

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

127B



**FROM:** TLMA - Planning Department

**SUBMITTAL DATE:**  
September 1, 2010

REVIEWED BY EXECUTIVE OFFICE

DATE 9/2/10 dm


Tina Grande  
Departmental Concurrence

**SUBJECT: CONDITIONAL USE PERMIT NO. 3485 – MITIGATED NEGATIVE DECLARATION** – Applicant: Lee Family Trust – Engineer/Representative: Bernie Mayer – Fourth Supervisorial District – Pass and Desert Zoning District – Desert Center Area Plan – Community Development: Medium Density Residential (MDR) (2-5 D.U./Ac.) / Rural: Rural Residential (R:RR) (5 acre min.) – Location: Northerly of Dillon Road, southerly of Avenue 16, easterly of Long Canyon, westerly of Corkhill Road – 109.5 Gross Acres - Zoning: Mobile Home Subdivisions & Mobile Home Parks (R-T) Zone - **REQUEST:** The conditional use permit proposes to construct and operate a 499-space gated and age-restricted mobile home park with an approximate 9,990 square feet club house with two (2) pools and a 9-hole, par 3 golf course; approximately twenty-six (26) acres of open space / recreation; four detention basins; a ten-foot multi-purpose trail on Long Canyon Road; a ten-foot Class I bike trail on Dillon Road; 193 parking spaces; a Recreational Vehicle (RV) storage area; and off-site improvements which consist of installing a twelve inch (12”) to twenty-five inch (25”) sewer line running approximately three (3) miles westerly along Dillon Road to the Dos Palmas Sewer Lift Station with centerline road cap and fill, and other ancillary improvements. The project is designed for a balanced import and export of earth at 181,300 cubic yards of cut and fill.

**RECOMMENDED MOTION:**

**RECEIVE AND FILE** the Notice of Decision for the above referenced case acted on by the Planning Commission on July 14, 2010.

The Planning Department recommended Approval; and,

  
 \_\_\_\_\_  
 Greg Neal for Carolyn Syms-Luna  
 Deputy Planning Director Planning Director

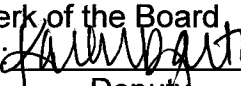
Initials:  
CSL:dm

Continued on next page

**MINUTES OF THE BOARD OF SUPERVISORS**

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

Ayes: Buster, Tavaglione, Stone, Benoit and Ashley  
 Nays: None  
 Absent: None  
 Date: September 14, 2010  
 xc: Planning, Applicant

Kecia Harper-Ihem  
 Clerk of the Board  
 By:   
 Deputy

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

**Prev. Agn. Ref.**

**District:** Fourth

**Agenda Number:**

The Honorable Board of Supervisors  
Re: **CONDITIONAL USE PERMIT NO. 3485**  
Page 2 of 2

**THE PLANNING COMMISSION:**

**ADOPTED** a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 40554** based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

**APPROVED** **CONDITIONAL USE PERMIT NO. 3485**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

# COUNTY OF RIVERSIDE

## TRANSPORTATION AND LAND MANAGEMENT AGENCY

### Planning Department

Carolyn Syms Luna · Director

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

9/28/10  
Date

kl  
Initial

## MITIGATED NEGATIVE DECLARATION

Project/Case Number: Conditional Use Permit No. 03485

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

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

### COMPLETED/REVIEWED BY:

By: Judy Deertrack Title: Project Planner Date: June 16, 2010

Applicant/Project Sponsor: Lee Family Trust Date Submitted: 12/08/08

### ADOPTED BY: Planning Commission

Person Verifying Adoption: David Mares Date: 7/14/10

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

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

For additional information, please contact Judy Deertrack at 951 955 1199.

Revised: 10/16/07

Y:\Planning Master Forms\CEQA Forms\Mitigated Negative Declaration.doc

Please charge deposit fee case#: ZEA40554 ZCFG03995

FOR COUNTY CLERK'S USE ONLY

SEP 14 2010

1.4

**COUNTY OF RIVERSIDE**  
**TRANSPORTATION AND LAND MANAGEMENT AGENCY**  
**Planning Department**  
*Carolyn Syms Luna · Director*

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

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

38686 El Cerrito Road  
Palm Desert, California 92211

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

EA40554 / CUP03485  
*Project Title/Case Numbers*

Judy Deertrack, Planner IV  
*County Contact Person*

(951) 955-1199  
*Phone Number*

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

Lee Family Trust  
*Project Applicant*

971 Skylark Drive, La Jolla, California 92037  
*Address*

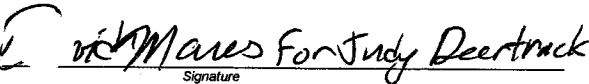
The project is located northerly of Avenue 18, southerly of Aurora Road, westerly of Langlois Road, easterly of Corkhill Road  
*Project Location*

The conditional use permit proposes to construct and operate a 499-space gated and age-restricted mobile home park with an approximate 9,990 square foot club house with two (2) pools and a 9-hole, par 3 golf course; approximately twenty-six (26) acres of open space / recreation; four detention basins; a ten-foot multi-purpose trail on Long Canyon Road; a ten-foot Class I bike trail on Dillon Road; 193 parking spaces; a Recreational Vehicle (RV) storage area; and off-site improvements which consist of installing a twelve inch (12") to twenty-five inch (25") sewer line running approximately three (3) miles westerly along Dillon Road to the Dos Palmas Sewer Lift Station with centerline road cap and fill, and other ancillary improvements. The project is designed for a balanced import and export of earth at 181,300 cubic yards of cut and fill  
*Project Description*

This is to advise that the Riverside County Planning Department, as the lead agency, has approved the above-referenced project on July 14, 2010, and has made the following determinations regarding that project:

1. The project WILL NOT have a significant effect on the environment.
2. A Mitigated Negative Declaration was prepared for the project pursuant to the provisions of the California Environmental Quality Act \$2,010.25 + \$64.00.
3. Mitigation measures WERE made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS adopted.
5. A statement of Overriding Considerations WAS NOT adopted for the project.

This is to certify that the Mitigated Negative Declaration, with comments, responses, and record of project approval is available to the general public at: Riverside County Planning Department, 4080 Lemon Street, 9th Floor, Riverside, CA 92501.

  
*Signature*

Planner IV  
*Title*

July 14, 2010  
*Date*

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

DM/rj  
Revised 8/25/2009  
Y:\Planning Master Forms\CEQA Forms\WOD Form.doc

Please charge deposit fee case#: ZEA ZCFG

FOR COUNTY CLERK'S USE ONLY

SEP 14 2010 1.4



COUNTY OF RIVERSIDE  
SPECIALIZED DEPARTMENT RECEIPT  
Permit Assistance Center

J\* REPRINTED \* T0517004

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

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

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

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

Received from: LEE FAMILY TRUST \$64.00  
paid by: CK 1588  
CFG FOR EA40554 (CUP03485)  
paid towards: CFG03995 CALIF FISH & GAME: DOC FEE  
at parcel:  
appl type: CFG3

By \_\_\_\_\_ Dec 09, 2005 12:13  
LJOHNSON posting date Dec 09, 2005

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

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

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

COUNTY OF RIVERSIDE  
SPECIALIZED DEPARTMENT RECEIPT  
Permit Assistance Center

J\* REPRINTED \* I1001784

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

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

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

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

Received from: HOMEQUITY FUNDING CORP \$2,010.25  
paid by: CK 2260  
CFG FOR EA40554 (CUP03485)  
paid towards: CFG03995 CALIF FISH & GAME: DOC FEE  
at parcel:  
appl type: CFG3

