The project will create additional housing within the unincorporated area of Riverside County and such housing will provide safe, sound and decent housing for farm workers.

Mitigation: None proposed

Monitoring: None required

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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34. Fire Services

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

Findings of Fact: The development of the project will create an incremental increase in the use of fire protection services. The project has been conditioned to pay Development Impact Fees (DIF) of which a portion of that fee is for Fire facilities.

Mitigation: None proposed

Monitoring: None required

35. Sheriff Services

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

Findings of Fact: The development of the project will create an incremental increase in the use of law enforcement services. The project has been conditioned to pay Development Impact Fees (DIF) of which a portion of that fee is for public facilities.

Mitigation:

Monitoring:

36. Schools

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Coacehella Valley Unified School District correspondence, GIS database

Findings of Fact: The project has been conditioned to comply with State Law.

Mitigation: None proposed

Monitoring: None required

37. Libraries

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

Findings of Fact: The development of the project will create an incremental increase in the use of library facilities and services. The project has been conditioned to pay Development Impact Fees (DIF) of which a portion of that fee is for library materials.

Mitigation: None proposed

Monitoring: None required

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

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

Findings of Fact: The development of the project will create an incremental increase in the use of local health services and facilities. The project has been conditioned to pay Development Impact Fees (DIF) of which a portion of that fee is for public facilities.

Mitigation: None proposed

Monitoring: None required

RECREATION

39. Parks and Recreation

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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a) Would the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

b) Would the project include the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: GIS database, Ord. No. 659 (Establishing Development Impact Fees), Parks & Open Space Department Review

Findings of Fact: The development of the project will create an incremental increase in the use of recreational facilities and services. The project has been conditioned to pay Development Impact Fees (DIF) of which a portion of that fee is for regional parks, multipurpose trails and Community Centers and Parks.

Mitigation: None proposed

Monitoring: None required

40. Recreational Trails

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riv. Co. 800 Scale Equestrian Trail Maps, Open Space and Conservation Map for Western County trail alignments

Findings of Fact: The development of the project will create an incremental increase in the use of recreational trails in the area. The project has been conditioned to pay Development Impact Fees (DIF) of which a portion of that fee is for regional parks, multipurpose trails and Community Centers and Parks.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Mitigation: None proposed

Monitoring: None required

TRANSPORTATION/TRAFFIC Would the project

41. Circulation

a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in inadequate parking capacity?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated road or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Alter waterborne, rail or air traffic?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Substantially increase hazards to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Cause an effect upon, or a need for new or altered maintenance of roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Cause an effect upon circulation during the project's construction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Result in inadequate emergency access or access to nearby uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j) Conflict with adopted policies supporting alternative transportation (e.g. bus turnouts, bicycle racks)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan

Findings of Fact: The project will cause an incremental increase in daily traffic trips on roads abutting and in the vicinity of the subject property. The project has been designed to address local drainage issues and concerns.

Mitigation: Conditions of approval have been applied to this project to mitigate potential impacts to roads and circulation facilities in the vicinity.

Monitoring: The Transportation Department will monitor compliance with the conditions throughout the development of the project.

42. Bike Trails

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

Findings of Fact: The development of the project will create an incremental increase in the use of bike trails in the area. The project has been conditioned to pay Development Impact Fees (DIF) of which a portion of that fee is for regional parks, multipurpose trails and Community Centers and Parks.

Mitigation: None proposed

Monitoring: None required

UTILITY AND SERVICE SYSTEMS Would the project

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
43. Water	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Require or result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Department of Environmental Health Review

Findings of Fact: The project site is currently serviced by existing on-site water system.

Mitigation: The project has been conditioned to abandon the existing water system for potable water purposes and connect to a CVWD water connection.

Monitoring: The Department of Environment Health will ensure that the existing water system is appropriately dealt with, and the installation of water service to the CVWD lines is completed.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
44. Sewer	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, the construction of which would cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Department of Environmental Health Review

Findings of Fact:

Mitigation: The project has been conditioned to connect to a CVWD sewer connection.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Monitoring: The Department of Environment Health will ensure the installation of sewer service to the CVWD facilities is completed.

45. Solid Waste

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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b) Comply with federal, state, and local statutes and regulations related to solid wastes (including the CIWMP (County Integrated Waste Management Plan)?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan, Riverside County Waste Management District correspondence

Findings of Fact: The project has been designed to provide appropriate solid waste collection and recycling facilities, and the conditions of approval will insure completion of said facilities prior to occupancy of the new mobilehome spaces.

