

ADDITIONAL USE PERMIT Case #: CUP03583

Parcel: 757-341-008

60. PRIOR TO GRADING PRMT ISSUANCE

~~60. PLANNING. 8~~

~~USE - PALEO PRIMP & MONITOR (cont.)~~

~~RECOMMEND~~

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

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

A. The project paleontologist shall participate in a pre-construction project meeting with development staff and construction operations to ensure an understanding of any mitigation measures required during construction, as applicable.

B. Paleontological monitoring of earthmoving activities will be conducted on an as-needed basis by the project paleontologist during all earthmoving activities that may expose sensitive strata. Earthmoving activities in areas of the project area where previously undisturbed strata will be buried but not otherwise disturbed will not be monitored. The project paleontologist or his/her assign will have the authority to reduce monitoring once he/she determines the probability of encountering fossils has dropped below an acceptable level.

C. If the project paleontologist finds fossil remains, earthmoving activities will be diverted temporarily around the fossil site until the remains have been evaluated and recovered. Earthmoving will be allowed to proceed through the site when the project paleontologist determines the fossils have been recovered and/or the site mitigated to the extent necessary.

D. If fossil remains are encountered by earthmoving activities when the project paleontologist is not onsite, these activities will be diverted around the fossil site and the project paleontologist called to the site immediately to recover the remains.

E. If fossil remains are found, fossiliferous rock will be recovered from the fossil site and processed to allow for the recovery of smaller fossil remains. Test samples may be recovered from other sampling sites in the rock unit if

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60.PLANNING. 8 USE - PALEO PRIMP & MONITOR (cont.) (cont.) RECOMMND

appropriate.

F.Any recovered fossil remains will be prepared to the point of identification and identified to the lowest taxonomic level possible by knowledgeable paleontologists. The remains then will be curated (assigned and labeled with museum* repository fossil specimen numbers and corresponding fossil site numbers, as appropriate; places in specimen trays and, if necessary, vials with completed specimen data cards) and catalogued, an associated specimen data and corresponding geologic and geographic site data will be archived (specimen and site numbers and corresponding data entered into appropriate museum repository catalogs and computerized data bases) at the museum repository by a laboratory technician. The remains will then be accessioned into the museum* repository fossil collection, where they will be permanently stored, maintained, and, along with associated specimen and site data, made available for future study by qualified scientific investigators. * The County of Riverside must be consulted on the repository/museum to receive the fossil material prior to being curated.

G.A qualified paleontologist shall prepare a report of findings made during all site grading activity with an appended itemized list of fossil specimens recovered during grading (if any). This report shall be submitted to the County Geologist for review and approval prior to building final inspection as described elsewhere in this conditions set.

All reports shall be signed by the project paleontologist and all other professionals responsible for the report's content (eg. Professional Geologist, Professional Engineer, etc.), as appropriate. Two wet-signed original copies of the report shall be submitted directly to the office of the County Geologist along with a copy of this condition and the grading plan for appropriate case processing and tracking. These documents should not be submitted to the project Planner, the Plan Check staff, the Land Use Counter or any other County office.

60.PLANNING. 9 USE - WASTE MANAGEMENT CLEARAN RECOMMND

A clearance letter from the Riverside County Waste Management District shall be provided to the Riverside

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60.PLANNING. 9 USE - WASTE MANAGEMENT CLEARAN (cont.) RECOMMND

County Planning Department verifying compliance with the conditions stated in their letter dated March 4, 2008, requiring the applicant to submit three (3) copies of a Recyclables Collection and Loading Area Plot Plan to their Department for review and approval. The Plot Plan shall be in accordance with the standards described in their letter.

60.PLANNING. 10 USE - LIQUEFACTION MITIGATION RECOMMND

County Geologic Report (GEO) No. 2057 concluded the risk of liquefaction and liquefaction related hazards at the site should be considered high. The liquefaction mitigation recommendations provided by the consultant of record (Sladden Engineering) for this project (CUP03583) include:

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

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

Hence, the consultant of record for the site grading and construction operations shall adhere to these mitigation recommendations at a minimum.

TRANS DEPARTMENT

60.TRANS. 1 USE - TRANSPORTATION CLEARANCE RECOMMND

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

60.TRANS. 2 USE - SOUTH VALLEY PARKWAY RECOMMND

The County is in the process of establishing a Road and Bridge Benefit District (RBBD) 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:

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60.TRANS. 2 USE - SOUTH VALLEY PARKWAY (cont.)

RECOMMND

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-RBBD 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.

60.TRANS. 3 USE 10-YR & 100-YR ST CONVEYAN

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.

60.TRANS. 4 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
Undevel. 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

(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

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60.TRANS. 4 USE - RETENTION BASIN (cont.) RECOMMND

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)
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.

60.TRANS. 5 USE-DRAINAGE SUBMIT PLANS 1 RECOMMND

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

60.TRANS. 6 USE-DRAINAGE SUBMIT PLANS 2 RECOMMND

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

60.TRANS. 7 USE-EASEMENT FOR DRAINAGE/FAC RECOMMND

EASEMENT FOR DRAINAGE AND OTHER FACILITIES
The project proponent will prepare and record easements for drainage purposes by separate instrument to the benefit of public; for areas where drainage facilities and other

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60.TRANS. 7 USE-EASEMENT FOR DRAINAGE/FAC (cont.) RECOMMND

drainage appurtenances are required and/or where drainage flow patterns must be maintained to convey flood plain water. All drainage easements shall be recorded by separate instrument and noted as follows, "Drainage Easement - no building, obstructions, or encroachments are allowed."

70. PRIOR TO GRADING FINAL INSPECT

TRANS DEPARTMENT

70.TRANS. 1 USE - EROSION CONTROL RECOMMND

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

80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

80.BS GRADE. 2 USE* -G3.1NO B/PMT W/O G/PMT RECOMMND

Prior to issuance of any building permit, the property owner shall obtain a grading permit and/or approval to construct from the Grading Division of the Building and Safety Department.

E HEALTH DEPARTMENT

80.E HEALTH. 1 USE -SEWER/WATER AVAILABILITY RECOMMND

CVWD sewer and water connections must be available prior to issuance of any building permits. The developer may be required to install additional sewer/water facilities and provide land and/or easements for these facilities per CVWD "will serve" letter dated 7/16/08.

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80. PRIOR TO BLDG PRMT ISSUANCE

FIRE DEPARTMENT

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

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

80.FIRE. 2 USE -#51-WATER CERTIFICATION RECOMMND

The applicant or developer shall be responsible to submit written certification from the water company noting the location of the existing fire hydrant and that the existing water system is capable of delivering 1000 GPM fire flow for a 2 hour duration at 20 PSI residual operating pressure. If a water system currently does not exist, the applicant or developer shall be responsible to provide written certification that financial arrangements have been made to provide them.

80.FIRE. 3 USE-#4-WATER PLANS RECOMMND

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

80.FIRE. 4 MAP-#50A- WATER TANK SYSTEM RECOMMND

IF APPLICABLE: Prior to the release of your installation, site prep and/or building permits from Building and Safety. A private water storage/well system must be installed per the Environmental Constraint Sheet Map that was filed with the Riverside County Surveyor's Office. Review and approval of the water tank installation will need to be given to the Riverside County Fire Department. Contact the fire department for verification guidelines.

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PLANNING DEPARTMENT

80.PLANNING. 1 USE - MAXIMUM DWELLING UNITS RECOMMND

A maximum of forty-four (44) dwelling units are allowed under this permit.

80.PLANNING. 3 USE - FENCING PLAN REQUIRED RECOMMND

A fencing plan shall be submitted showing all wall and fence locations as shown on the APPROVED EXHIBIT A, the Landscaping Plan, and the Therma; Design Guidelines, along with typical views of each type fence or wall proposed. The plan shall indicate that anti-graffiti coatings will be applied to the fences and walls, as applicable.

80.PLANNING. 6 USE - SCHOOL MITIGATION RECOMMND

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

80.PLANNING. 8 USE - FEE STATUS RECOMMND

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

80.PLANNING. 9 USE - LANDSCAPING SECURITIES RECOMMND

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

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80.PLANNING. 10

USE - LANDSCAPE INSPECTION

RECOMMND

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

80.PLANNING. 12

USE - LANDSCAPE PLOT PLAN

RECOMMND

The permit holder shall file seven (7) sets of a Landscaping and Irrigation Plan to the County Planning Department for review and approval. Said plan shall be submitted to the Department in the form of a plot plan application pursuant to County Ordinance No. 348, Section 18.30.a.(1) (Plot Plans not subject to the California Environmental Quality Act and not subject to review by any governmental agency other than the Planning Department), along with the current fee. The plan shall be in compliance with Ordinance No. 859, Ordinance No. 348, Section 18.12, Sections 19.300 through 19.304., and the conditions of approval of this permit. The plan shall show all open space areas. The plan shall address all areas and conditions of the permit requiring landscaping and irrigation to be installed including, but not limited to, (retention basin planting, common area and/or park landscaping). Emphasis shall be placed on using plant species that are drought tolerant and which have low water usage.

Landscaping and Irrigation Plot Plans shall be prepared consistent with Ordinance No. 859 (as adopted and any amendments thereto), the Riverside County Guide to California Landscaping, and Ordinance No. 348, Section 18.12.

Landscaping plans for areas that are totally within the road right-of-way shall be submitted to the Transportation Department only. Slope Landscaping plans for slopes exceeding 3 feet in height shall be submitted to the Building & Safety Department.

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80.PLANNING. 12 USE - LANDSCAPE PLOT PLAN (cont.) RECOMMND

NOTES: The Landscape plot plan may include the requirements of any other minor plot plan required by the subdivision conditions of approval. However, minor plot plan conditions of approval shall be cleared individually.

80.PLANNING. 13 USE - AIRPORT NOTICE RECOMMND

The applicant/mobilehome park operator shall submit a written letter expressing their committment to provide a copy of the Notice of Airport In Vicinity to all tenants, existing and future; and provide proof of recordation of the Notice as a deed notice.

TRANS DEPARTMENT

80.TRANS. 2 USE - TUMF RECOMMND

Prior to the issuance of a building permit, the project proponent shall pay the Transportation Uniform Mitigation Fee (TUMF) in accordance with the fee schedule in effect at the time of issuance, pursuant to Ordinance No. 673.

80.TRANS. 3 USE - R-O-W DEDICATION RECOMMND

Sufficient public street right-of-way along State Highway No. 111 shall be conveyed for public use to provide for a 64-foot half-width right-of-way.

Sufficient public street right-of-way along Pierce Street shall be conveyed for public use to provide for a 50-foot half-width right-of-way.

80.TRANS. 4 USE - STREETLIGHTS - L&LMD RECOMMND

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

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

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80.TRANS. 5 USE - STREETLIGHT PLAN 1

RECOMMND

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

80.TRANS. 6 USE - LANDSCAPING COMM/IND

RECOMMND

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

Landscaping plans shall be designed within State Highway 111 and Pierce Street and submitted to the Transportation Department. Landscaping plans shall be submitted on standard County Plan sheet format (24" X 36"). Landscaping plans shall be submitted with the street improvement plans.