By \_\_\_\_\_ Jun 23, 2010 16:35  
JCMITCHE posting date Jun 23, 2010

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

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$2,010.25

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

127B

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

*Carolyn Syms Luna · Director*

**DATE: September 1, 2010**

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

**FROM: Planning Department - Riverside Office P.M.**

**SUBJECT: Conditional Use Permit No. 3485**

(Charge your time to these case numbers)

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

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

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

**Need Director's signature by September 1, 2010**

**Please schedule on the 9/14/10 BOS Agenda**

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

Notice of Determination and Mit Neg Dec Forms  
Fish & Game Receipt (CFG03995)

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

**PLANNING COMMISSION  
MINUTE ORDER JULY 14, 2010  
EASTERN MUNICIPAL WATER DISTRICT**

- I. **AGENDA ITEM 8.5: CONDITIONAL USE PERMIT NO. 3485** – Intent to Adopt a Mitigated Negative Declaration – Applicant: Lee Family Trust – Engineer/Representative: Bernie Mayer - Fourth Supervisorial District – Pass and Desert Zoning District – Desert Center Area Plan - Community Development: Medium Density Residential (MDR) (2-5 D.U./Ac.) / Rural: Rural Residential (R:RR) (5 acre min.) – Location: Northerly of Dillon Road, southerly of Avenue 16, easterly of Long Canyon, westerly of Corkhill Road – 109.5 Gross Acres - Zoning: Mobile Home Subdivisions & Mobile Home Parks (R-T) Zone. (Quasi-judicial)

II. **PROJECT DESCRIPTION**

The conditional use permit proposes to construct and operate a 499-space gated and age-restricted mobile home park with an approximate 9,990 square foot club house with two (2) pools and a 9-hole, par 3 golf course; approximately twenty-six (26) acres of open space / recreation; four detention basins; a ten-foot multi-purpose trail on Long Canyon Road; a ten-foot Class I bike trail on Dillon Road; 193 parking spaces; a Recreational Vehicle (RV) storage area; and off-site improvements which consist of installing a twelve inch (12") to twenty-five inch (25") sewer line running approximately three (3) miles westerly along Dillon Road to the Dos Palmas Sewer Lift Station with centerline road cap and fill, and other ancillary improvements. The project is designed for a balanced import and export of earth at 181,300 cubic yards of cut and fill. – APN(s) 654-070-003; 654-100-001, 002; 654-150-010, 015, 016, 017.

III. **MEETING SUMMARY**

The following staff presented the subject proposal:

Project Planner: Judith Deertrack at 951-955-1199 or email [jdeertra@rctlma.org](mailto:jdeertra@rctlma.org).

The following person(s) spoke in favor, of the subject proposal.

Bernie Mayer, Applicant's Representative, 38248 Potato Canyon Rd., Oak Glen CA 92399

Leroy Pace, Neighbor, 69565 Morningside Dr., Desert Edge, CA 92241

Charles H. Schneider, Neighbor (donated his 3 min to Leroy Pace)

Raymond Cline, Neighbor 69-401 Poolside Dr. Desert Edge, CA 92241

There were no speakers in neutral position or in opposition of the subject proposal.

IV. **CONTROVERSIAL ISSUES**

NONE

V. **PLANNING COMMISSION ACTION**

The Planning Commission, by a vote of 5-0; recommended to the Board of Supervisors;

**ADOPTION** of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 40554** based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

**APPROVAL** of **CONDITIONAL USE PERMIT NO. 3485**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

VI. **CD**

The entire discussion of this agenda item can be found on CD. For a copy of the CD, please contact Desiree Bowie, Interim Planning Commission Secretary, at (951) 955-0222 or E-mail at [dbowie@rctlma.org](mailto:dbowie@rctlma.org).

Agenda Item No.: 8.5  
Area Plan: Western Coachella Valley  
Zoning District: Pass & Desert  
Supervisory District: Fourth  
Project Planner: Judith E. Deertrack  
Planning Commission: July 14, 2010

CONDITIONAL USE PERMIT NO. 3485  
E.A. Number: 40554  
Applicant: Lee Family Trust  
Consultant/Rep.: Bernie Mayer

P.M.

## COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

### PROJECT DESCRIPTION AND LOCATION:

The conditional use permit proposes to construct and operate an age-restricted, 499-space gated mobile home park with an approximate 9,990 square foot club house with two (2) pools and a 9-hole, par 3 golf course; approximately twenty-six (26) acres of open space / recreation; four detention basins, 193 guest parking spaces; and a 25 space, approximately 26,000 square foot Recreational Vehicle (RV) storage area; within 103.5 acres. The project includes a ten-foot multi-purpose trail within the Long Canyon Road right-of-way; a ten-foot Class I bike trail within the Dillon Road right-of-way; and off-site improvements consisting of a twelve inch (12") to twenty-five inch (25") sewer line running approximately three (3) miles westerly along Dillon Road to the existing Dos Palmas Sewer Lift Station with centerline road cap and fill. The project is located northerly of Dillon Road, southerly of Avenue 16, easterly of Long Canyon, westerly of Corkhill Road, and abuts the existing mobile home community of Desert Crest along its westerly, northerly and a portion of its easterly boundary.

### ISSUES OF POTENTIAL CONCERN:

The proposed project occupies approximately 103.5 gross acres and lies within the Western Coachella Valley Area Plan, and also within the Hot Springs Policy Area. It is located within the unincorporated community of Desert Edge, and abuts the city of Desert Hot Springs' sphere of influence. The project is subject to the Desert Edge Design Guidelines. Because of the existing surrounding development and the potential future development in the area, the Planning Department is recommending a twenty-year life for the project.

The current land use designation is Community Development: Medium Density Residential (CD:MDR) (2-5 D.U./Ac.), with a zoning classification of Mobilehome Subdivisions and Mobilehome Parks (R-T). The mobile home park has an overall density of 4.8 dwelling units per acre, and is therefore in conformance with the density requirements of the Community Development: Medium Density land use designation, and is consistent with the R-T zone since Mobilehome parks are a permitted use subject to approval of a Conditional Use Permit.

The project has been designed as an age-restricted (55+) senior citizen gated mobile home park community which will include a "Pitch and Putt" 9 hole-par golf course, club house, and several small park areas that will include picnic tables, barbecue pits, benches, and shade structures. Dillon Road and Long Canyon Road are designed under the Desert Edge Design Guidelines and will contain a multi-use trail system and Class 1 Bike Trail. "O" Street, which intersects Avenue 16 and Country Club Drive, will be gated for residents of Desert Crest to access Avenue 16, but will prohibit residents of the proposed development from accessing Dillon Road through the Desert Crest Development. An RV parking area is designed at the northeasterly corner of the project for the use of residents.

Fences maintain the viewshed along the exterior boundaries adjacent to Long Canyon Road, and in the interior where it adjoins the Desert Crest community, and consist of masonry walls for safety and privacy

where intersecting more sensitive areas. Desert Crest Homeowner's Association has reached a Memorandum of Understanding with the property owner to maintain the Hot Water Easement Pipeline serving Desert Crest through the project boundary. The internal streets that divide Desert Crest from the current project have been improved to the full right-of-way. The applicant has made separate arrangements with the Desert Edge Community Council and Desert Crest Homeowner's Association, through a Memorandum of Understanding, to contribute financially to the community monument sign for Desert Edge to be constructed off-site at the corner of Long Canyon Road and Dillon Road.