Mitigation: None proposed

Monitoring: None required

46. Utilities

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

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

Source: Riverside County General Plan

Findings of Fact: The subject property either already has access to the above listed utilities or through development of this project will install or extend these utilities, but it can be determined that will not create a significant negative environmental impact.

Mitigation: None proposed

Monitoring: None required

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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OTHER

47. Other:

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Staff review

Findings of Fact: No other issues or concern were identified in the review of this proposed project.

Mitigation: None proposed

Monitoring: None required

MANDATORY FINDINGS OF SIGNIFICANCE

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Staff review, Project Application Materials

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

49. Does the project have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of other current projects)?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Staff review, Project Application Materials

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

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Staff review, project application

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Findings of Fact: The proposed project would not result in environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly.

VI. EARLIER ANALYSES

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

Earlier Analyses Used, if any: Not applicable

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

Location: County of Riverside Planning Department
 38686 El Cerrito Road
 Palm Desert, CA 92211

DM:dm
 V:\11_PLANNING Primary Folder\Planning Cases-Desert Office\CUP03583\DH-PC-BOS Hearings\EA41763.doc
 Revised 2/18/10

CONDITIONAL USE PERMIT Case #: CUP03583

Parcel: 757-341-008

10. GENERAL CONDITIONS

~~EVERY DEPARTMENT~~

10. EVERY. 1 USE - PROJECT DESCRIPTION RECOMMND

The use hereby permitted is to construct and operate a migrant agricultural worker mobilehome park containing 44 spaces. Ancillary uses include an approximately 7,700 square foot recreation area consisting of a grass playground with a half basketball court, 2 trash enclosures, 5 visitor parking spaces, a retention basin. The easterly portion of the subject property is identified as "No Use Proposed" and totals approximately 2.5 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 (COUNTY) its agents, officers, or employees from any claim, action, or proceeding against the COUNTY, its agents, officers, or employees to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning Conditional Use Permit No. 3583. The COUNTY will promptly notify the applicant/permittee of any such claim, action, or proceeding against the COUNTY and will cooperate fully in the defense. If the COUNTY fails to promptly notify the applicant/permittee of any such claim, action, or proceeding or fails to cooperate fully in the defense, the applicant/permittee shall not, thereafter, be responsible to defend, indemnify, or hold harmless the COUNTY.

~~10. EVERY. 3 USE - DEFINITIONS~~ RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Conditional Use Permit No. 3583 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Conditional Use Permit No. 3583,

Exhibit A, Amended No. 1, dated 5/06/08, (site plan), and Exhibit E, Amended No. 2, dated 02/16/10, (conceptual planting plan)

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

CONDITIONAL USE PERMIT Case #: CUP03583

Parcel: 757-341-008

10. GENERAL CONDITIONS

~~10. EVERY. 4~~ USE - 90 DAYS TO PROTEST (cont.) RECOMMND

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. 3 USE -GIN INTRODUCTION RECOMMND

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

10.BS GRADE. 5 USE-G1.2 OBEY ALL GDG REGS RECOMMND

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

10.BS GRADE. 6 USE-G1.3 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. 7 USE-G1.6 DUST CONTROL RECOMMND

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

10.BS GRADE. 8 USE-G2.3SLOPE EROS CL PLAN RECOMMND

Erosion control - landscape plans, required for manufactured slopes greater than 3 feet in vertical height, are to be signed by a registered landscape architect and bonded per the requirements of Ordinance 457 (refer to dept. form 284-47).

10.BS GRADE. 9 USE-G2.5 2:1 MAX SLOPE RATIO RECOMMND

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

CONDITIONAL USE PERMIT Case #: CUP03583

Parcel: 757-341-008

10. GENERAL CONDITIONS

10.BS GRADE. 10 USE-G2.6SLOPE STABL'TY ANLYS RECOMMND

A slope stability report shall be submitted and approved by the County Geologist for all proposed cut or fill slopes steeper than 2:1 (horiz. to vert.) or over 30' in vertical height - unless addressed in a previous report.