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

80.TRANS. 7 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

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80.TRANS. 7 USE - SOUTH VALLEY PARKWAY (cont.)

RECOMMND

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-RBBD 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.

80.TRANS. 8 USE - DRAIN EASEMENT

RECOMMND

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

90. PRIOR TO BLDG FINAL INSPECTION

B&S DEPARTMENT

90.B&S: 1 BP*FEMA FORM APPRVL REQUIRED

NOTAPPLY

Prior to building permit final, a development in FEMA

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90. PRIOR TO BLDG FINAL INSPECTION

~~90.B&S. 1~~ ~~BP*FEMA FORM APPRVL REQUIRED (cont.)~~ ~~NOTAPPLY~~

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

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

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

BS GRADE DEPARTMENT

90.BS GRADE. 1 USE*G4.3PAVING INSPECTIONS RECOMMND

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

E HEALTH DEPARTMENT

~~90.E HEALTH. 1~~ ~~ABANDON EXISTING SEPTIC SYSTEM~~ RECOMMND

All existing septic systems to be properly abandoned under permit from Environmental Health Department prior to final.

90.E HEALTH. 2 USE -INACTIVATE WATER SYSTEM RECOMMND

The existing well must be disconnected from the potable distribution system and the State Small water system inactivated by Water Engineering staff prior to final. CVWD water will serve this project per "will serve" letter dated 7/16/08.

FIRE DEPARTMENT

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

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

90.FIRE. 2 USE-#66-DISPLAY BOARDS RECOMMND

Display Boards will be as follows: Each complex shall have

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90.FIRE. 2 USE-#66-DISPLAY BOARDS (cont.) RECOMMND

an illuminated diagrammatic representation of the actual layout which shows name of complex, all streets, building designators, unit numbers, and fire hydrant locations within dimension and located next to roadway access. The minimum size shall be no less than 4 feet x 4 feet.

90.FIRE. 3 USE-#12A-SPRINKLER SYSTEM RECOMMND

Install a complete fire sprinkler system per NFPA 13 2002 edition in all buildings requiring a fire flow of 1500 GPM or greater if any building size exceeds 3620 sq. ft. Sprinkler system(s) with pipe sizes in excess of 4" in diameter will require the project structural engineer to certify (wet signature) the stability of the building system for seismic and gravity loads to support the sprinkler system. All fire sprinkler risers shall be protected from any physical damage. The post indicator valve and fire department connection shall be located to the front, within 50 feet of a hydrant, and a minimum of 25 feet from the building(s). A statement that the building(s) will be automatically fire sprinkled must be included on the title page of the building plans.

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

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

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

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

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

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

RECOMMND

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

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

PLANNING DEPARTMENT

90.PLANNING. 1 USE - PARKING PAVING MATERIAL

RECOMMND

Confirmation that a minimum of five (5) parking spaces have been provided in accordance with the APPROVED EXHIBIT A. The parking area and the interior driveways shall be surfaced with asphaltic concrete or concrete to current standards as approved by the Department of Building and Safety.

90.PLANNING. 2 USE - ACCESSIBLE PARKING

RECOMMND

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

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

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~~90.PLANNING. 2~~ USE - ACCESSIBLE PARKING (cont.) ~~RECOMMND~~

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

90.PLANNING. 4 USE - UTILITIES UNDERGROUND RECOMMND

All utilities, except electrical lines rated 33 kV or greater, shall be installed underground. If the permittee provides to the Department of Building and Safety and the Planning Department a definitive statement from the utility provider refusing to allow underground installation of the utilities they provide, this condition shall be null and void with respect to that utility.

90.PLANNING. 5 USE - CURBS ALONG PLANTERS RECOMMND

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

90.PLANNING. 7 USE - EXISTING STRUCTURES RECOMMND

All existing mobilehomes on the property shall removed and/or relocated to the new mobilehome spaces, as they are completed. If a replacement mobilehome is installed within a new space, the unit it replaced shall be removed from the subject property within one week of occupancy of the replacement unit.

90.PLANNING. 9 USE - WALL & FENCE LOCATIONS RECOMMND

A site inspection shall confirm the construction of all and/or fence locations shall be in conformance with APPROVED EXHIBIT A, the Preliminary Landscaping Plan, and the Thermal Desgin Guidelines. Specifically, a 6 foot high slumpstone block wall with a split face cap shall be provided along the rear of the mobilehome park, and along the front property line (adjacent to spaces #1, 28 & 29.) A 6 foot high chainlink fence with green lock-top vertical slats shall be provided around the park area, and well/water tank area. And the existing 6 foot high

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90.PLANNING. 9 USE - WALL & FENCE LOCATIONS (cont.) RECOMMND

chainlink fencing along the northerly and southly property lines shall be replaced with a split rail type fence.

90.PLANNING. 11 USE- LNDSCPNG PROJ SPECIFIC INEFFECT

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

a. Vines to be placed on trash enclosure

90.PLANNING. 11 USE - COMPLY W/ ACOUSTIC STUDY RECOMMND

The permit holder shall construct and design the project in compliance with the recommendations of an approved acoustical study, as reviewed and, as the case may be, modified by the Department of Enviornmental Health, Office of Industrial Hygiene and approved by the Planning Department.

The permit holder may be requiried to submit to the Planning Department a written certification from a state licensed professional that the project was constructed in compliance with the recommendations of the approved acoustical study.

The Planning Department may require further inspection by county staff to assure project compliance with this condition of approval.

90.PLANNING. 12 USE - HOME ADDRESS LIGHTING RECOMMND

Prior to final building inspection approval of EACH mobile home space, a wall or sturdy column-mounted internally lighted address identification sign shall be prominently placed on the front of each mobile home unit or space in order to facilitate observation of the property's address or space number from the internal driveway. The illumination source for the address identification sign shall be controlled by a photocell sensor or a timer.

90.PLANNING. 13 USE - LNDSCPE/IRRIG INSTALL RECOMMND

The permit holder's landscape architect responsible for preparing the Landscaping and Irrigation Plans shall arrange for an Installation Inspection with the Planning Department at least fifteen (15) working days prior to final inspection of the structure or issuance of occupancy permit, whichever occurs first. Upon successful completion

CONDITIONAL USE PERMIT Case #: CUP03583

Parcel: 757-341-008

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 13 USE - LNDSCP/IRRIG INSTALL (cont.) RECOMMND

of the Installation Inspection and compliance with the Planning Department's Milestone 80 conditions entitled "USE-LANDSCAPING SECURITIES and LANDSCAPE INSPECTION DEPOSIT," both the County Planning Department's Landscape Inspector and the permit holder's landscape architect shall execute a Certificate of Completion that shall be submitted to the Planning Department and the Department of Building and Safety.

90.PLANNING. 14 USE - COMPLY W/ LNDSCP/IRR PLN RECOMMND

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

90.PLANNING. 15 USE - PALEO MONITORING REPORT RECOMMND

Prior to Final Inspection, the applicant shall submit to the County Archaeologist ONE CERTIFIED PAPER COPY AND two (2) CD copies of the certified Paleontology Monitoring Report. The report shall be certified by a professionally-qualified paleontologist listed on the County's Paleontology Consultant List.

90.PLANNING. 16 USE - ARCHO MONITORING REPORT RECOMMND

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

90.PLANNING. 17 USE - PALEO MONITORING REPORT RECOMMND

PRIOR TO BUILDING FINAL INSPECTION:

CONDITIONAL USE PERMIT Case #: CUP03583

Parcel: 757-341-008

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 17 USE - PALEO MONITORING REPORT (cont.) RECOMMND

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

90.PLANNING. 18 USE - TRASH ENCLOSURES RECOMMND

A site inspection by the Department of Building and Safety shall confirm the construction of a Recyclables Collection and Loading Area, in compliance with the APPROVED EXHIBIT A and the approved Recyclables Collection and Loading Plot Plan.

90.PLANNING. 19 USE - 2 PARKING SPACES PER UNI RECOMMND

A site inspection shall confirm that each completed concrete or portland cement concrete) parking area for two (2) vehicles, as shown on the APPROVED EXHIBIT A.
(2) vehicles, as shown on the APPROVED EXHIBIT A.

TRANS DEPARTMENT

90.TRANS. 1 USE - IMP PLANS RECOMMND

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

CONDITIONAL USE PERMIT Case #: CUP03583

Parcel: 757-341-008

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 3 USE - SIGNING & STRIPING

RECOMMND

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

90.TRANS. 4 USE STREETLIGHT AUTHORIZATION

RECOMMND

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

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

90.TRANS. 5 USE - STREET LIGHTS INSTALL

RECOMMND

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

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

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

90.TRANS. 6 USE - UTILITY PLAN

RECOMMND

Electrical power, telephone, communication, treet lighting, and cable television lines shall be designed to be placed underground in accordance with ordinance 460 and 461, or as approved by the Transportation Department. The applicant is responsible for coordinating the work with the serving utility company. This also applies to existing overhead lines which are 33.6 kilovolts or below along the project frontage and between the nearest poles offsite in each direction of the project site. A disposition note

CONDITIONAL USE PERMIT Case #: CUP03583

Parcel: 757-341-008

90. PRIOR TO BLDG FINAL INSPECTION

~~90.TRANS. 6 USE - UTILITY PLAN (cont.)~~

~~RECOMMND~~

describing the above shall be reflected on design improvement plans whenever those plans are required. A written proof for initiating the design and/or application of the relocation issued by the utility company shall be submitted to the Transportation Department for verification purposes.

90.TRANS. 7 USE - UTILITY INSTALL

RECOMMND

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

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

~~90.TRANS. 8 USE - LANDSCAPING COMM/IND~~

~~RECOMMND~~

Landscaping within public road right-of-way shall comply with Transportation Department standards and Ordinance 461 and shall require approval by the Transportation Department. Landscaping shall be improved within State Highway 111 and Pierce Street.

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

90.TRANS. 9 USE - EXISTING MAINTAINED

RECOMMND

Pierce Street along project boundary is a paved County maintained road designated as a Secondary Highway and shall be improved 6-inch concrete curb and gutter, located 32-feet from centerline and match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determined by the Transportation Department within the 50-foot half-width dedicated right-of-way in accordance

ADDITIONAL USE PERMIT Case #: CUP03583

Parcel: 757-341-008

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 9 USE - EXISTING MAINTAINED (cont.)

RECOMMND

with County Standard No. 94 pages 1 & 2. (64'/100')
(Modified)

NOTE: A 5-foot wide sidewalk shall be constructed
9-feet from curb line within the 18-foot parkway.

NOTE: The limits of above mentioned project is 300-feet
west of existing State Highway 111. Therefore this
project is not conditioned for State Highway 111's
improvements. When future development is proposed
full improvements will be required at that time.

90.TRANS. 10 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.