Mission Springs Water District requires an off-site sewer pipeline to run approximately three miles easterly along Dillon to the Dos Palmas Lift Station. The additional of 499 spaces for this project in addition to the Desert Crest Mobile Home residents has exceeded the capacity of the Desert Crest Treatment Plant located across from Dillon Road and requires a gravity flow system to the extended regional facility.

The project is on an alluvial plain that slopes at about 2% from the north to south and is subject to storm runoff from about 1 square mile of drainage area. The bulk of the offsite runoff sheetflows across the full width of the project. The western edge of the project is subject to breakout flows from Long Canyon Wash. Long Canyon is a large watershed that presents a significant hazard to the project site.

The applicant proposes to collect offsite storm flows tributary to the northeast portion of the project into a wide inlet at the corner of Avenue 16 and Corkill Road within the Avenue 16 right-of-way. These flows would be conveyed beneath the street to a lined trapezoidal channel which would outlet into a detention basin along the eastern boundary of the project. Offsite flows tributary to the western portion of the site would be collected into a wide inlet within the Avenue 16 right-of-way and conveyed beneath the street to be discharged into a flow-through area proposed along the western edge of the site. These flows would exit the site by one of two locations; at a dip crossing/culvert at Long Canyon Road, just north of Dillon Road, or; at Dillon Road after having been collected in a basin at the southwest corner of the site and conveyed to a series of outlets placed along Dillon Road to simulate the existing sheet flow condition. Onsite runoff will be collected and conveyed to onsite detention basins (basins A, AA, and B).

**SUMMARY OF FINDINGS:**

- |                                   |   |
|-----------------------------------|---|
| 1. Existing Land Use (Ex. #1):    | Vacant  |
| 2. Surrounding Land Use (Ex. #1): | Surrounding land use designations consist of single-family residences and vacant lands to the north; vacant lands to the west; mobile home park with sewer collector station to the south; vacant lands to the immediate east with mobile homes to the extended east; mobile home parks to the southeast. |
| 3. Existing Zoning (Ex. #2):      | Mobile Home Parks (R-T)   |
| 4. Surrounding Zoning (Ex. #3):   | Controlled Development (W-2) to the north, east, west, and extended south, with Mobile Home Parks (R-T) to the immediate south.   |
| 5. Riverside County General Plan  | Land Use: Medium Density Residential (MDR)  |
| 6. Project Data:                  | Total Acreage: 103.5 gross acres<br>Spaces: 499<br>Density: 5.0 mobile home units per acre  |
| 7. Environmental Concerns:        | See attached environmental assessment   |

**RECOMMENDATIONS:**

**ADOPTION** of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 40554** based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

**APPROVAL** of **CONDITIONAL USE PERMIT NO. 3485**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

**CONCLUSIONS:**

1. The proposed project is in conformance with all elements of the Riverside County General Plan and the purpose and intent of the Western Coachella Valley Area Plan and Hot Springs Policy Area.
2. The proposed project is consistent with the Mobile Home Parks (R-T) zoning classification of Ordinance No. 348, including but not limited to Section 18.52, Mobile Home Park Standards, which allows mobile home parks and is the most appropriate zone for the land use designation, including consistency with the required minimum lot size of five (5) acres and the required minimum area for each space of 2,500 square feet and frontage (width) of thirty (30') feet, and with all other applicable provisions of Ordinance No. 348. The project consists of 103.5 gross acres, with mobile home spaces at a minimum of 3,825 square feet, and a minimum frontage (width) of fifty-one (51') feet.
3. The public's health, safety and general welfare are protected through the project's design and existing improvements.
4. The proposed project is conditionally compatible with the present and future logical development of the area.
5. The proposed mobile home park is consistent with Riverside County Ordinance 348, Section 19.92 (Standards for Mobile Home Parks in the R-T Zone), including the requirement that the mobilehome unit shall have a floor living area of 750 square feet, excluding patios, porches, garages, and similar structures; and a minimum unit space of 3,600 square feet, with a minimum width of 30 feet. The project is consistent with the requirement of Section 19.92 (e) that requires a masonry perimeter wall around the project at a minimum height of five (5') feet.
6. The proposed project will not have a significant effect on the environment.

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

1. The project site is designated "Community Development: Medium Density Residential (CD:MDR) (2-5 D.U./Ac.) on the Western Coachella Valley Area Plan.

**CONDITIONAL USE PERMIT NO. 3485**

**PC Staff Report: July 14, 2010**

**Page 4 of 6**

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2. The proposed use as rental mobile home park at 499 spaces is a conditionally permitted use in the Medium Density Residential (MDR) land use designation.
3. The project site is surrounded by properties which are designated Rural Residential (RR) and Rural Desert (RD) to the north; Rural Residential (RR) to the west; Medium High Density Residential (MHDR) and Open Space: Recreation (OS:R) to the south; and Rural Residential (RR) to the west.
4. The zoning for the subject site is Mobile Home Parks (R-T).
5. The proposed use for a rental mobile home park for 499 spaces is a permitted use, subject to approval of Conditional Use Permit No. 3485 in the Mobile Home Parks (R-T) zone.
6. The proposed use for a rental mobile home park for 499 spaces is consistent with the development standards set forth in the Mobile Home Parks (R-T) zone through application of the conditional use permit.
7. The project site is surrounded by properties which are zoned Controlled Development (W-2) to the north, east, west, and extended south, with Mobile Home Parks (R-T) to the immediate south.
8. Domestic water is provided by the Mission Springs Water District (MSWD). Sanitation will be provided through the construction and installation of a sewer pipeline from the project site easterly three (3) miles along Dillon Road to the Dos Palmas Sewer Lift Station.
9. The project has provided appropriate fire protection improvements, such as fire hydrants, a water system, and secondary access.
10. This project is not located within the Coachella Valley Multiple Species Habitat Conservation Plan and does not conflict with the requirements of the plan.
11. The project life shall consist of a limited life term of twenty (20) years to expire on July 1, 2030 which protects the public health and safety by allowing review of this land use for future compatibility and infrastructure improvements.
12. The project shall operate as a rental mobile home park under the terms of Ordinance 348, "Mobile Home Parks."
13. CUP03485 proposes to operate as a gated, age-restricted rental mobile home park with a space density of approximately 5.0 mobile home rental spaces to the acre, at which density it is compatible with Riverside County Ordinance 348, and the Riverside County General Plan land use designation of Community Development: Medium Density Residential, 5 Acre Minimum (MDR).
14. The project site is located at the intersection of Dillon Road and Long Canyon Road. Dillon Road is designated a Themed Road A under the Desert Edge Community Guidelines with a 128' right-of-way per County standards, with design standards that include a ten (10') foot Class I bike path on one side and ten (10') foot multi-use trail on the other, and both sides buffered by a community fence and landscaped parkways. These community design standards have been added to the project design.