10.BS GRADE. 11 USE-G2.7DRNAGE DESIGN Q100 RECOMMND

All grading and drainage shall be designed in accordance with Riverside County Flood Control & Water Conservation District's conditions of approval regarding this application. If not specifically addressed in their conditions, drainage shall be designed to accommodate 100 year storm flows.

Additionally, the Building and Safety Department's conditional approval of this application includes an expectation that the conceptual grading plan reviewed and approved for it complies or can comply with any WQMP (water Quality Management Plan) required by Riverside County Flood Control & Water Conservation District.

10.BS GRADE. 12 USE-G2.8MINIMUM DRNAGE GRADE RECOMMND

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

10.BS GRADE. 13 USE-G2.9DRNAGE & TERRACING RECOMMND

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

10.BS GRADE. 14 USE-G2.10 SLOPE SETBACKS RECOMMND

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

10.BS GRADE. 15 USE-G2.23 OFFST. PAVED PKG RECOMMND

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

10.BS GRADE. 16 USE-G.3.1NO B/PMT W/O G/PMT RECOMMND

Prior to the issuance of any building permit, the property owner shall obtain a grading permit and/or approval to

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10. GENERAL CONDITIONS

10.BS GRADE. 16 USE-G.3.1NO B/PMT W/O G/PMT (cont.) RECOMMND

construct from the Grading Division of the Building and Safety Department.

10.BS GRADE. 17 USE-G3.3RETAINING WALLS RECOMMND

Lots which propose retaining walls will require separate permits. They shall be obtained prior to the issuance of any other building permits - unless otherwise approved by the Building and Safety Director. The walls shall be designed by a Registered Civil Engineer - unless they conform to the County Standard Retaining Wall designs shown on the Building and Safety Department form 284-197.

10.BS GRADE. 18 USE-G3.4CRIB/RETAIN'G WALLS RECOMMND

Cribwall (retaining) walls shall be designed by a qualified professional who shall provide the following information for review and approval - this shall be in addition to standard retaining wall data normally required. The plans shall clearly show: soil preparation and compaction requirements to be accomplished prior to footing-first course installation, method/requirement of footing-first course installation, properties of materials to be used (i.e. Fc=2500 p.s.i.). Additionally special inspection by the manufacturer/dealer and a registered special inspector will be required.

10.BS GRADE. 19 USE-G4.1E-CL 4:1 OR STEEPER RECOMMND

Plant & irrigate all manufactured slopes steeper than a 4:1 (horizontal to vertical) ratio and 3 feet or greater in vertical height with grass or ground cover; slopes 15 feet or greater in vertical height shall be planted with additional shrubs or trees or as approved by the Building & Safety Department's Erosion Control Specialist.

10.BS GRADE. 20 USE-G4.3PAVING INSPECTIONS RECOMMND

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

10.BS GRADE. 21 USE-G2.17LOT TO LOT DRN ESMT RECOMMND

A recorded easement is required for lot to lot drainage.

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10. GENERAL CONDITIONS

10.BS GRADE. 22

USE-G1.4 NPDES/SWPPP

RECOMMND

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

For additional information and to obtain a copy of the NPDES State Construction Permit contact the SWRCB at (916) 657-1146.

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

10.BS GRADE. 23

USE* -PM10 PLAN REQUIRED

RECOMMND

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

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

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

10.BS GRADE. 24

USE*TRANS & CVWD REVIEW REQ'D

RECOMMND

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

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~~10.BS GRADE. 24~~ USE*TRANS & CVWD REVIEW REQ'D (cont.) RECOMMND

and CVWD indicating their approval of the plans or waiver of the review.

E HEALTH DEPARTMENT

10.E HEALTH. 1 USE* - CVWD SEWER AND WATER RECOMMND

CVWD sewer and water is required for this project. The developer may be required to install additional facilities for domestic water and sanitation. CVWD sewer and water must be available before issuance of any permits for this project.

FIRE DEPARTMENT

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

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

10.FIRE. 2 USE-#31-ON/OFF NOT LOOPED HYD RECOMMND

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

10.FIRE. 3 USE-#89-RAPID HAZMAT BOX RECOMMND

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

10.FIRE. 4 USE-#25-GATE ENTRANCES RECOMMND

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

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10. GENERAL CONDITIONS

~~10.FIRE. 4 USE-#25-GATE ENTRANCES (cont.) RECOMMND~~

radius shall be used.