90.TRANS. 11 USE - DRIVEWAY

RECOMMND

The driveway(s) shall be constructed in accordance with
County Standard No. 207A and shall be located in accordance

CONDITIONAL USE PERMIT Case #: CUP03583

Parcel: 757-341-008

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 11 USE - DRIVEWAY (cont.) RECOMMND

with Exhibit "A", Amended No. 1 for Conditional Use Permit No. 3583.

90.TRANS. 12 USE-DRAINAGE IMPROVEM COMPLETE RECOMMND

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

90.TRANS. 13 USE - OWNER MAINT NOTICE RECOMMND

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

90.TRANS. 14 USE-EASEMENT FOR DRAINAGE/FACI RECOMMND

EASEMENT FOR DRAINAGE AND OTHER FACILITIES

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

COUNTY OF RIVERSIDE

TRANSPORTATION AND LAND MANAGEMENT AGENCY

Tony Carstens · Agency Director

Planning Department

Ron Goldman, Planning Director

DATE: February 26, 2008

TO: BUILDING & SAFETY:

Code Enf./Grading

PLAN CHECK

TRANSPORTATION (2)

HEALTH DEPARTMENT (2)

FIRE PROTECTION

FLOOD CONTROL DISTRICT: CVWD

RIV. CO. PARKS

RIV. CO. GEOLOGIST

RIV. CO. ARCHAEOLOGIST

RIV. CO. GIS DRAFTING

RIV. CO. COMMISSIONER PORRAS

RIV. CO. SUPERVISOR WILSON

RIV. CO. SHERIFF'S DEPT.

RIV. CO. WASTE MANAGEMENT DEPT.

RIV. CO. TRAILS COORDINATOR: J. Jolliffe 9th floor

RIV. CO. PLANNER. – Mitra Mehta 9th floor

RIV. CO. PLANNER: – Matt Straite 9th floor

RIV. CO. OFFICE OF INDUSTRIAL HYGIENE

RIV. CO. HOUSING AUTHORITY – EDA

RIV. CO. TRANSPORTATION/FLOOD REVIEW (3)

CVWD/ IID/ SCG/ VERIZON/ CALTRANS #8/ THERMAL
COMMUNITY COUNCIL/ CVUSD/ UCR-EIC/ C.V.
RECREATION & PARKS DIST./ SOUTHERN C.V. COMM.
FACILITIES DIST.

~~DESERT FILE~~ CENTRAL FILE

CONDITIONAL USE PERMIT NO. 3583 – EA No.: 41763 – Mr.
Martin R. Davis – Lower Coachella Valley Zoning District – Fourth
Supervisory District – Northerly of Avenue 62, southerly of
Avenue 61, easterly of Pierce Street, westerly of Highway 111 – A-
2-10 Zone – 10 Acres - REQUEST: Migrant Agricultural worker
mobile home park with 47 spaces and recreation area.

APN: 757-341-008

CONCURRENT CASE: CFG05112

RELATED CASES: PAR01074

Please review the case described above, along with the attached tentative map/exhibit.

All County Agencies and Departments, please have your conditions in the SIERRA LMS no later than April 17, 2008.

All other agencies, please have your comments/conditions to the Planning Department as soon as possible.
Your comments/recommendations/conditions are requested so that they may be included in the staff report for this
particular case.

Should you have any questions regarding this item, please do not hesitate to contact Judy Deertrack, Project Planner at
(760) 863-8277.

COMMENTS:

DATE: _____ SIGNATURE: _____
PRINT NAME: _____ TITLE: _____

If you do not use this letter for your response, please indicate case number and project planner's name. Thank You.

FML: EM

2/26/08

Riverside Office · 4080 Lemon Street, 9th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-3157

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

Murrieta Office · 39493 Los Alamos Road
Murrieta, California 92563
· Fax (951) 600-6145

COUNTY OF RIVERSIDE

TRANSPORTATION AND LAND MANAGEMENT AGENCY

George A. Johnson · Agency Director

Planning Department

Ron Goldman · Planning Director

DATE: April 2, 2009

TO: BUILDING & SAFETY:
LANDSCAPE DEPT: Attn: Kristy Lovelady

DESERT FILE / CENTRAL FILES

EXHIBIT E-1 AND E-2

CONDITIONAL USE PERMIT NO. 3583 – EA No.: 41763 –
Applicant: Mr. Martin R. Davis – Engineer/Representative: Feiro
Engineering Inc. – Fourth Supervisorial District – Lower Coachella
Valley Zoning District: Agricultural: Agricultural (AG: AG) (10 Acre
Min.) – Location: Northerly of Avenue 62, southerly of Avenue 61,
easterly of Pierce Street, westerly of Highway 111 – Zoning: Heavy
Agricultural, 10 Acre Min. (A-2-10) – 10 Gross Acres - REQUEST:
Migrant Agricultural worker mobile home park with 47 spaces and
recreation area.

APN(s): 757-341-008

CONCURRENT CASE: EA41763, CFG05112.

RELATED CASES: PAR01074

Please review the case described above, along with the attached tentative map/exhibit.

All County Agencies and Departments, please have your conditions in the SIERRA LMS **ASAP**.

All other agencies, please have your comments/conditions to the Planning Department as soon as possible.
Your comments/recommendations/conditions are requested so that they may be included in the staff report for this
particular case.

Should you have any questions regarding this item, please do not hesitate to contact Judy Deertrack, Project Planner at
(760) 863-8277.

COMMENTS:

DATE: _____ SIGNATURE: _____
PRINT NAME: _____ TITLE: _____

If you do not use this letter for your response, please indicate case number and project planner's name. Thank You.

TML: CM

Riverside Office · 4080 Lemon Street, 9th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-3157

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

COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY

George A. Johnson · Agency Director

Planning Department

Ron Goldman · Planning Director

DATE: June 10, 2009

TO:

IV. CO. LANDSCAPE PROGRAM DEPARTMENT
DESERT FILE / CENTRAL FILE

CONDITIONAL USE PERMIT NO. 3583, AMENDED NO. 1 – EA41763 –
Applicant: Mr. Martin R. Davis – Engineer/Representative: Feiro Engineering Inc. – Fourth Supervisorial District – Lower Coachella Valley Zoning District: Agricultural: Agricultural (AG: AG) (10 Acre Minimum) – Location: Northerly of Avenue 62, southerly of Avenue 61, easterly of Pierce Street, westerly of Highway 111, located at 61320 Pierce Street, Thermal, CA. – Zoning: Heavy Agricultural, 10 Acre Min. (A-2-10) – 10 Gross Acres - REQUEST: The project proposes a migrant agricultural worker mobile home park with 47 spaces and recreation area.

APN: 757-341-008

CONCURRENT CASE: EA41763, CFG05112.

RELATED CASES: PAR01074

Please review the case described above, along with the attached map(s) and/or exhibit(s): **EXHIBITS E-1 & E-2 & EXHIBIT A, AMENDED NO. 1**. All LDC Members please have draft conditions in the Land Management System (LMS) **AS SOON AS POSSIBLE**. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the routing on or before the above date. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing.

All other transmitted entities, please have your comments, questions and recommendations to the Planning Department on or before the above date. Your comments/recommendations/conditions are requested so that they may be incorporated in the staff report for this particular case. Should you have any questions regarding this project, please do not hesitate to contact **Judy Deertrack, Project Planner**, at (760) 863-8277 or email at jdeertra@rctlma.org / MAILSTOP# 4035.

COMMENTS:

DATE: _____ SIGNATURE: _____

PRINT NAME: _____ TITLE: _____

If you do not use this letter for your response, please indicate case number and project planner's name. Thank You.

TML: CM

Riverside Office · 4080 Lemon Street, 9th Floor
P.O. Box 1409, Riverside, California 92502-1409
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Desert Office · 38686 El Cerrito Road
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7555

LAND DEVELOPMENT COMMITTEE
INITIAL CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT - DESERT OFFICE
38-686 El Cerrito Road
Palm Desert, CA 92211

DATE: November 10, 2009

TO:
Riv. Co. Landscape Programs Dept.
Desert File / Central Files

CONDITIONAL USE PERMIT NO. 3583, AMENDED NO. 1 – EA41763 – Applicant: Mr. Martin R. Davis – Engineer/Representative: Feiro Engineering Inc. – Fourth Supervisorial District – Lower Coachella Valley Zoning District: Agricultural: Agricultural (AG: AG) (10 Acre Minimum) – Location: Northerly of Avenue 62, southerly of Avenue 61, easterly of Pierce Street, westerly of Highway 111, located at 61320 Pierce Street, Thermal, CA. – Zoning: Heavy Agricultural, 10 Acre Min. (A-2-10) – 10 Gross Acres - REQUEST: The project proposes a migrant agricultural worker mobile home park with 47 spaces and recreation area. - APN: 757-341-008 – Concurrent Cases: EA41763, CFG05112. – Related Cases: PAR01074

Please review the case described above, along with the attached map(s) and/or exhibit(s): **E-1 & E-2, AMENDED NO. 1 (DATED: 5/21/09)**. All LDC Members please have draft conditions in the Land Management System (LMS) **AS SOON AS POSSIBLE**. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the routing on or before the above date. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing.

~~All other transmitted entities, please have your comments, questions and recommendations to the Planning Department on or before the above date. Your comments/recommendations/conditions are requested so that they may be incorporated in the staff report for this particular case. Should you have any questions regarding this project, please do not hesitate to contact Judy Deertrack, Project Planner, at (760) 863-8277 or email at jdeertra@rctlma.org / MAILSTOP# 4035.~~

COMMENTS:

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

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

V:\11_PLANNING Primary Folder\LDC AGENDAS\TRANSMITTAL SHEETS\2009\11 NOVEMBER\NON-LDC TRANSMITTALS\CUP03583A1.Landscape. TML.doc

TML: C.M.

LAND DEVELOPMENT COMMITTEE
3rd CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT - DESERT OFFICE
38-686 El Cerrito Road
Palm Desert, CA 92211

DATE: February 16, 2010

TO:
Riv. Co. Landscape Programs Dept.
Desert File / Central Files

CONDITIONAL USE PERMIT NO. 3583 – EA41763 – Applicant: Robb Davis – Engineer/Representative: Feiro Engineering Inc. – Fourth Supervisorial District – Lower Coachella Valley Zoning District: Agricultural: Agricultural (AG: AG) (10 Acre Minimum) – Location: Northerly of Avenue 62, southerly of Avenue 61, easterly of Pierce Street, westerly of Highway 111, located at 61320 Pierce Street, Thermal, CA. – Zoning: Heavy Agricultural, 10 Acre Min. (A-2-10) – 10 Gross Acres - REQUEST: The project proposes a migrant agricultural worker mobile home park with 47 spaces and recreation area. - APN: 757-341-008 – Concurrent Cases: EA41763, CFG05112.

Please review the case attached exhibits: ~~E-2~~, **AMENDED NO. 3**. If it is determined that the exhibits are acceptable, please sign off on your route line in LMS, and complete your conditioning **AS SOON AS POSSIBLE**.