15. Long Canyon Road is designated a Themed Road B under the Desert Edge Community Guidelines with a 118' right-of-way per County Standards, with design standards that include a four-lane thoroughfare with a 12' median flanked by a multi-use trail on the interior, community side, and a five (5') foot sidewalk on the exterior side of the road, with parkways planted with groupings of the appropriate palms and plant species indicated in the guidelines. The community fence will flank the street side edge of a ten (10') wide multi-use trail. These community design standards have been added to the project design.
16. The project has further been conditioned for future street improvements to Dillon Road, Long Canyon Road, Avenue 16, Country Club Drive, El Segundo Way, and Crestwood Drive, pursuant to the Desert Edge Design Guidelines, and at a time determined by the Transportation Department conditions of approval.
17. Environmental Assessment No. 40554 identified the following potentially significant impacts:
  - a. Geology and Soils
  - b. Hydrology and Water Quality
  - c. Recreation
  - d. Transportation/Traffic
  - e. Utilities/Service Systems

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

**INFORMATIONAL ITEMS:**

1. As of this writing, no letter in opposition or in favor of this project has been received.
2. The project site is not located within:
  - a. General Plan Policy Overlay Area;
  - b. the sphere of influence of a city;
  - c. a conservation area;
  - d. a redevelopment area;
  - e. an airport influence area.
3. The project site is located within:
  - a. Riverside County Flood Control District
  - b. Within the CVMSHCP fee area
  - c. Within the Whitewater Watershed
  - d. Within ½ mile of a fault zone
  - e. The Desert Edge Community
  - f. Hot Springs Policy Area
  - g. Palm Springs Unified School District
4. The Desert Edge Community Council voted unanimously on November 10, 2009, to support the conditional use permit, and for the project, with appropriate community trails, and to comply with the Desert Edge Design Guidelines.
4. The subject site is currently designated as Assessor's Parcel Numbers 654-070-003; 654-100-001, 002; 654-150-010, 015, 016, and 017.

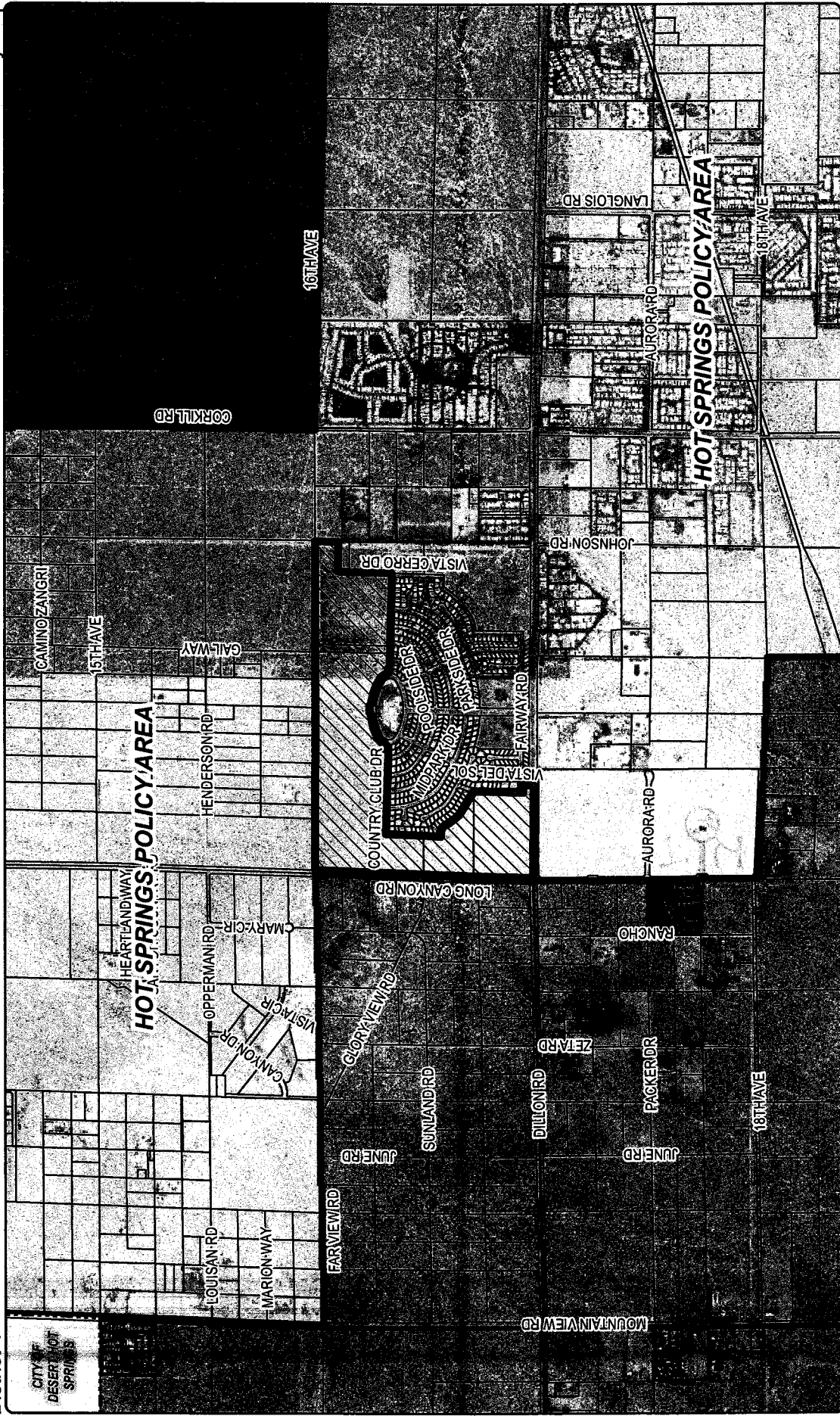
5. This project was filed with the Riverside County Planning Department on December 09, 2005.
6. This project was reviewed by the Land Development Committee ten (10) times on the following dates -- January 19, 2006; February 16, 2006; March 23, 2006; April 20, 2006; May 25, 2006; June 29, 2006; July 27, 2006; August 10, 2006; September 7, 2006; and October 5, 2006.
7. Deposit based fees charged for this project, as of the time of staff report preparation, total \$101,000.00

Y:\Planning Case Files-Riverside office\CUP03485\DH-PC-BOS Hearings\CUP3485 sr revised.docx