PLANNING DEPARTMENT

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

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

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

10.PLANNING. 2 USE - FEES FOR REVIEW RECOMMND

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

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

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

10.PLANNING. 4 USE - LAND DIVISION REQUIRED RECOMMND

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

10.PLANNING. 5 USE - PERMIT SIGNS SEPARATELY RECOMMND

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

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10. GENERAL CONDITIONS

10.PLANNING. 5 USE - PERMIT SIGNS SEPARATELY (cont.) RECOMMND
only) of Ordinance No. 348.

10.PLANNING. 8 USE - MIGRANT AG WORKER MH REQ RECOMMND

A mobilehome park for migrant agricultural workers the rental of which is restricted as follows:

a. Not less than 80 percent of the mobilehome spaces are restricted to rental by migrant agricultural workers for a period of time not to exceed nine months in any 12 month period.

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

A migrant agricultural worker is defined as an itinerant agricultural worker that travels from place to place for employment in the planting, growing and harvesting to seasonal crops.

10.PLANNING. 9 USE - NO OFF-ROAD USES ALLOWED RECOMMND

Trail bikes, dune buggies, off-road vehicles and other similar powered apparatus shall not be operated for purposes such as, but not limited to, hill climbing, trail riding, scrambling, racing and riding exhibitions within the subject property.

10.PLANNING. 10 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.

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~~10. PLANNING. 11 USE - NOISE MONITORING REPORTS RECOMMND~~

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

10. PLANNING. 12 USE - AGRICULTURE CODES RECOMMND

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

10. PLANNING. 14 USE - PREVENT DUST & BLOWSAND RECOMMND

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

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10. GENERAL CONDITIONS

10.PLANNING. 15 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. 16 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. 17 USE - SITE MAINTENANCE RECOMMND

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

10.PLANNING. 19 USE - MAINTAIN FLOOD FACILITY RECOMMND

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

10.PLANNING. 20 USE - COMPLY WITH NPDES (1) RECOMMND

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

10.PLANNING. 21 USE - ORD NO. 659 (DIF) RECOMMND

Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection, the applicant shall comply with the provisions of Riverside County Ordinance No. 659, which requires the payment of the appropriate fee set forth in the Ordinance. Riverside County Ordinance No. 659 has been established to set forth policies, regulations and fees related to the funding and construction of facilities necessary to address the direct

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10. GENERAL CONDITIONS

10.PLANNING. 21 USE - ORD NO. 659 (DIF) (cont.) RECOMMND

and cumulative environmental effects generated by new development projects described and defined in this Ordinance, and it establishes the authorized uses of the fees collected.

The fee shall be paid for each residential unit to be constructed within this land division. 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.

10.PLANNING. 22 USE - MAXIMUM DWELLING UNITS RECOMMND

A maximum of forty-four (44) mobilehome or manufactured dwelling unit spaces are approved by this permit.

10.PLANNING. 24 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.

10.PLANNING. 25 USE - ORD 875 CVMSHCP FEE (1) RECOMMND

In accordance with Riverside County Ordinance No. 875, to assist in providing revenue to acquire and preserve open space and habitat, a local development mitigation fee shall be paid for each development project or portion of an expanded development project to be constructed in the Coachella Valley and surrounding mountains. The amount of the fee for residential, density less than 8.0 dwelling units per acre is \$1,284.00 per unit and subject to an automatic annual fee adjustment (Section 11.)

10.PLANNING. 26 USE - VIABLE LANDSCAPING RECOMMND

All plant materials within landscaped areas shall be maintained in a viable growth condition throughout the life of this permit. To ensure that this occurs, the Planning

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10. GENERAL CONDITIONS

10.PLANNING. 26 USE - VIABLE LANDSCAPING (cont.) RECOMMND

Department shall require inspections in accordance with the Planning Department's Milestone 90 condition entitled "USE - LNDSCP/IRRIG INSTALL INS."

10.PLANNING. 27 USE - LANDSCAPING REVIEW/COMPL RECOMMND

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

10.PLANNING. 29 USE - NO USE PRPSED LIMIT RECOMMND

The balance of the undeveloped portion of the property, APN 757-341-008 shall be designated as "NO USE PROPOSED", and shall require approval of an appropriate land use application prior to utilization of any additional land uses subject to the requirements of County Ordinance No. 348.