Please be aware that this project has been scheduled for a public hearing on March 3, 2010. If it is determined that the attached exhibits are not acceptable, please contact me immediately. I would like to discuss the possibility to address any remaining outstanding issues with Conditions of Approval.

Your comments/recommendations/conditions are requested so that they may be incorporated in the staff report for this particular case. Should you have any questions regarding this project, please do not hesitate to contact **David Mares, Principal Planner**, at (760) 863-7050 or email at dmares@rctlma.org / **MAILSTOP# 4035**.

COMMENTS:

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

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

V:\11_PLANNING Primary Folder\Planning Cases-Desert Office\CUP03583\LDC Transmittal Forms\CUP03583 Conceptual Landscape Plan 2-16-10.doc

DM:dm

COUNTY OF RIVERSIDE

TRANSPORTATION AND LAND MANAGEMENT AGENCY

Tony Carstens · Agency Director

Planning Department

Ron Goldman · Planning Director

Memorandum

DATE: April 15, 2008

TO: Judy Deertrack (Planning)

FROM: Phayvanh Nanthavongdouangsy (Planning)

RE: **Conditional Use Permit No. 3583- Migrant Agricultural Workers Mobile Home Park**

The proposed project referenced above is located within the South Valley Implementation Program (SVIP) boundary. Under the direction of the County, the South Valley Parkway Committee was established to collaboratively address the induced community needs that are anticipated from different development proposals in the area. The following are the results of this County driven effort to date: a recommended Land Use Map with supportive policies, a recommended Circulation Plan, a Community Facility Phasing and Funding Program and Design Guidelines. Be advised that the current land use for this parcel and the surrounding area may change as a result of this General Plan Amendment.

After reviewing the documents in reference to this proposal, Advance Planning offers the following comments for consideration:

1) **SVIP Conceptual Land Use Plan**

The area bounded within the SVIP is divided into the following 3 districts: Campus, Equestrian and Town Center. The proposed project is located within the Campus District. This district contains the highest residential densities and incorporates an urban center with a variety of commercial uses at the intersection of Highway 86S, Highway 111 and Avenue 62, including the College of the Desert campus and supporting facilities. The proposed project is not compatible with the proposed land use of commercial; nor is it compatible with the objectives of the Campus District (Attachment A: SVIP Conceptual Land Use Map).

2) **SVIP Traffic Study**

The Committee retained Kimley-Horn and Associates to prepare the traffic study for the area. The results of this traffic study will be utilized by the County to provide guidance on long-term roadway infrastructure needs and will be incorporated into the County's General Plan when the next comprehensive update is prepared in 2008. The SVIP Traffic Study indicates the road Right Of Way (ROW) along the western boundary of the project area (Pierce Street) is 100' and along the eastern boundary of the project area (Grapefruit Blvd) is 128' (Attachment B: SVIP Traffic Study Map). The project provides adequate areas for ROW expansions; however the setback along Pierce Street is concerning.

2) **Housing Element**

Because farmworker housing is often substandard or non-existent, the County has made farmworker housing a priority and has been actively pursuing the provision of farmworker

housing opportunities in conjunction with non-profit agencies. The lack of housing for farmworkers has led many workers to camp out or to sleep in their vehicles. Where housing is available, it is often expensive, overcrowded, and lacking adequate sanitary facilities. This proposed housing center is much needed for farmworkers and will help fulfill the County's vision to provide safe and adequate housing for its residents of different income levels.

3) Proposed Lifetime for the CUP

The proposed project is consistent with the current land use designation of Agriculture as an interim use with a life span of 5 to 10 years or until the surrounding areas are developed. Advance planning would encourage the life term for the CUP to be set at 10 years.

The proposed project is not compatible with the proposed SVIP land use plan; however the project may be conditionally compatible, with the provision that the mobile home park operation shall cease when the use is no longer compatible as a result of new development in the surrounding areas.

Thank you for the opportunity to review this project. If you have any questions, please contact me at 951-955-0962.

AIRPORT LAND USE COMMISSION
RIVERSIDE COUNTY



RECEIVED

JUL 11 2008

Riverside County
Planning Department
Desert Office

July 9, 2008

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Simon Housman
Rancho Mirage

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Barbara Santos

County Administrative Center
4080 Lemon St., 9th Floor.
Riverside, CA 92501
(951) 955-5132

www.rcaluc.org

Ms. Judy Deertrack, Urban Regional Planner IV
County of Riverside Planning Department
Mail Stop #4035

RE: AIRPORT LAND USE COMMISSION (ALUC) DEVELOPMENT REVIEW

File No.: ZAP1009TH08
Related File No.: CUP03583
APN: 757-341-008

Dear Ms. Deertrack:

Under the delegation of the Riverside County Airport Land Use Commission (ALUC), staff reviewed the above referenced proposal for an agricultural workers mobile home park, in the community of Thermal in unincorporated Riverside County. The conditional use permit proposes a 46-space park on approximately 9.13 gross acres.

The site's western portion is located in Airport Zone "E" of the 2005 Jacqueline Cochran Regional Airport Land Use Compatibility Plan. The site is approximately 13,600 feet easterly/southeasterly of the southerly terminus of Runway 17-35. The elevation of the site is 148 feet below mean sea level. The elevation of the closest runway point is 114.3 feet below mean sea level. Federal Aviation Administration review would be required for any structure exceeding 24 feet above mean sea level. No FAA review is required for this project.

As ALUC Director, I find the above-referenced project **CONSISTENT** with the 2005 Jacqueline Cochran Regional Airport Land Use Compatibility Plan, subject to the following conditions:

1. Any outdoor lighting that is installed shall be hooded or shielded to prevent either the spillage of lumens or reflection into the sky.
2. The following uses shall be prohibited within the portion of this property in the Airport Influence Area:
 - (a) 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 an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.
 - (b) Any use which 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.

AIRPORT LAND USE COMMISSION

July 9, 2008

- (c) Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area, including landfills, trash transfer stations that are open on one or more sides, recycling centers containing putrescible wastes, construction and demolition debris facilities, incinerators, composting operations, fly ash disposal, wastewater management facilities, artificial marshes, production of cereal grains, sunflower, and row crops, livestock operations, aquaculture, and landscaping utilizing water features.
 - (d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
3. The attached notice shall be provided to all prospective buyers and tenants of the property, as well as to all current tenants, and shall be recorded as a deed notice.

Should you have any questions regarding this action, please contact John Guerin, ALUC Principal Planner, at (951) 955-0982.

Sincerely,

RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION



Edward C. Cooper, Director

CC: ALUC Staff
Feiro Engineering/ Lucy Feiro- Agent for Owner
Robb M. Davis - Owner
Riverside County Economic Development Agency – Desert office (Attn.: Daryl Shippy)

Enclosure: Notice of Airport in Vicinity

Y:\ALUC\JCRA\ZAP1009TH08LTR

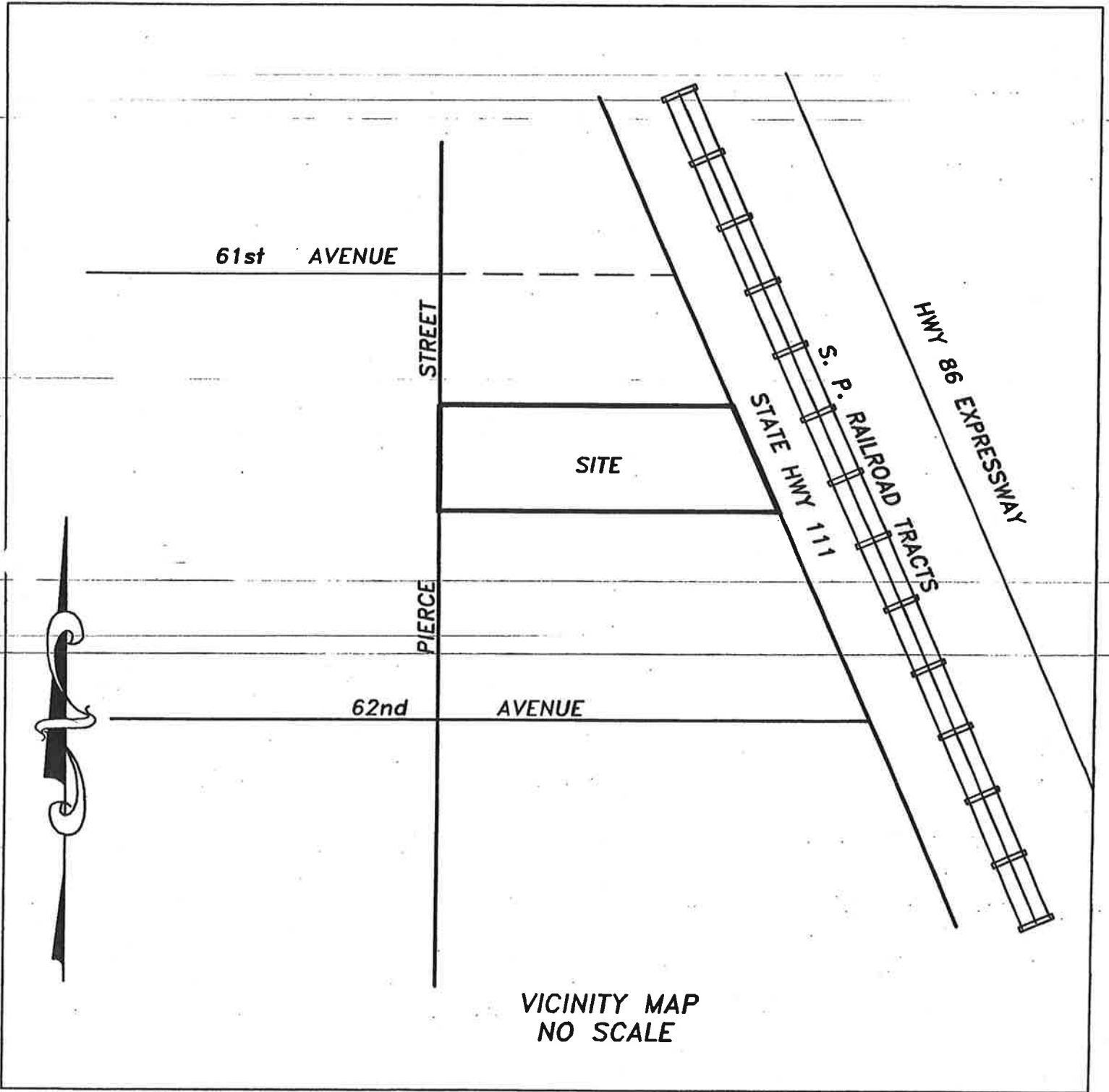
NOTICE OF AIRPORT IN VICINITY

RECEIVED

JUL 11 2008

Verisearch Property
Department
Desert Office

This property is presently located in the vicinity of an airport, within what is known as an airport influent area. For that reason, the property may be subject to some of the annoyances or inconveniences associated with proximity to airport operations (for example: noise, vibration, or odors). Individual sensitivities to those annoyances can vary from person to person. You may wish to consider what airport annoyances, if any, are associated with the property before you complete your purchase and determine whether they are acceptable to you. Business & Profession Code 11010 12(A)