**RIVERSIDE COUNTY PLANNING DEPARTMENT**  
**CUP03485**  
**VICINITY/POLICY AREAS**

Date Drawn: 3/17/2010  
 Vicinity Map

Supervisor Benoit  
 District 4



Assessors Bk. Pg. 654-15  
 Thomas Bros. Pg. 727 F1  
 Edition 2009

Zoning District: Pass & Desert  
 Township/Range: T3SR5E  
 Section: 10

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

RIVERSIDE COUNTY PLANNING DEPARTMENT

CUP03485

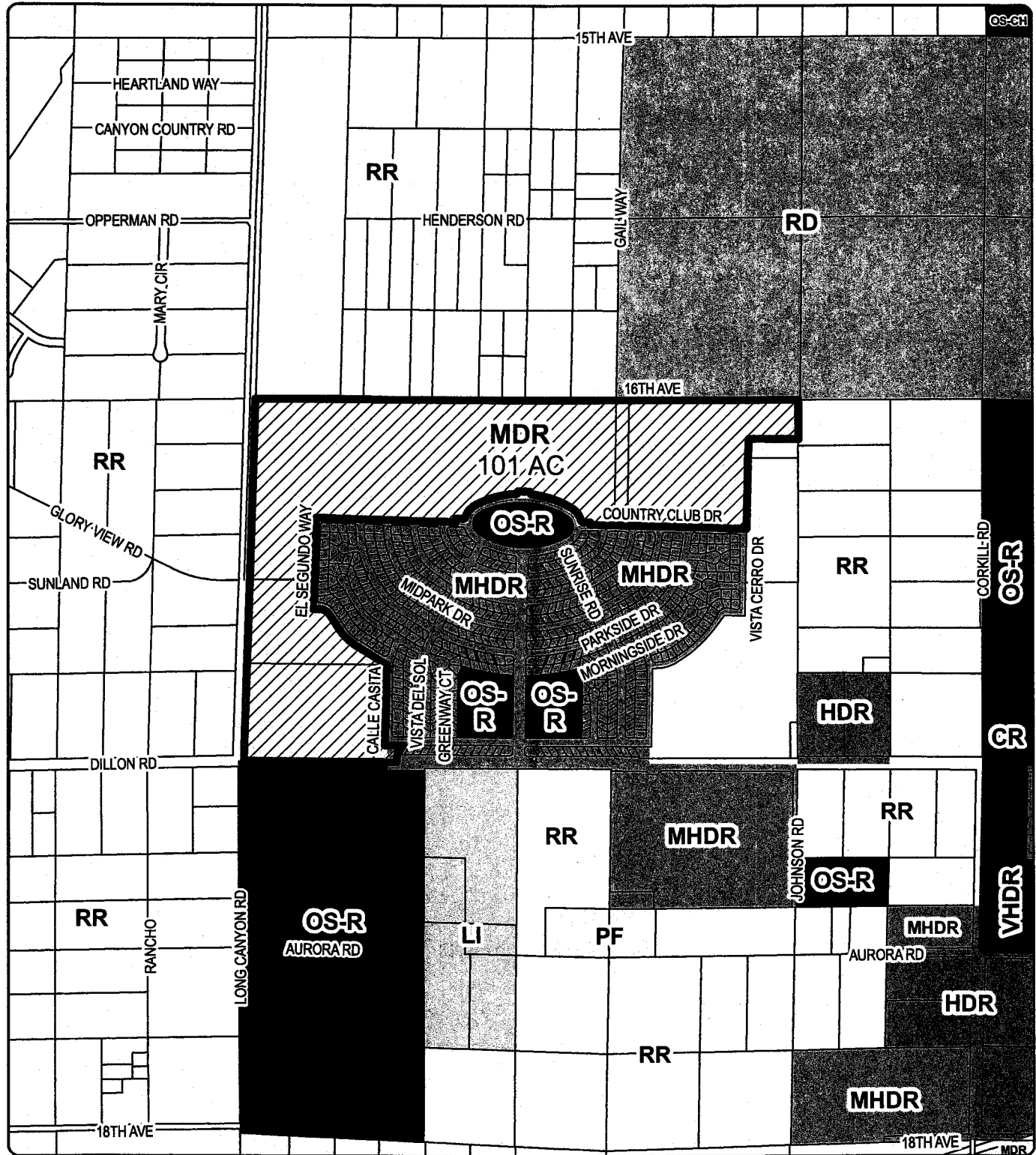
Date Drawn: 3/17/2010

Supervisor Benoit

District: 4

EXISTING GENERAL PLAN

Exhibit 5



Zoning District: Pass & Desert  
 Township/Range: T3SR5E  
 Section: 10

Assessors Bk. Pg. 654-15  
 Thomas Bros. Pg. 727 F1  
 Edition 2009

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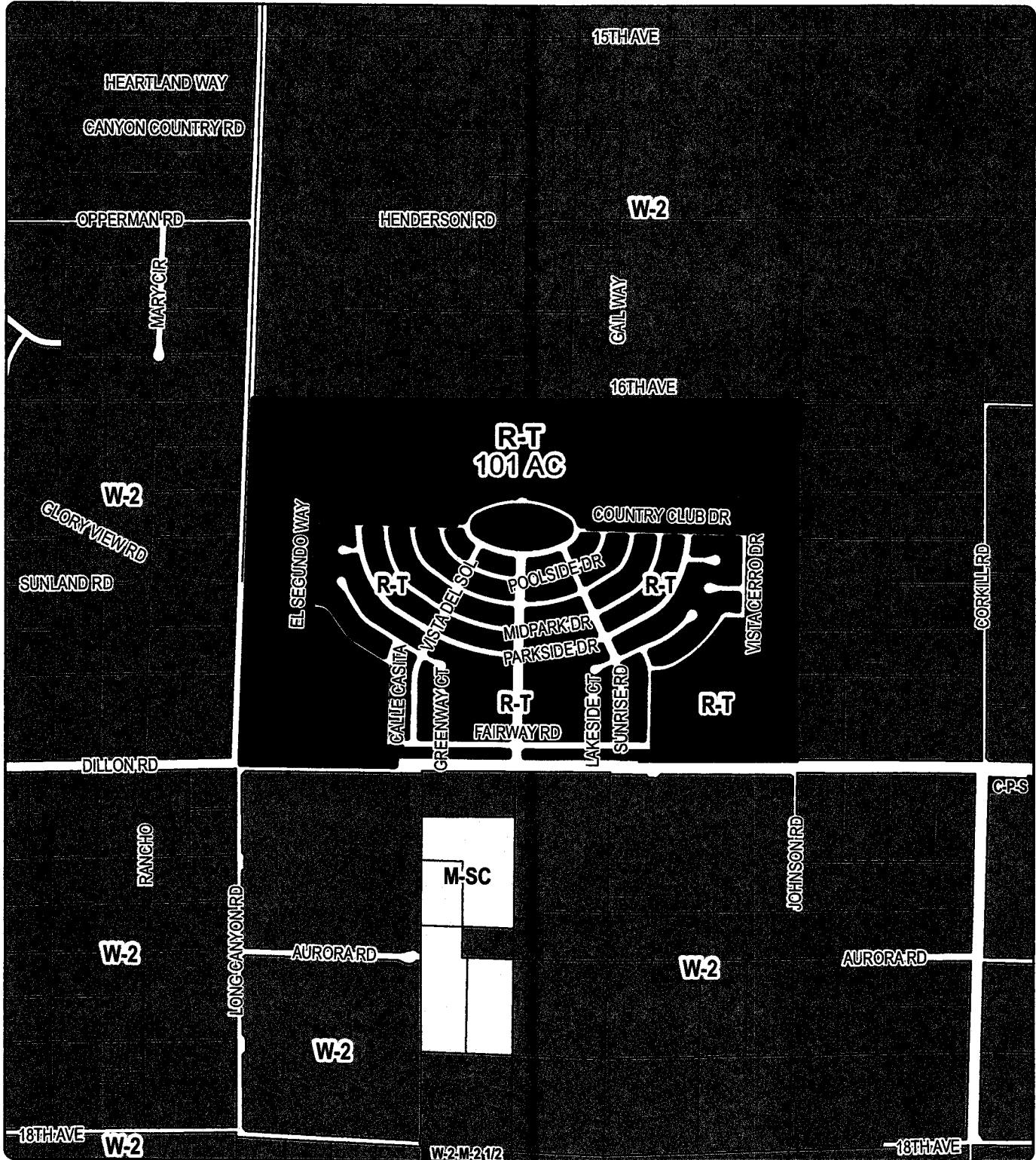
RIVERSIDE COUNTY PLANNING DEPARTMENT

CUP03485

EXISTING ZONING

Supervisor Benoit  
District 4

Date Drawn: 3/17/2010  
Exhibit 2



Zoning District: Pass & Desert  
Township/Range: T3SR5E  
Section: 10

Assessors Bk. Pg. 654-15  
Thomas Bros. Pg. 727 F1  
Edition 2009



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# RIVERSIDE COUNTY PLANNING DEPARTMENT