10.PLANNING. 30 USE - ALUC LETTER RECOMMND

The permit holder shall remain in compliance with the requirements of the Airport Land Use Commission's letter dated July 9, 2008, a copy of which is on file with the Riverside County Planning Department. The letter requires that any outdoor lighting that is installed shall be hooded or shielded to prevent either the spillage of lumens or reflection into the sky; and the prohibition of the following uses within the portion of the property located within the Airport Influence Area: Any use which would direct a steady light or flashing light of red, white, green or amber colors associated with airport operations toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal or visual approach slope indicator; any use that would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport; any use that would generate smoke or water vapor or which would attract large concentrations of birds; any use which would generate electrical interference that

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10. GENERAL CONDITIONS

10.PLANNING. 30 USE - ALUC LETTER (cont.) RECOMMND

may be detrimental to the operationo of aircraft and/or aircraft instrumentation.

10.PLANNING. 31 MAP - IF HUMAN REMAINS FOUND RECOMMND

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

10.PLANNING. 32 MAP - INADVERTENT ARCHAEO FIND RECOMMND

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

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

2. At the meeting, the significance of the discoveries shall be discussed and after consultation with the Native American tribal representative and the archaeologist, a decision shall be made, with the concurrence of the Planning Director, as to the appropriate mitigation

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10. GENERAL CONDITIONS

~~10. PLANNING. 32 MAP - INADVERTENT ARCHAEO FIND (cont.) RECOMMND~~

(documentation, recovery, avoidance, etc.) for the cultural resources.

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

10. PLANNING. 33 USE - GEO02057 RECOMMND

County Geologic Report (GEO) No. 2057, submitted for this project (CUP03583) was prepared by Sladden Engineering and is entitled: "Geotechnical Investigation, Proposed Mobile Home Park, 61320 Pierce Street, APN: 757-341-008, Mecca Area, Riverside County, California, Project No. 544-08045," dated March 31, 2008. In addition, Sladden prepared "Response to County of Riverside Review Comments dated August 1, 2008 and Technical Review Comments dated July, 15, 2008, County Geologic Report No. 2057. This document is herein incorporated as a part of GEO No. 2057.

GEO No. 2057 concluded:

1. The most significant geologic hazard to the project is the potential for moderate to severe ground motion.

2. No known faults are currently mapped on or projecting towards the site and no signs of active surface faulting were observed during photolineament analysis of the site vicinity.

3. Risks associated with primary surface ground rupture should be considered low.

4. The risk of liquefaction and liquefaction related hazards at the site should be considered high.

5. The estimated ultimate settlement is calculated to be approximately one inch.

6. Risks associated with tsunamis and seiche are considered negligible.

7. Tile subdrain systems exist on-site.

GEO No. 2057 recommended:

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10. GENERAL CONDITIONS

10.PLANNING. 33 USE - GEO02057 (cont.) RECOMMND

1. Remedial grading including overexcavation and recompaction for the proposed pad areas.

2. The tile subdrain system should be maintained subsequent to the development of the site.

GEO No. 2057 satisfies the requirement for a Geologic Study for Planning / CEQA purposes. GEO No. 2057 is hereby accepted for Planning purposes. This approval is not intended, and should not be misconstrued as approval for grading permit. Engineering and other building code parameters will be reviewed and additional comments and/or conditions may be imposed by the Building and Safety Department upon application for grading and/or building permits.

10.PLANNING. 34 USE - STATE HWY ACCESS PROHIBI RECOMMND

In accordance with the recommendations of Caltrans District #8 in their letter dated July 8, 2008, at no time will access be allowed from the mobilehome park onto the highway (SR 111).

10.PLANNING. 35 USE - MAINTAIN PARKING SPACES RECOMMND

Each mobilehome space shall provide and maintain a paved area to provide two (2) parking spaces.

TRANS DEPARTMENT

10.TRANS. 1 USE - STD INTRO 3(ORD 460/461) 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 Ordinance 460 and Riverside County Road Improvement tandards (Ordinance 461). It is understood that the exhibit correctly shows acceptable centerline elevations, all existing easements, traveled ways, and drainage courses with appropriate Q's, and that their omission or unacceptability may require the exhibit to be resubmitted for further consideration. These Ordinances and all conditions of approval are essential parts and a requirement occurring in ONE is as binding as though

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10. GENERAL CONDITIONS

10.TRANS. 1 USE - STD INTRO 3 (ORD 460/461) (cont.) RECOMMND

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 - SOUTH VALLEY PARKWAY RECOMMND

The County is in the process of establishing a Road and Bridge Benefit District (RBBB) for the South Valley Parkway area, which includes this project site, in order to mitigate cumulative traffic impacts. A "South Valley Parkway Traffic Study and Roadway Phasing Plan", dated April 4, 2007, has been prepared which identifies cumulative impacts and the needed levels of transportation improvements to achieve acceptable Levels of Service.