RECEIVED

JUL 11 2008

Riverside County
Planning Department
Desert Office



Riverside County
Waste Management Department

Hans W. Kernkamp, General Manager-Chief Engineer

March 4, 2008

RECEIVED

MAR 10 2008

Riverside County
Planning Department
Desert Office

Judy Deertrack, Project Planner
Riverside County Planning Department
38686 El Cerrito Road,
Palm Desert, CA 92211

RE: Conditional Use Permit No. 3583 — Migrant Agricultural Worker Mobile Home Park and Labor Camp

Dear Ms. Deertrack:

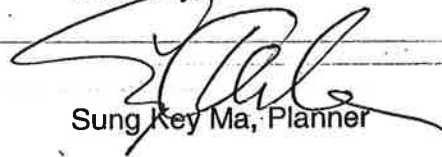
The Riverside County Waste Management Department (Department) has reviewed the proposed project, located northerly of Avenue 62, southerly of Avenue 61, easterly of Pierce Street, and westerly of Highway 111 in Lower Coachella Valley. In order to mitigate the project's potential solid waste impacts, and to help the County's efforts to comply with State law in diverting solid waste from landfill disposal, the Department is recommending that the following conditions be made a part of any Conditions of Approval for the project:

1. **Prior to issuance of a grading permit**, the applicant shall submit three (3) copies of a **Recyclables Collection and Loading Area** plot plan to the Riverside County Waste Management Department for review and approval. The plot plan shall conform to **Design Guidelines for Recyclables Collection and Loading Areas**, provided by the Waste Management Department, and shall show the location of and access to the collection area for recyclable materials, along with its dimensions and construction detail, including elevation/façade, construction materials and signage. The plot plan shall clearly indicate how the trash and recycling enclosures shall be accessed by the hauler.
2. The applicant shall construct the recyclables collection and loading area in compliance with the Recyclables Collection and Loading Area plot plan, as approved and stamped by the Riverside County Waste Management Department and as verified by the Riverside County Building and Safety Department through site inspection.
3. A Waste Recycling Plan (WRP) shall be submitted to the Waste Management Department for approval. At a minimum, the WRP must identify the materials (i.e., concrete, asphalt, wood, etc.) that will be generated by construction and development, the projected amounts, the measures/methods that will be taken to recycle, reuse, and/or reduce the amount of materials, the facilities and/or haulers that will be utilized, and the targeted recycling or reduction rate. Materials can be taken directly to recycling facilities (Riverside County Waste Management Department, Recycling Section, can be contacted directly at 951.486.3200 for a list of facilities), or arrangements can be made through the franchise hauler and/or a construction clean-up business.

- a) Evidence (i.e., receipts or other type verification) to demonstrate project compliance with the approved WRP shall be presented by the project proponent to the Planning/Recycling Division of the Riverside County Waste Management Department in order to clear the project for occupancy permits.
4. Since hazardous materials are not accepted at Riverside County landfills, the project proponent shall take any hazardous wastes, including paint used during construction, to facilities that are permitted to receive them, in accordance with local, state, and federal regulations. For further information, please contact the Household Hazardous Waste Collection Program at 1-800-304-2226.
 5. Use mulch and/or compost in the development and maintenance of landscaped areas within the project boundaries. Recycle green waste through either onsite composting of grass, i.e., leaving the grass clippings on the lawn, or sending separated green waste to a composting facility.
 6. Consider xeriscaping and using drought tolerant/low maintenance vegetation in all landscaped areas of the project.

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

Sincerely,



Sung Key Ma, Planner



Dedicated to delivering state-of-the-art occupational and environmental consultation to businesses, governmental agencies and communities of Riverside County

RECEIVED

JUL 25 2008

Riverside County
Planning Department
Desert Office

Date: July 15, 2008

To: Judith Deertrack
Riverside County Planning Department
38686 El Cerrito Road
Palm Desert, California 92211
Fax: (760) 863-7555

From: Steven T. Uhlman, REHS, CIH, JD
Public Health Program Chief
Department of Public Health
Office of Industrial Hygiene
P.O. BOX 7600
Riverside, California 92513-7600
Phone: (951) 358-5050 Fax: (951) 358-5443

Report written by: Leah McNamara
Industrial Hygienist I

Report Reviewed by: Steven D. Hinde, REHS, CIH
Senior Industrial Hygienist

Project Reviewed: Conditional Use Permit No. 3583

Reference Number: 96432

Applicant: Robb M. Davis
155 Bing Crosby
Rancho Mirage, CA 92270
Phone: (760) 578-7483

Noise Consultant: Gordon Bricken & Associates
1621 E. Seventeenth Street, Suite K
Santa Ana, CA 92705
Phone: (714) 835-0249

Review Stage: First Review

Information Provided: "Acoustical Analysis, Farm Workers Site, County of Riverside."



Noise Standards:

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

Highway Prediction Model:

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

Acoustical Parameters for County Highways:

1. Average daily traffic (ADT) design capacity of 28,700 assumed for SR 111 (the County General Plan classifies SR 111 as a 4 lane "Arterial" roadway). Average daily traffic (ADT) of 20,700 assumed for Pierce Street (the County General Plan classifies Pierce Street as "Secondary" roadways), quoted from the "Eastern Coachella Valley Area Plan Circulation Figure 8", which is dated 10/07/2003.
2. Truck/Auto Mix as follows (Riverside Co. Road Department):

For Arterial Highways

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

For Secondary Highways

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

3. Traffic Speed of 40 MPH.
4. The distance from the center of Pierce Street to the nearest building face is estimated to be 60 feet. The distance from the center of State Route 111 to the nearest building face is estimated to be 470 feet.
5. Modeling for Pierce Street and State Route 111 was done using both "hard site" and "soft site" assumptions.
6. The standard residential design with windows closed provides a 20 dB, A-weighted (reduction inside) attenuation.
7. Barrier calculations based on receptor at 10 feet from the barrier and at a 5 foot elevation for barrier height at or less than six feet. However, a receptor placement of 3-foot elevation is required when a barrier height is greater than six feet.
8. Interior calculations based on receptor at a 5-foot elevation inside the dwelling in the room nearest the noise source and 14 feet above the pad for the second floor in the middle of the room nearest the noise source.

Findings:

The consultant's report is adequate. Based on our calculations, the wall heights recommended should provide sufficient attenuation to reduce exterior roadway noise levels to below 65 Ldn.

Recommendations:

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

Six-foot high (noise barriers) masonry block walls or combination berm and block wall shall be constructed along the eastern site (SR 111) of lots 15, 16, 43 & 44 of CUP 3583.

Six foot high (noise barriers) masonry block privacy walls or combination berm and block wall shall be constructed along western site boundary (**Pierce Street**) of lots 1, 28 & 29 of CUP 3583.

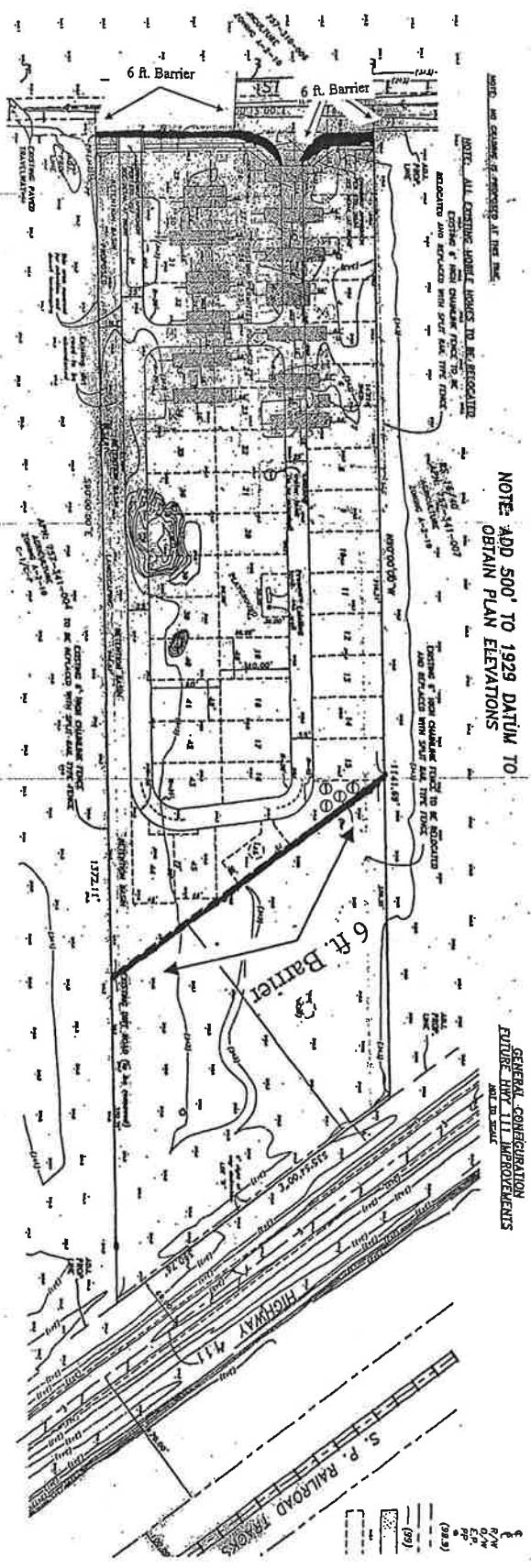
(Height taken from ~~Table 10 on page 12 of the Acoustical Report, see attached map~~)

These walls shall be erected so that the top of each wall extends at least 6 feet (depending on location) above the pad elevation of the shielded lot. In cases where the road is elevated above the pad, the wall shall extend at least 6 feet (depending on location) above the highest point between the homes and the road.

2. Our Department must receive, review and approve an acoustical report addressing indoor noise impacts. The exterior unmitigated impact (second stories) for Pierce Street is 69 Ldn and for State Route 111 combined with the Union Pacific Railroad is 70 Ldn. Home design must be shown to reduce interior noise to at or below 45 Ldn for those homes along Pierce Street and State Route 111.
 3. The applicant shall pay review fees (prior to pulling building permits) to the Department of Public Health for all time spent in review of this project. Fees will be assessed at the Department's hourly rate for Industrial Hygienists.
-
-

EXHIBIT 3 SITE MAP

SCALE 1" = 200'



NOTE: ALL EXISTING JOINT HOLES TO BE REWORKED

EXISTING 4" AND CHUTE PIPES TO BE REWORKED AND REPLACED WITH 6" PIPE THE DIAMETER

NOTE: ADD 500' TO 1929 DATUM TO OBTAIN PLAN ELEVATIONS

GENERAL CONSERVATION EVIDENCE AND UTILIZATION

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- 2. 6" W
- 3. 6" W
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- 91. 6" W
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- 94. 6" W
- 95. 6" W
- 96. 6" W
- 97. 6" W
- 98. 6" W
- 99. 6" W
- 100. 6" W

RIVERSIDE COUNTY

Star Sniff, SHERIFF



Sheriff

82-695 DR. CARREON BLVD. - INDIO, CA 92201 - (760) 863-8990

RECEIVED

APR 20 2008

Riverside County
Planning Department
Desert Office

April 17, 2008

Judy Deertrack
County of Riverside Planning Department
38686 El Cerrito Road
Palm Desert, California 92211

RE: Conditional use permit #3583, EA #41763, Request: Migrant Agricultural worker mobile home park with 47 spaces and recreation area, north of Avenue 62, south of Avenue 61 and east of Pierce Street.