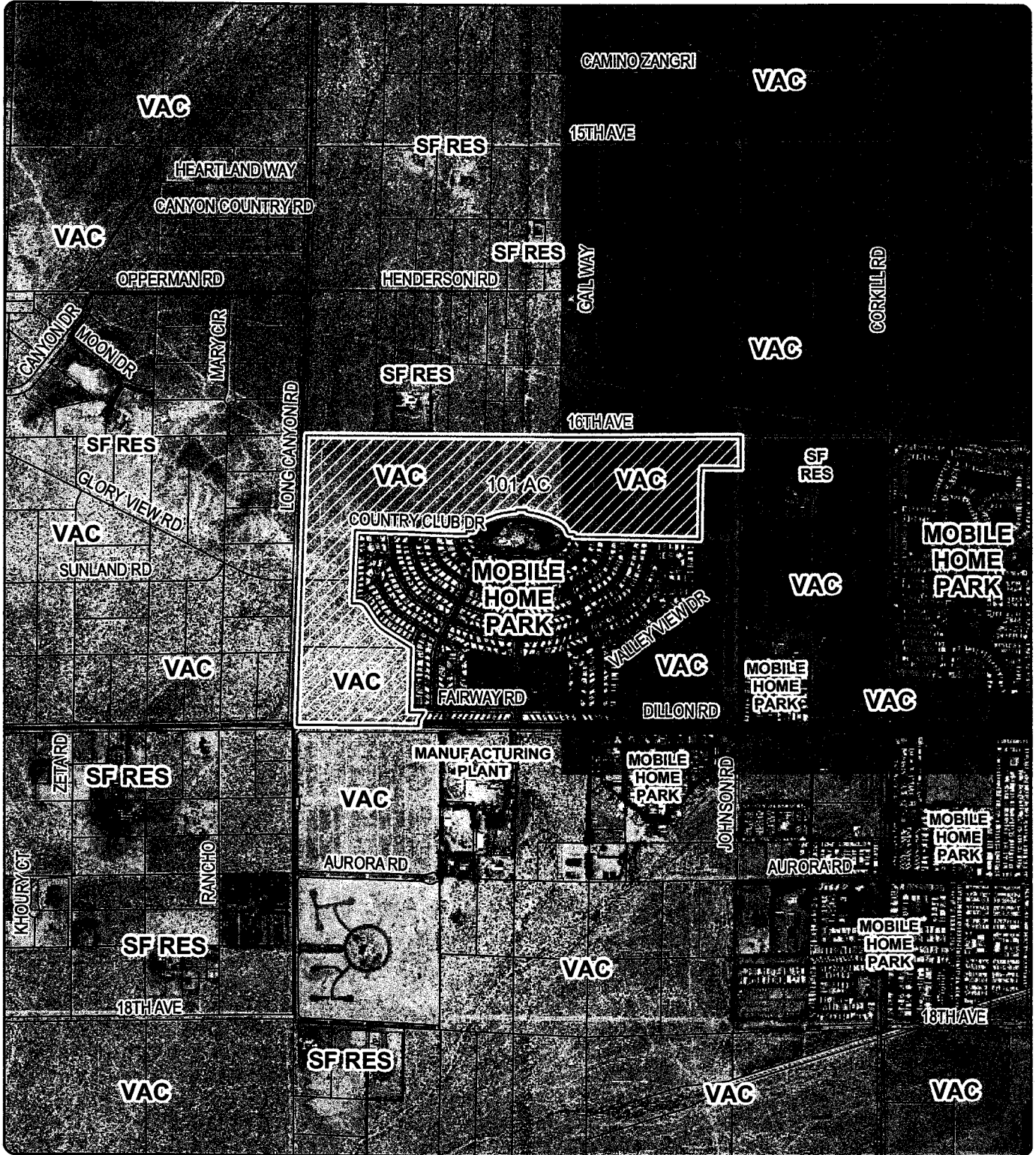
## CUP03485

### LAND USE

Supervisor Benoit  
District 4

Date Drawn: 3/17/2010

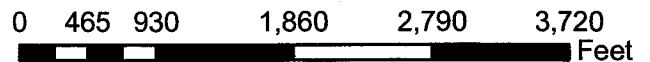
Exhibit 1



Zoning District: Pass & Desert  
Township/Range: T3SR5E  
Section: 10

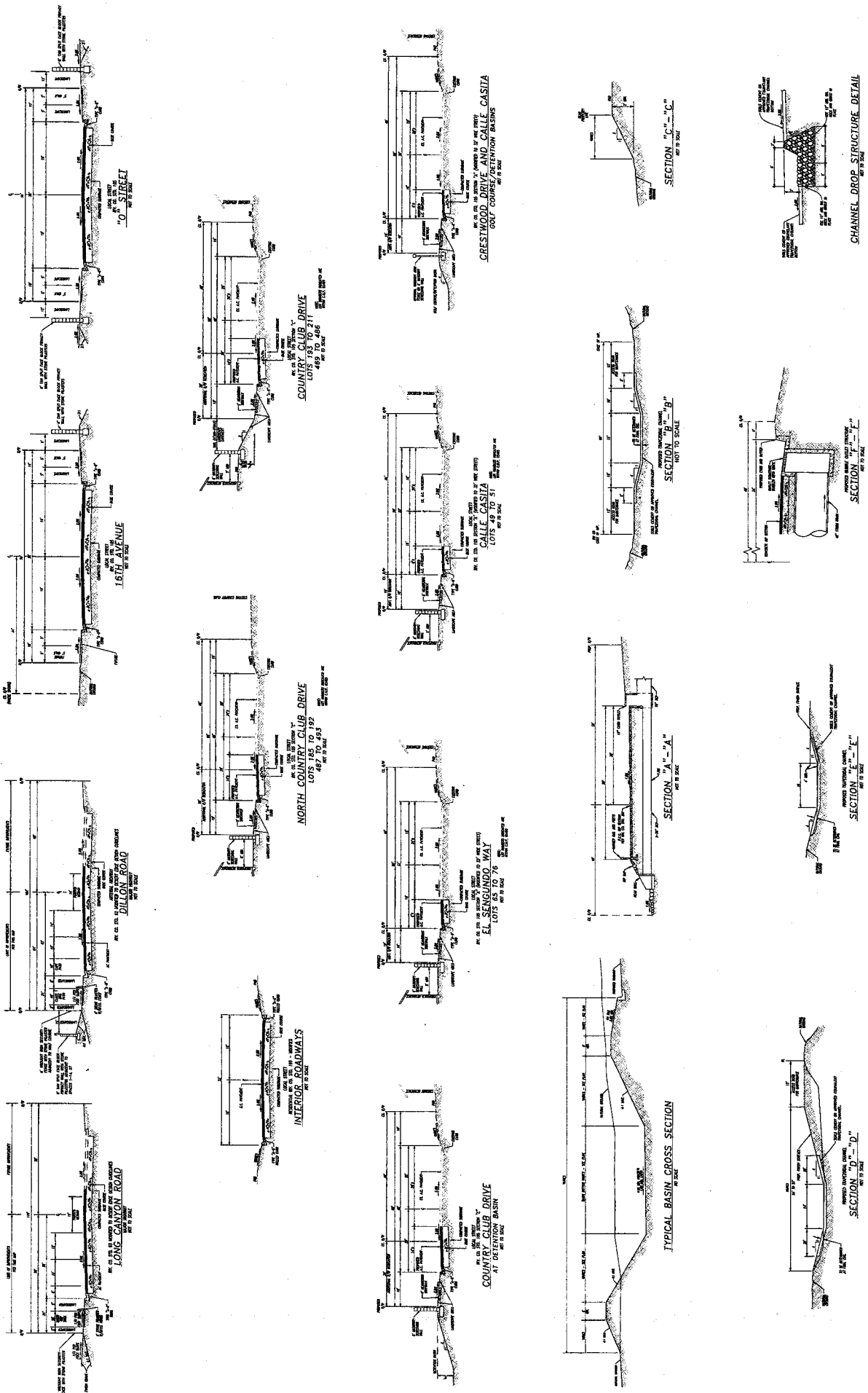
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Thomas Bros. Pg. 727 F1  
Edition 2009