In order to mitigate its proportional share of cumulative impacts anticipated for this area, this project shall, at the option of the applicant, either:

1) Agree to participate in a Road and Bridge Benefit District at such time as the District is formed. In the event that the project proceeds to record maps prior to the formation of the District, the project applicant shall enter into a Pre-RBBB Formation Agreement with the County, whereby the project applicant agrees to pay the proportionate fair share attributable to this project prior to the issuance of building permits.

2) As a alternative to 1) above, the project shall be required to construct its proportionate fair share improvements on Pierce Street. This is based on the project contributing 0.02% of the total cumulative traffic from new development to the South Valley Parkway area.

10.TRANS. 4 USE - FLOOD HAZARD REPORT 1 RECOMMND

This is a proposal to construct a 44 space agriculture worker mobile home park in 61320 Pierce Street, Thermal, CA 92274. Total lot size is 8.7 acres (APN 757-341-008). Proposed agriculture worker mobile home park will be

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~~10.TRANS. 4~~ USE - FLOOD HAZARD REPORT 1 (cont.) RECOMMND

located on the western 6.04 acre site. The eastern 2.7 acres will be for future development. CUP3583 covers only the land use for the western 6.04 acre site. Any future land use for the 2.7 acre area shall require approval of an appropriate land use application (plot plan and/or conditional use permit) pursuant to the requirements of ordinance No. 348. The project proponent shall provide 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 event.~~

10.TRANS. 5 USE - FLOOD HAZARD REPORT 2 RECOMMND

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

~~10.TRANS. 6~~ USE - FLOOD HAZARD REPORT 3 RECOMMND

The project proponent shall accept and properly dispose of all offsite drainage flowing onto or through the site. The project proponent will obtain approval from Riverside County Transportation Department regarding the offsite storm water diversion, channel design and related erosion control measures.

In the event the Transportation Department permits the use of streets for drainage purposes, the provisions of Article XI of Ordinance No. 460 will apply.

10.TRANS. 7 USE - DRAIN EASEMENT RECOMMND

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

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10. GENERAL CONDITIONS

~~10.TRANS. 7 USE - DRAIN EASEMENT (cont.) RECOMMND~~

encroachments are allowed."

10.TRANS. 8 USE - FLOOD CONTROL FACILITIES RECOMMND

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, in cooperation with Riverside County and the Torres-Martinez-Desert-Cahuilla Indian Tribe, are 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.

10.TRANS. 9 USE - RETENTION BASIN RECOMMND

Per the project hydrology study (dated August 7, 2008), the project proponent's engineer has calculated that the ~~incremental increase of stormwater runoff from the 100-year storm event is the following:~~

100-Year Storm Event	3-hr duration	6-hr duration	24-hr duration
Undeveloped Volume - cf	38,836	48,741	66,463
Developed Volume - cf	42,533	55,998	83,381
Difference - cf	3,697	7,257	16,918
Difference - cf	3,697	7,257	16,918

(note: cf is for cubic foot)

Of these three duration storms, the highest incremental increase from 100-year storm event is 16,918 cubic feet from the 24-hour duration storms. The developer proposes total 19,720 cubic feet for retention design purpose, which is equivalent to 0.90 inch effective rain fall incremental for the 6.04 acre project site for the 100-year storm event.

The proposed retention basin is sized with the following dimensions:

Elevation	Area(sf)	Volume(cf)	Accumulative volume(cf)
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10.TRANS. 9 USE - RETENTION BASIN (cont.) RECOMMND

339.8	7,285	---	---
340.8	12,210	9,750	9,750
341.5	16,285	9,970	19,720

The basin storage capacity is 19,720 cubic feet, greater than the 16,918 cubic feet incremental increase runoff volume from the 100-year, 24-hour duration storm event.

Per the calculations and proposed storage capacity, the project proponent will have provided enough storage capacity for the project to retain on-site the incremental increase of runoff from the 100-year storm event.