Dear Judy Deertrack,

Thank you for the opportunity to comment on the above described project. The following issues of concern related to public safety and law enforcement are presented.

LAW ENFORCEMENT STAFFING LEVELS:

The Riverside County Sheriff's Department, Indio Station, will serve this project. The desired staffing level in all unincorporated areas of Riverside County is 1.2 deputies per 1,000 persons. This is based on calls for service, response times, call types, call volumes and population. For the proposed 47 dwelling units, we estimate a population increase of 273 at build out. This is based on 5.8 persons per household.

Current staffing levels are falling below the 1.2 deputies per 1000 population. This project in consideration with other local projects will continue to degrade the level of service **unless programmed with collection of development funds.**

The Riverside County Sheriff's Department requests financial mitigation to provide future service. We request as a condition of approval, a recurring revenue stream be identified as specific to law enforcement/public safety. During the build-out of this project, the law enforcement/public safety cost mitigation revenue should be proportionate to the number of residents occupying the project.

PRE-CONSTRUCTION AND CONSTRUCTION PHASES:

Construction site: Prior to construction of the project, a material storage area should be established and enclosed by a six foot chain link fence to minimize theft of materials and/or equipment. It is recommended that a list of serial and/or

license numbers of equipment stored at the location be maintained both at the site and any off-site main office.

Thefts and burglaries of building materials are on the rise. To reduce thefts and burglaries during the construction phases of this project, the developer and builders need to provide site security. The Riverside County Sheriff's Department recommends the developer and builders use bonded security guards licensed by the State of California Bureau of Security & Investigative Services Department to handle project security.

The public and non-essential employees should be restricted in access to the construction areas. Current emergency contact information for the project should be kept on file with the Riverside County Sheriff's Department, Indio Station.

PLAYGROUND:

Residence/user safety is a concern related to the design and construction of the playground area. High visibility from surrounding areas, access control (entrances, exits, fencing, landscaping, locks, other barriers) and equipment placement will be critical. To help reduce nuisance complaints, plan for hours of use and guidelines.

PROPERTY DIRECTORIES:

One lit property map/directory (to help emergency service personnel quickly locate all spaces, office, manager, laundry rooms, playground, retention basins, etc. when responding to calls for service) shall be located at each entrance to the mobile home park. The directory should provide sufficient information and detail of mapping the property including the property address, all spaces, laundry rooms, office, manager's space, playground, retention basins and emergency contact telephone numbers including after hours contact information.

ADDRESSING:

Address numbers including all space numbers should be illuminated during the hours of darkness and positioned to be **readily readable** from the streets. Numbers that are a minimum height of 12" are recommended for the mobile home park entrance(s) and 4" for all inside space numbers (in front of every mobile home space).

MOBILE HOMES:

If used mobile homes are allowed inside the mobile home park, all old space number lettering shall be taken off of the mobile homes prior to being brought into the mobile home park. This helps emergency personnel to find the correct spaces during calls for service.

PARKING ISSUES:

No on-street parking should be allowed inside the mobile home park to have adequate space for regular and emergency vehicle traffic. Fire lanes should be

properly marked. The remaining parking spaces inside the mobile home park are presumed to be designated guest, laundry room and/or playground/retention basin spaces if applicable. The spaces should be marked with proper signs to include the property owner to tow unauthorized vehicles per 22658 California Vehicle Code. The proper number of handicapped parking spaces should be provided per regulation and local requirements.

LIGHTING:

Streets, playground, parking lots, driveways, circulation areas, aisles, passageways, recesses, and grounds should be provided with lighting of sufficient wattage to provide adequate illumination to make clearly visible the presence of any person on or about the premises **from at least 25 feet away** during the hours of darkness.

LANDSCAPING:

Landscaping should be of the type and situated in locations to maximize observation while providing the desire degree of aesthetics. Security planting materials are encouraged along fence and property lines and under vulnerable windows. Landscaping should not conceal doors or windows from view, obstruct visibility of the parking lot from the street or business buildings, nor provide access to the roof or windows.

LINE OF SIGHT/NATURAL SURVEILLANCE:

Wide-angled peep-holes should be installed into all outside solid doors on all mobile homes for security reasons.

SIGNAGE/PARKING LOT:

All entrances to the mobile home park should be posted with appropriate signs per 22658(a) C.V.C., to assist in removal of vehicles at the property owners or managers request. Signs should be at least 2'x1' in overall size with white background and black 2" lettering.

MAINTENANCE OF THE ENVIRONMENT:

The maintenance and the "image" of the mobile home park can have a major impact on whether it will become victimized because it indicates someone is watching and cares.

ADDITIONAL RECOMMENDATIONS:

Prior to project completion, the surface walls, fences, building, logo monuments, etc. should be graffiti resistant either via surface composition, applied paint type and/or planned shielding by landscaping or plants. Whenever possible, open fencing design such as decorative wrought iron or tubular steel should be utilized in order to maximize natural surveillance while establishing territoriality. Wrought iron fencing has worked well in other projects to reduce graffiti.

Should the planning department, owner, developer or construction staff have any questions regarding the listed law enforcement and public safety concerns, please contact Corporal Andy Gerrard at 760-863-8990.

Sincerely,

Stanley Sniff



Rodney Vigue, Captain
Indio Station Commander

File: 0163.1
060836-3

COUNTY OF RIVERSIDE

TRANSPORTATION AND LAND MANAGEMENT AGENCY

George A. Johnson Agency Director

Planning Department

Ron Goldman, Planning Director

RECEIVED

JUL 29 2008

CVWD

✓ Route/e-ml G. Celechar
e-ml T. Demissie
D. Charlton
M. Johnson
P. Reyes

DATE: July 25, 2008

TO: BUILDING & Safety:
Code Enf./ Grading
TRANSPORTATION (2)
HEALTH DEPARTMENT(2)
FIRE PROTECTION
FLOOD DISTRICT CVWD
RIV. CO. PARKS
RIV. CO. GEOLOGIST
RIV. CO. LANDSCAPE PROGRAM
THERMAL COMM. COUNCIL
DESERT FILE/ CENTRAL FILE

EXHIBIT A AMENDED NO. 1

CONDITIONAL USE PERMIT NO. 3583 – EA No.: 41763 – Mr. Martin R. Davis – Lower Coachella Valley Zoning District – Fourth Supervisorial District – Northerly of Avenue 62, southerly of Avenue 61, easterly of Pierce Street, westerly of Highway 111 – A-2-10 Zone – 10 Acres - REQUEST: Migrant Agricultural worker mobile home park with 4Z spaces and recreation area.
APN: 757-341-008
CONCURRENT CASE: CFG05112
RELATED CASES: PAR01074

Please review the case described above, along with the attached tentative map/exhibit.

All County Agencies and Departments, please have your conditions in the SIERRA LMS no later than **ASAP**.

All other agencies, please have your comments/conditions to the Planning Department as soon as possible. Your comments/recommendations/conditions are requested so that they may be included in the staff report for this particular case.

Should you have any questions regarding this item, please do not hesitate to contact Judy Deertrack, Project Planner at (760) 863-8277.

COMMENTS: *Judy,*
Please see enclosed District's letter dated July 16, 2008 for conditions applicable to CUP NO. 3583

DATE: 7/30/08 SIGNATURE: [Signature]
PRINT NAME: Tesfaye Demissie TITLE: ASST. Stormwater Engineer

If you do not use this letter for your response, please indicate case number and project planner's name. Thank You.

TML: JU
7/25/08

SCANNED scs/nbi



Established in 1918 as a public agency

Coachella Valley Water District

Directors:

Peter Nelson, President
Patricia A. Larson, Vice President
Tellis Codekas
John W. McFadden
Russell Kitahara

Officers:

Steven B. Robbins, General Manager-Chief Engineer
Julia Hernandez, Secretary
Mark Beuhler, Asst. General Manager
Dan Parks, Asst. To General Manager
Redwine and Sherrill, Attorneys

July 16, 2008

File: 0163.1
0421.1
0721.1

Judith Deertrack
Riverside County Planning Department
38-686 El Cerrito Road
Palm Desert, CA 92211

RECEIVED

JUL 21 2008

Riverside County
Planning Department
Desert Office

Dear Ms. Deertrack:

Subject: Conditional Use Permit No. 3583

This area is protected from regional stormwater flows by the East Side Dike and Coachella Valley Stormwater Channel and may be considered safe from regional stormwater flows except in rare instances.

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

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

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

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

This project lies within the Study Area Boundary of the Coachella Valley Water Management Plan (September 2002).

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

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

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

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

Plans for grading, landscaping and irrigation systems shall be submitted to the District for review. This review is for ensuring efficient water management.

The project lies within the Lower Whitewater River Subbasin Area of Benefit. Groundwater production within the area of benefit is subject to a replenishment assessment in accordance with the State Water Code.

All water wells owned or operated by an entity producing more than 25 acre-feet of water during any year must be equipped with a water-measuring device. A District Water Production Metering Agreement is required to ensure District staff regularly read and maintain this water-measuring device.

If you have any questions please call Tesfaye Demissie, Stormwater Engineer, extension 2605.

Yours very truly,



Mark L. Johnson
Director of Engineering

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

Monte Bowers
Berryman and Henigar
11590 W. Bernardo Court, Suite 100
San Diego, CA 92127-1624

Mark Abbott
Riverside County Department of Public Health
38-686 El Cerrito Road
Palm Desert, CA 92211

Mobile Park Consulting, Inc.
c/o Robb Davis
155 Bing Crosby
Rancho Mirage, CA 92270

DEPARTMENT OF TRANSPORTATION

DISTRICT 8

PLANNING

464 WEST 4th STREET, 6th Floor MS 725
SAN BERNARDINO, CA 92401-1400
PHONE (909) 383-4557
FAX (909) 383-6890
TTY (909) 383-6300



RECEIVED

JUL 15 2008

Riverside County
Planning Department
Desert Office

Flex your power!
Be energy efficient!