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









CUP#03485

**SITE PLAN**  
PRELIMINARY GRADING  
AND DRAINAGE PLAN

**SITE TECH INC**  
ENGINEERING CONSULTANTS  
1000 S. 10th St., Suite 100  
Tucson, AZ 85704  
TEL: 520-298-1000

NO.	DESCRIPTION	DATE
1	PRELIMINARY GRADING AND DRAINAGE PLAN	10/15/03
2	REVISED GRADING AND DRAINAGE PLAN	11/10/03
3	REVISED GRADING AND DRAINAGE PLAN	12/15/03

SHEET NO.	TOTAL SHEETS
2	2



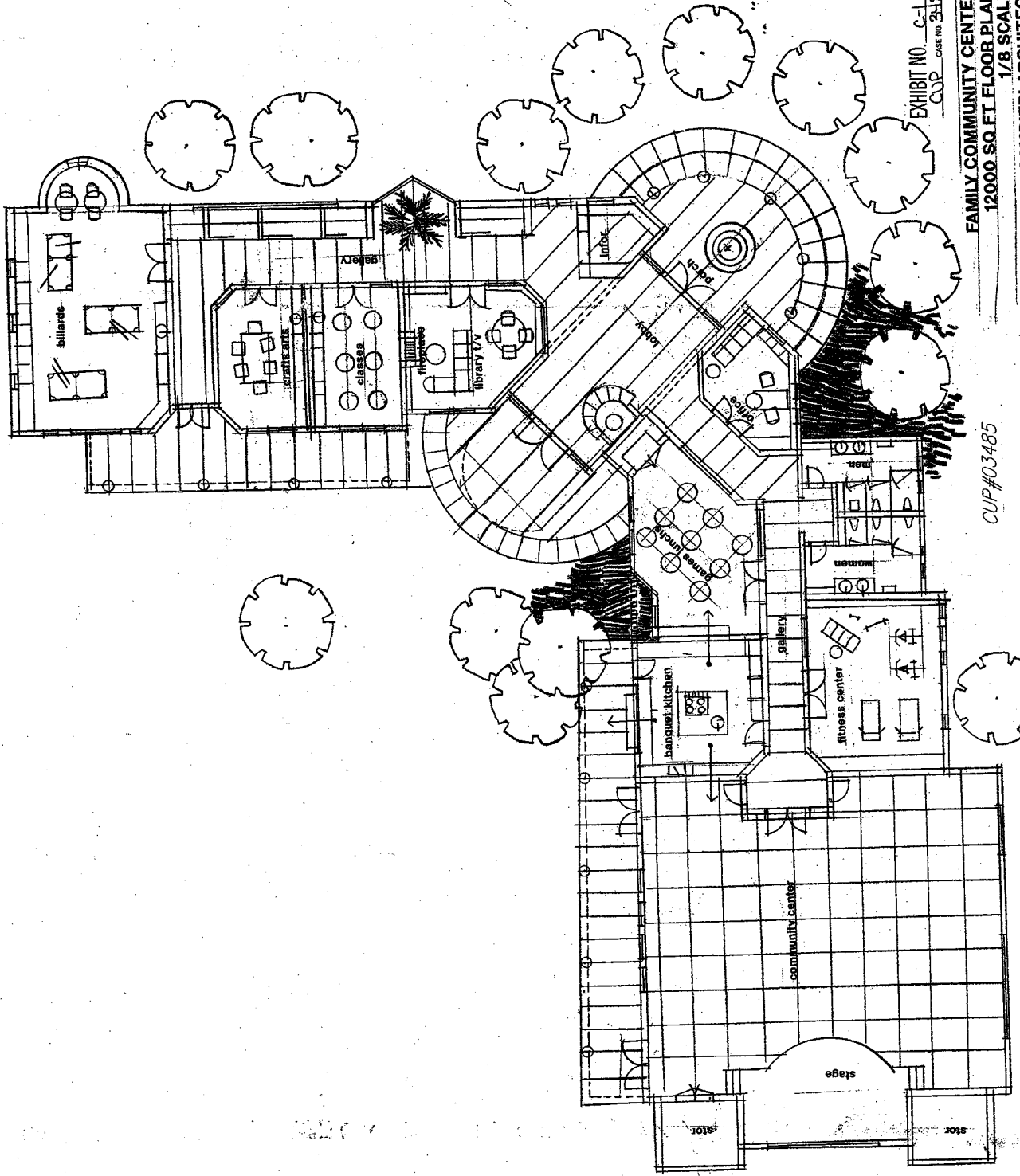
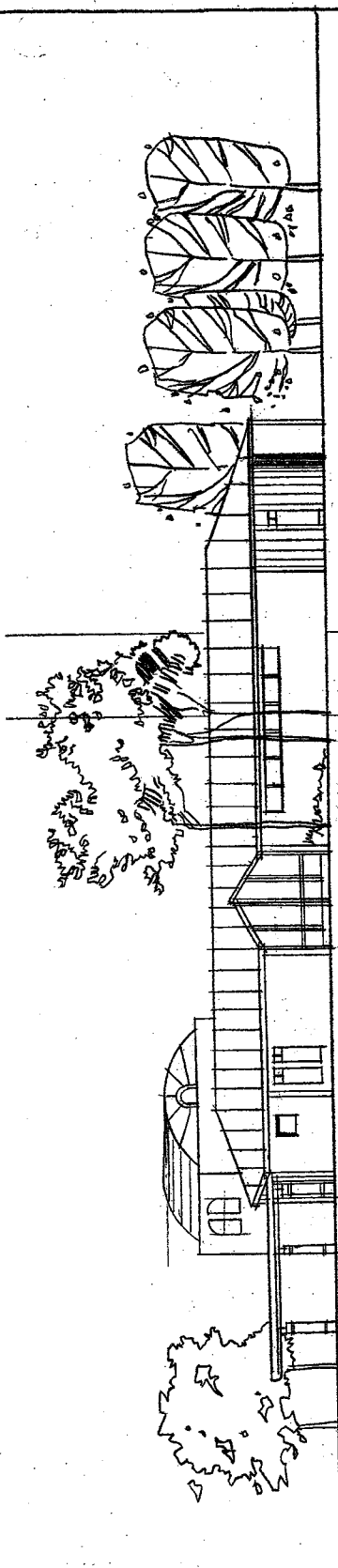