10.TRANS. 10 USE - PERP DRAIN PATT/FACILITY RECOMMND

Development of this property shall be coordinated with the development of adjacent properties. This may require the construction of temporary and/or permanent drainage facilities or offsite construction and grading.

10.TRANS. 11 USE 10-YR AND 100-YR ST CONVEY RECOMMND

The 10-year storm flow shall be contained within the curb and 100-year storm flow shall be contained within the public street right-of-way. In either situation the (Flow depth X Flow velocity) shall be less than or equal to 6. The typical street section shall be in accordance with Ordinance 460 and Ordinance 461.

10.TRANS. 12 USE - DRAINAGE PROTECTION 1 RECOMMND

The project proponent shall protect downstream properties from damages caused by alteration of drainage patterns, i.e., concentration or diversion of flow. Protection shall be provided by constructing adequate drainage facilities including enlarging existing facilities and/or by securing a drainage easement. All drainage easements shall be recorded by separate instrument and noted as follows, "Drainage Easement - no building, obstructions, or encroachments are allowed."

10.TRANS. 13 USE - ST HWY 111 RELINQUISHED RECOMMND

State Highway 111 was relinquished to County of Riverside Transportation Department on February 10, 2009 and renamed "Harrison Street". Therefore any reference made to State

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10. GENERAL CONDITIONS

~~10.TRANS. 13 USE - ST HWY 111 RELINQUISHED (cont.) RECOMMND~~

Highway 111 shall be changed to "Harrison Street" as a result of this condition.

"HARRISON STREET" WAS CORRECTED TO READ "GRAPEFRUIT BOULEVARD" BY PLANNING COMMISSIONERS AT PLANNING COMMISSION ON MARCH 3, 2010.

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

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

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

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

This permit is for a Migrant Agricultural Worker Mobilehome Park to provide Farm Worker Housing as an interim use, in accordance with the General Plan Policy LU 16.3. The life of Conditional Use Permit No. 3583 shall be valid for 10 years and shall terminate on July 1, 2020. This permit shall thereafter be null and void and of no effect whatsoever.

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 4 USE-G2.1 GRADING BONDS RECOMMND

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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 4 USE-G2.1 GRADING BONDS (cont.) RECOMMND

Safety Department. Single Family Dwelling units graded one lot per permit and proposing to grade less than 5,000 cubic yards are exempt.

60.BS GRADE. 5 USE-G2.3SLOPE EROS CL PLAN RECOMMND

Erosion control - landscape plans, required for manufactured slopes greater than 3 feet in vertical height, are to be signed by a registered landscape architect and bonded per the requirements of Ordinance 457, see form 284-47.

60.BS GRADE. 6 USE-G2.4GEOTECH/SOILS RPTS RECOMMND

Geotechnical soils reports, required in order to obtain a grading permit, shall be submitted to the Building and Safety Department's Grading Division for review and approval prior to issuance of a grading permit.

All grading shall be in conformance with the recommendations of the geotechnical/soils reports as approved by Riverside County.*

*The geotechnical/soils, compaction and inspection reports will be reviewed in accordance with the RIVERSIDE COUNTY GEOTECHNICAL GUIDELINES FOR REVIEW OF GEOTECHNICAL AND GEOLOGIC REPORTS.

60.BS GRADE. 7 USE-G2.7DRNAGE DESIGN Q100 RECOMMND

All grading and drainage shall be designed in accordance with Riverside County Flood Control & Water Conservation District's conditions of approval regarding this application. If not specifically addressed in their conditions, drainage shall be designed to accommodate 100 year storm flows.

Additionally, the Building and Safety Department's conditional approval of this application includes an expectation that the conceptual grading plan reviewed and approved for it complies or can comply with any WQMP (water Quality Management Plan) required by Riverside County Flood Control & Water Conservation District.

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60. PRIOR TO GRADING PRMT ISSUANCE

~~60.BS GRADE. 12~~ ~~USE-G1.4 NPDES/SWPPP (cont.)~~ RECOMMND

~~ordinance, regulations specific to the N.P.D.E.S., this project (or subdivision) shall comply with them.~~

60.BS GRADE. 13 USE IMPORT/EXPORT RECOMMND

In instances where a grading plan involves import or export, prior to obtaining a grading permit, the applicant shall have obtained approval for the import/export location from the Building and Safety department. If an Environmental Assessment, prior to issuing a grading permit, did not previously approve either location, a Grading Environmental Assessment shall be submitted to the Planning Director and the Environmental Programs Director for review and comment and to the Building and Safety Department Director for approval. Additionally, if the movement of import/export occurs using county roads, review and approval of the haul routes by the Transportation Department will be required.