July 8, 2008

Ms. Judy Deertrack
County of Riverside
Transportation and Land Management Agency
P. O Box 1409
Riverside, CA 92502-1409

Dear Ms. Deertrack:

Migrant Worker Mobile Home Park
Conditional Use Permit 03583, Assessor Parcel Number 757-341-008
08-RIV 111, PM 21.5

The California Department of Transportation reviewed the site plan for Conditional Use Permit 03583 (CUP 03583), which proposes a 47-space migrant agricultural worker mobile home park and recreation area. This will be located northerly of Avenue 62, southerly of Avenue 61, easterly of Pierce Street, westerly of and abutting State Route 111 (SR 111).

The project as proposed does not appear to have impacts to the State Highway system. However, the site plan shows an existing dirt road with access to SR 111 to be removed, please condition that no access will be allowed onto the highway.

Although no grading is proposed at this time, we ask for an opportunity to review any grading and drainage plans submitted to the county, to determine any impacts to the state right of way. In addition any proposed alterations within State right of way may only be performed upon issuance of a valid encroachment permit. Information regarding permit application and submittal requirements may be obtained by contacting:

Office of Encroachment Permits
California Department of Transportation
464 West 4th Street, 6th Floor, MS 619
San Bernardino, CA 92401-1400
(909) 383-4526

Or you may visit our web page at <http://www.dot.ca.gov/hq/traffops/developserv/permits>.

Ms. Judy Deertrack
July 8, 2008
Page 2

Should this proposal be later modified please forward copies of revised plans as necessary so that we may reevaluate all proposed changes for potential impact to SR 111.

We appreciate the opportunity to offer comments concerning this project. If you have any questions regarding this letter, please contact me at (909) 383-4557 for assistance.

Sincerely,



DANIEL KOPULSKY
Office Chief
Community Planning/IGR-CEQA

From: "Joel Morse" <jmorse@tbplanning.com>
To: "Matt Straite" <mstraite@rctlma.org>
Date: 5/28/2008 3:27 PM
Subject: Thermal CC - Farm Worker CUP
Attachments: 2008-5-27 CNH Memo to Thermal CC .pdf

Hi Matt: FYI

Both Don Newell (the applicant) and I went to the Thermal Community Council last night and delivered the attached objection to the CUP. I also presented the objection and answered questions.

The CUP applicant indicated that CNH was satisfied with a 10 year CUP life. Please note that we object to any CUP for farm worker housing at this location, regardless of the length of time stipulated in the permit.

Additionally, I have requested information from the desert office and have not received it. I would like to see a copy of the site plan, to determine what improvements they are making. Can you assist me in this?

By the way, the CC "approved" the plan.

<<http://www.tbplanning.com/>>

Joel Morse, Principal

T&B PLANNING

Tustin: (714) 505-6360

Fax: (714) 505-6361

www.tbplanning.com <<http://www.tbplanning.com/>>



CNH Homes

462 North Scovell, Suite A-1

San Jacinto, CA 92582

Phone: (951) 654-3502 -- FAX: (951) 654-3504

TO: Thermal Community Council

FROM: Joel Morse

SUBJECT: APPLICATION FOR CUP 03583 – FARM WORKER MOBILE HOME PARK

DATE: May 27, 2008

The owner/applicant of SP 350 recognizes and appreciates the need for affordable farm worker housing, but believe that this location is not appropriate and is opposed to this location for the use because:

1. The County and private developers have been working for more than three years and have spent many hundreds of thousands of dollar to create a vision for this part of the Coachella Valley (South Valley Implementation Plan - SVIP). The proposed CUP is not consistent with the intent of the SVIP, which is expected to be adopted as part of the 2008 General Plan update.
2. This site is within the boundaries of the "Campus District" of the SVIP, which contains draft Land Use Policies identifying this area as containing high density urban residential and intense commercial land uses focused towards the College of the Desert campus and the intersection of Highway 111, Highway 86S, and Avenue 62, less than ½ mile from this site.
3. Specific Plan 350 has been in process for more than 3 years at the County, has been an active participant and funding member of the SVIP group and is designed as a high density residential and commercial community, including town-homes directly adjacent to the CUP site.
4. Specific Plan 350 is one of the few SVIP related projects which is moving forward, having recently submitted the Second Screencheck Specific Plan and Environmental Impact Report.
5. The proposed Farm Worker Mobile Home Park, if approved, would have a devastating effect on viability and marketability of Specific Plan 350, because of the incompatible nature of the land uses.
6. Specific Plan 350 has been designed in a manner consistent with the intent and purpose of the South Valley Implementation Program, with urban residential densities and commercial uses.

Cc: Honorable Roy Wilson, 4th District Supervisor
Commissioner Jim Porras
Ron Goldman, Planning Director

COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY
Planning Department
Ron Goldman - Planning Director

APPLICATION FOR LAND USE AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

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

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: CUP03583 DATE SUBMITTED: 2/13/07
EA 41763 CFGP512

APPLICATION INFORMATION

Applicant's Name: Robb Davis E-Mail: _____

Mailing Address: 155 BING CROSBY Street
RANCHO MIRAGE CA 92270 ZIP
City State

Daytime Phone No: (760) 578-7483 Fax No: (760) 321-1561

Engineer/Representative's Name: FERRO ENGINEERING, INC E-Mail: lucy@ferro.net

Mailing Address: PO Box 12980 Street
Palm Desert CA 92255 ZIP
City State

Daytime Phone No: (760) 346-8015 Fax No: (760) 346-2548

Property Owner's Name: Mobile Park Consult E-Mail: N/A
INC, INC.

Mailing Address: 155 BING CROSBY # 155 Street
RANCHO MIRAGE CA 92270 ZIP
City State

Daytime Phone No: (760) 578-7483 Fax No: (760) 318-4983

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

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

APPLICATION FOR LAND USE AND DEVELOPMENT

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

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

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

ROBB DAVIS
PRINTED NAME OF APPLICANT

[Signature]
SIGNATURE OF APPLICANT

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

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

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

MOBILE PARK CONSULTING, INC
PRINTED NAME OF PROPERTY OWNER(S)

ROBB DAVIS President
SIGNATURE OF PROPERTY OWNER(S)

[Signature]
PRINTED NAME OF PROPERTY OWNER(S)

[Signature]
SIGNATURE OF PROPERTY OWNER(S)

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

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

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 757-341-008

Section: 36 Township: 6S Range: 8E

Approximate Gross Acreage: 10+

General location (nearby or cross streets): North of 62nd Ave, South of 61st Ave, East of Pierce St., West of Hwy 111.

Thomas Brothers map, edition year, page number, and coordinates: Pg. 5592, B2 2007
EDITION

APPLICATION FOR LAND USE AND DEVELOPMENT

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

To provide employee housing for farm workers
47 lot mobile home park.

Related cases filed in conjunction with this request:

PAR NO. 01074

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

If yes, provide Case No(s). _____ (Parcel Map, Zone Change, etc.)

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

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

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

Is water service available at the project site: Yes No

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

Is sewer service available at the site? Yes No

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

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

How much grading is proposed for the project site?

Estimated amount of cut = cubic yards: UNKNOWN

Estimated amount of fill = cubic yards UNKNOWN

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

Import _____ Export _____ Neither _____

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

APPLICATION FOR LAND USE AND DEVELOPMENT

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

N/A

How many anticipated truckloads? N/A truck loads.

What is the square footage of usable pad area? (area excluding all slopes) 3600± EA. SPACE sq. ft.

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

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

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

If yes, in which one of the following watersheds is it located (refer to Riverside County GIS for watershed location)?

Check answer:

Santa Ana River

Santa Margarita River

San Jacinto River

Colorado River

HAZARDOUS WASTE SITE DISCLOSURE STATEMENT

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

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

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

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

Owner Representative (1) Jens R Feio Date 1/31/08

Owner/Representative (2) _____ Date _____

NOTICE OF PUBLIC HEARING
and
INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

PUBLIC HEARING has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the **RIVERSIDE COUNTY PLANNING COMMISSION** to consider the project shown below:

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. – APN: 757-341-008.
(Quasi-Judicial)

TIME OF HEARING: 9:00 A.M. or as soon as possible thereafter.
DATE OF HEARING: March 3, 2010
PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER
BOARD CHAMBERS, 1ST FLOOR
4080 LEMON STREET
RIVERSIDE, CA 92501

For further information regarding this project, please contact David Mares, Principal Planner at 760-866-7050 or e-mail dmares@rctlma.org, or go to the County Planning Department's Planning Commission agenda web page at www.tlma.co.riverside.ca.us/planning/pc.html

The Riverside County Planning Department has determined that the above project will not have a significant effect on the environment and has recommended adoption of a mitigated negative declaration. The Planning Commission will consider the proposed project and the proposed mitigated negative declaration, at the public hearing. The case file for the proposed project and the proposed mitigated negative declaration may be viewed Monday through Friday, 8:30 a.m. to 4:30 p.m., (with the exception of Noon-1:00 p.m. and holidays) at the County of Riverside Planning Department, 38686 El Cerrito Road, Palm Desert, CA 92211. For further information or an appointment, contact the project planner.

Any person wishing to comment on a proposed project may do so, in writing, between the date of this notice and the public hearing or appear and be heard at the time and place noted above. All comments received prior to the public hearing will be submitted to the Planning Commission, and the Planning Commission will consider such comments, in addition to any oral testimony, before making a decision on the proposed project.

If you challenge this project in court, you may be limited to raising only those issues you or someone else raised at the public hearing, described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing. Be advised that, as a result of public hearings and comment, the Planning Commission may amend, in whole or in part, the proposed project. Accordingly, the designations, development standards, design or improvements, or any properties or lands, within the boundaries of the proposed project, may be changed in a way other than specifically proposed.