60.BS GRADE. 14 USE* -PM10 PLAN REQUIRED RECOMMND

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

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

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

60.BS GRADE. 15 USE*TRANS& CVWD REVIEW REQ'D RECOMMND

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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 16 USE* PM 10 CLASS REQUIRED RECOMMND

Prior to the issuance of a grading permit, as a requirement of the CIP, the owner, developer, contractor, and their assignees must attend the PM10 class conducted by SCAQMD. Currently, classes are scheduled monthly by SCAQMD.

PLANNING DEPARTMENT

60.PLANNING. 3 USE - PM10 MITIGATION PLAN RECOMMND

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

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

60.PLANNING. 4 USE - FEE STATUS RECOMMND

Prior to the issuance of grading permits for Conditional Use Permit No. 3583, the Planning Department shall determine the status of the deposit based fees. If the fees are in a negative status, the permit holder shall pay the outstanding balance.

60.PLANNING. 5 MAP- NATIVE AM. MONITORING RECOMMND

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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 5 MAP- NATIVE AM. MONITORING (cont.)

RECOMMND

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

60.PLANNING. 6 MAP - ARCHAEOLOGIST RETAINED

RECOMMND

Both the Torres-Martinez Band of Desert Cahuilla Indians and the Cabazon Band of Mission Indians have requested archaeological monitoring of the parcel during grading and earth-disturbing activities due to the potential for subsurface cultural deposits, as indicated in their c orrespondence include in the Phase I cultural report (PD-A-4517) dated June 24, 2008. Therefore, prior to the issuance of rough grading permits, a qualified archaeologist (pursuant to the Secretary of the Interior's standards and guidelines) shall be retained by the land divider for archaeological monitoring and mitigation services as needed for archaeological and/or cultural resources. A pre-grade meeting between the archaeologist, tribal representative(s), and the excavation and grading contractor shall take place to discuss appropriate grading and ground disturbing methods within and around those archaeologically and culturally sensitive areas within the project. During grading operations, when deemed necessary in the professional opinion of the retained archaeologist (and/or as determined by the Planning Director), the archaeologist, the archaeologist's on-site representative(s) and the Native American tribal respresentative(s) shall actively monitor all project related grading and shall have the authority to temporarily divert, redirect, or halt grading activity to allow recovery of archaeological and/or cultural resources. Prior to the issuance of grading permits, a copy of a fully executed contract for archaeological monitoring and mitigation services, including the NAME, ADDRESS and TELEPHONE NUMBER of the retained archaeologist shall be submitted to the Planning Department and the B&S Grading Division. If the retained archaeologist, after consultation with the appropriate Native American tribe,

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60. PRIOR TO GRADING PRMT ISSUANCE

~~60.PLANNING. 6 MAP - ARCHAEOLOGIST RETAINED (cont.) RECOMMND~~

finds no potential for impacts to archaeological and/or cultural resources after one week of full time monitoring, monitoring shall cease and a Phase IV Monitoring report shall be submitted to the Planning Department by the retained qualified archaeologist prior to final inspection for the project. A copy of the report shall be provided to the monitoring tribe, the Eastern Information Center, and the County.

~~60.PLANNING. 7 MAP - CULTURAL RES. DISP. AG. RECOMMND~~

Should the Torres-martinez Band of Desert Cahuilla request repatriation of prehistoric Native American material culture and human remains recovered during monitoring of the grading, prior to grading permit issuance, the applicant shall provide the Planning Director evidence of a fully executed agreement with the appropriate Native American Tribe that addresses the treatment and disposition of all cultural resources impacted as a result of the development. If the tribe does not request repatriation, then a curation agreement with an acceptable curation facility will be required. The Developer shall relinquish ownership of all cultural resources, including all archaeological artifacts that are of Native American origin, found in the project area to the Torres-Martinez Band of Desert Cahuilla Indians or designated curation facility, as determined prior to grading, for proper treatment and disposition.

60.PLANNING. 8 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 shall conduct any pre-construction work necessary to render appropriate