Please send all written correspondence to:

COUNTY OF RIVERSIDE PLANNING DEPARTMENT
Attn: David Mares
39493 Los Alamos Rd, Murrieta, CA 92563

PROPERTY OWNERS CERTIFICATION FORM

I, Carlos Muñoz certify that on January 13, 2010

The attached property owners list was prepared by Riverside County GIS

APN (s) or case numbers 757-341-008 For

Company or Individual's Name Riverside County Planning Department

Distance buffered 2400'

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

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

NAME: Carlos Muñoz 

TITLE Planning Technician II

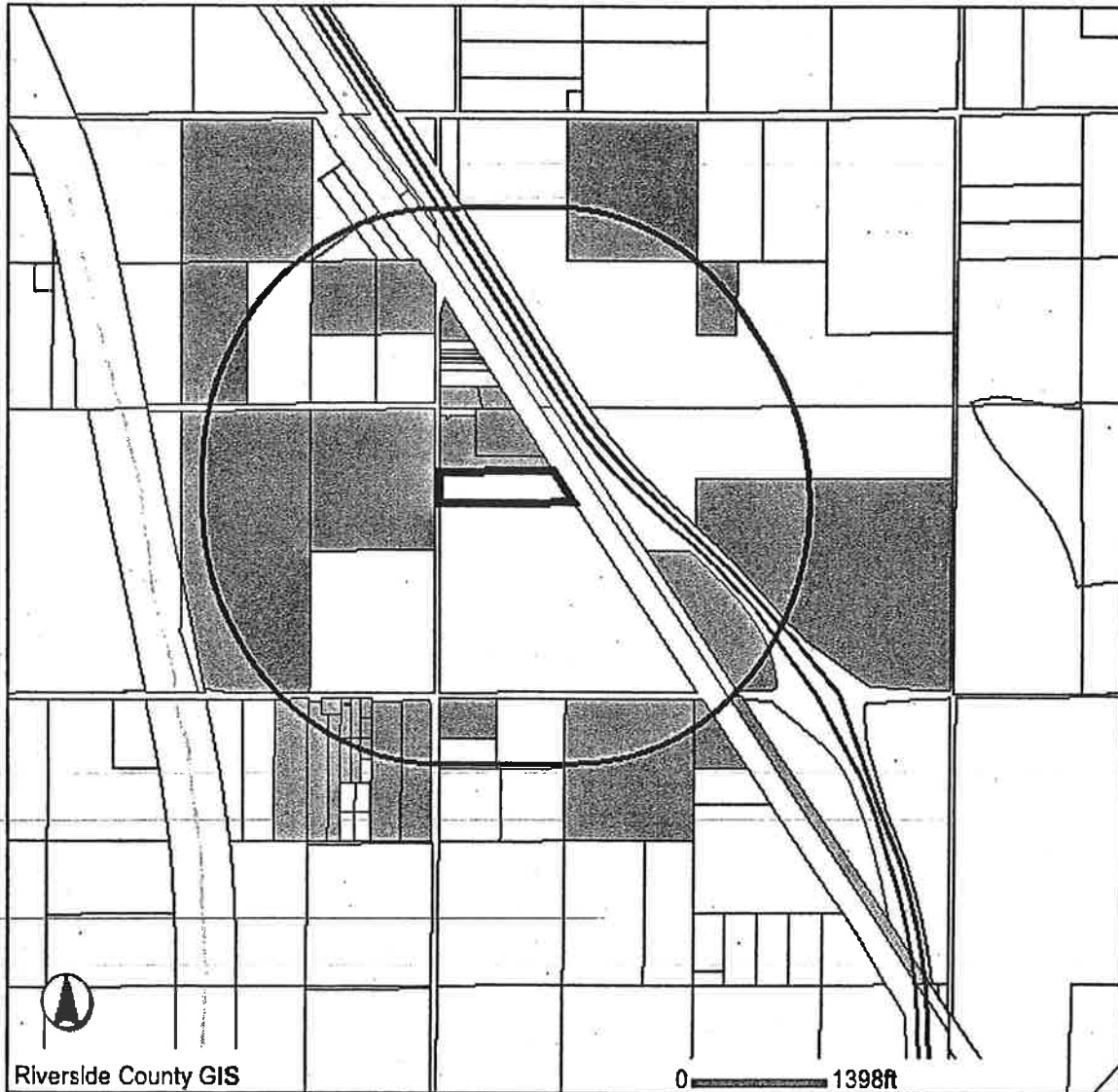
ADDRESS: 38686 El Cerrito Road

Palm Desert, CA 92211

TELEPHONE NUMBER (8 a.m. – 5 p.m.): (760) 863-8277

CASE # CUP03583

CUP03583



Selected parcel(s):

749-050-005 749-050-009 749-050-019 749-050-021 749-300-004 749-300-005 749-300-006
 749-300-007 749-300-008 749-300-009 749-300-010 749-300-016 749-300-017 749-300-018
 749-300-019 749-300-020 749-300-021 749-300-022 757-280-012 757-280-014 757-280-015
 757-280-022 757-301-003 757-310-005 757-310-018 757-320-002 757-320-004 757-330-001
 757-330-009 757-330-010 757-341-002 757-341-007 757-342-004 757-342-005

IMPORTANT

This information is made available through the Riverside County Geographic Information System. The information is for reference purposes only. It is intended to be used as base level information only and is not intended to replace any recorded documents or other public records. Contact appropriate County Department or Agency if necessary. Reference to recorded documents and public records may be necessary and is advisable.

MAP PRINTED ON...01/13/2010

APN: 749050005 ASMT: 749050005
JAMES F SIRI
MOLLIE R SIRI
14390 SE 172ND ST
CLACKAMAS OR 97015

APN: 749050009 ASMT: 749050009
DESERT TRIANGLE INV GROUP
C/O VELUR LAND INV INC
P O BOX 5111
SHERMAN OAKS CA 91413

APN: 749050019 ASMT: 749050019
RICHARD RUBIO
GLORIA M RUBIO
89101 AVENUE 62
THERMAL CA 92274

APN: 749050021 ASMT: 749050021
SOUTHERN PACIFIC TRANSPORTATION CO
1700 FARNAM ST 10TH FL S
OMAHA NE 68102

APN: 749300004 ASMT: 749300004
MICHAEL ROSENFELD
JUDITH A CAREY
53380 AVENIDA CARRANZA
LA QUINTA CA 92253

APN: 749300005 ASMT: 749300005
JOSE NUNEZ DUARTE
MATILDE DUARTE
P O BOX 213
COACHELLA CA 92236

APN: 749300006 ASMT: 749300006
CARLOS V CORDERO
MARIA ROSARIO CORDERO
JUAN OLIVARES
P O BOX 592
THERMAL CA 92274

APN: 749300007 ASMT: 749300007
IGNACIO HERNANDEZ
MARIA REYES HERNANDEZ
JOSE HERNANDEZ
JOEL HERNANDEZ
P O BOX 1246
THERMAL CA 92274

APN: 749300008 ASMT: 749300008
RAMON M SANCHEZ
ANTONIA R SANCHEZ
RICARDO S CARRANZA
RICARDO MARTINEZ CHAIDEZ, ETAL.
C/O RICARDO MARTINEZ CHAIDEZ
P O BOX 351
THERMAL CA 92274

APN: 749300009 ASMT: 749300009
RAMON SANCHEZ
ANTONIA SANCHEZ
P O BOX 705
THERMAL CA 92274

APN: 749300010 ASMT: 749300010
MIGUEL RAMIREZ
P O BOX 1144
THERMAL CA 92274

APN: 749300016 ASMT: 749300016
RAFAEL DEANDA
MARIA O MAGALLON
JOSE J MAGALLON
JESUS RAFAEL DEANDA, ETAL.
C/O MARIA O MAGALLON
P O BOX 46
THERMAL CA 92274

APN: 749300017 ASMT: 749300017
RICARDO MARTINEZ CHAIDEZ
P O BOX 351
THERMAL CA 92274

APN: 749300018 ASMT: 749300018
SILVIA YANIRA GAMEZ
P O BOX 327
MECCA CA 92254

APN: 749300019 ASMT: 749300019
RICARDO S CARRANZA
MARIA CARMEN CARRANZA
81117 DURANGO DR
INDIO CA 92201

APN: 749300020 ASMT: 749300020
JOSE GUERRA
SYLVIA GUERRA
P O BOX 467
INDIO CA 92202

APN: 749300021 ASMT: 749300021
CARRANZA CLAUDIO ESTATE OF
ALEJANDRINA CARRANZA
DEMESIO CARRANZA
81730 HIGHWAY 111 STE 4
INDIO CA 92201

APN: 749300022 ASMT: 749300022
ANTHONY VILLALOBOS
DESMESIO CARRENZA
SERAFINA C MELCHOR
C/O ANTHONY VILLALOBOS
83961 CAROLINA CT
INDIO CA 92203

APN: 757280012 ASMT: 757280012
ROBERTO CRUZ
JOSE LUIS CRUZ
JOSE BULMARO CRUZ
MARGARITA FLORES
P O BOX 1412
THERMAL CA 92274

APN: 757280014 ASMT: 757280014
MIGUEL E CORDOVA
DOROTHY G CORDOVA
P O BOX 1373
THERMAL CA 92274

APN: 757280015 ASMT: 757280015
BRUCE W CLARK
DOLORES P CLARK
P O BOX 1830
INDIO CA 92202

APN: 757280022 ASMT: 757280022
COCOPAH NURSERIES INC
81880 ARUS AVE
INDIO CA 92201

APN: 757301003 ASMT: 757301003
CVWD
P O BOX 1058
COACHELLA CA 92236

APN: 757310005 ASMT: 757310005
GGF
100 W BROADWAY STE 950
GLENDALE CA 91210

APN: 757310018 ASMT: 757310018
WM D YOUNG & SONS INC
81880 ARUS AVE
INDIO CA 92201

APN: 757320002 ASMT: 757320002
JOSE T LEMUS
MARIA E LEMUS
P O BOX 463
MECCA CA 92254

APN: 757320004 ASMT: 757320004

APN: 757330001 ASMT: 757330001

CNH INV
5620 STEPHANIE ST
LAS VEGAS NV 89122

GLEN W ERNEST
GINGER BUSKIRK
C/O GINGER BUSKIRK
48780 DESERT FLOWER DR
PALM DESERT CA 92260

APN: 757330009 ASMT: 757330009
MARCELO R ZEPEDA
GLORIA V ZEPEDA
83196 ROSA
THERMAL CA 92274

APN: 757330010 ASMT: 757330010
JOE M OLIVARES
JOSE M OLIVARES
JULIA M OLIVARES
P O BOX 515
MECCA CA 92254

APN: 757341002 ASMT: 757341002
JOSE A ACEVES
P O BOX 911
COACHELLA CA 92236

APN: 757341007 ASMT: 757341007
GENARO L PEREZ
ANTONIA M PEREZ
74465 GOLETA AVE
PALM DESERT CA 92260

APN: 757342004 ASMT: 757342004
DESERT COMMUNITY COLLEGE DIST
43500 MONTEREY AVE
PALM DESERT CA 92260

APN: 757342005 ASMT: 757342005
HENRY H HSIAO
CHEU MEI HSIAO
26661 STETSON PL
LAGUNA HILLS CA 92653

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

Imperial Irrigation District
81600 Avenue 58
La Quinta, CA 92253

Southern California Gas
211 N. Sunrise Way
Palm Springs, CA 92262

Verizon
Attn: Chris Brown
295 N. Sunrise Way
N. Palm Springs, CA 92258

Sergio Duran, Chairman
Thermal Community Council
P.O. Box 1243
Thermal, CA 92274

Coachella Valley Unified School Dist.
Facilities Annex
83773 Avenue 55
Coachella, CA 92274

Coachella Valley & Park Dist.
45-305 Oasis Street
Indio, CA 92201

EASTERN INFORMATION CENTER
Archeological Research Unit
University of California
Riverside, CA 92521

SECRETARY
S.C.V.C.S.D.
P.O. Box 302
Thermal, CA 92274

Robb Davis
155 Bing Crosby
Rancho Mirage, CA 92270

Feiro Engineering Inc.
P.O. Box 12980
Palm Desert, CA 92255

Extra Labels for
CUP03583

Large map filed with item