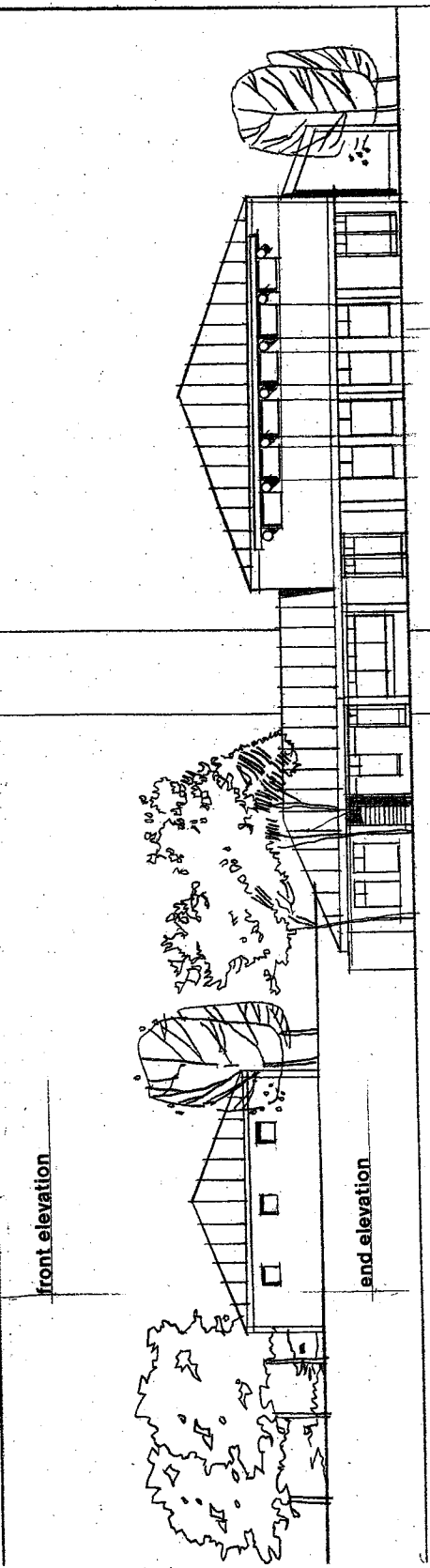
EXHIBIT NO. C-1  
 CUP CASE NO. 3485

FAMILY COMMUNITY CENTER  
 12000 SQ. FT. FLOOR PLAN  
 1/8" SCALE  
 SAMPIERI ARCHITECT

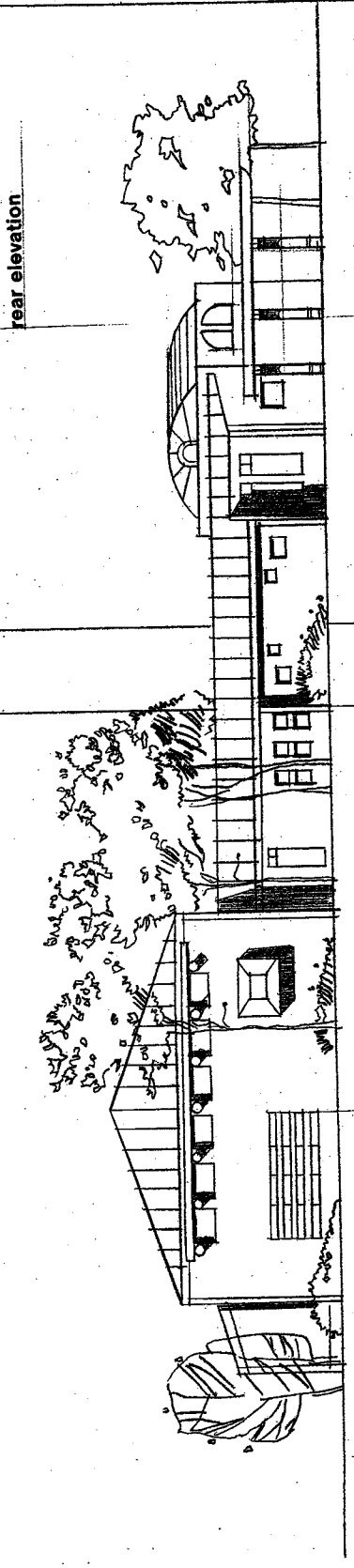
CUP #03485



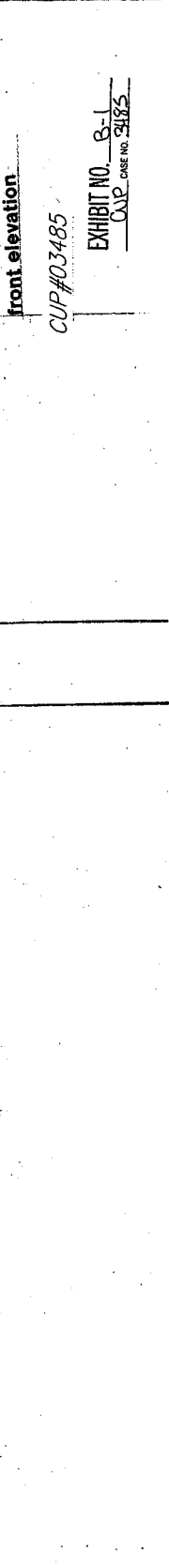
front elevation



end elevation



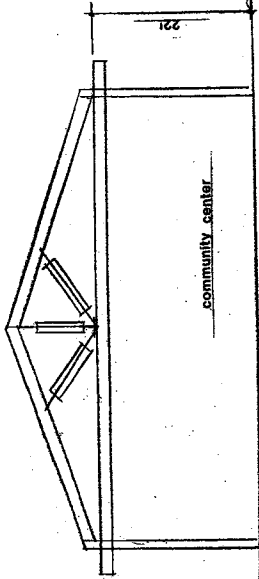
rear elevation



front elevation

CUP#03485

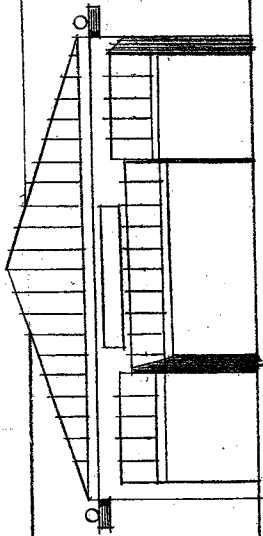
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CUP CASE NO. 9185



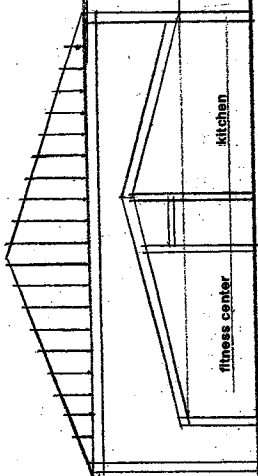
community center

221

section



end elevation

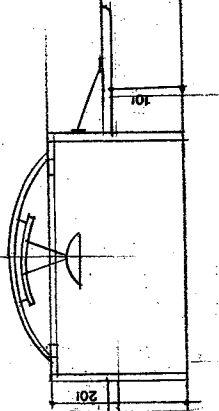


fitness center

kitchen

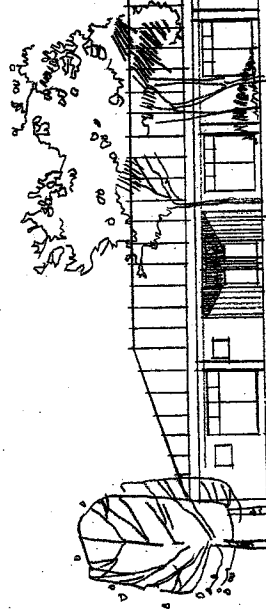
101

section



lobby section

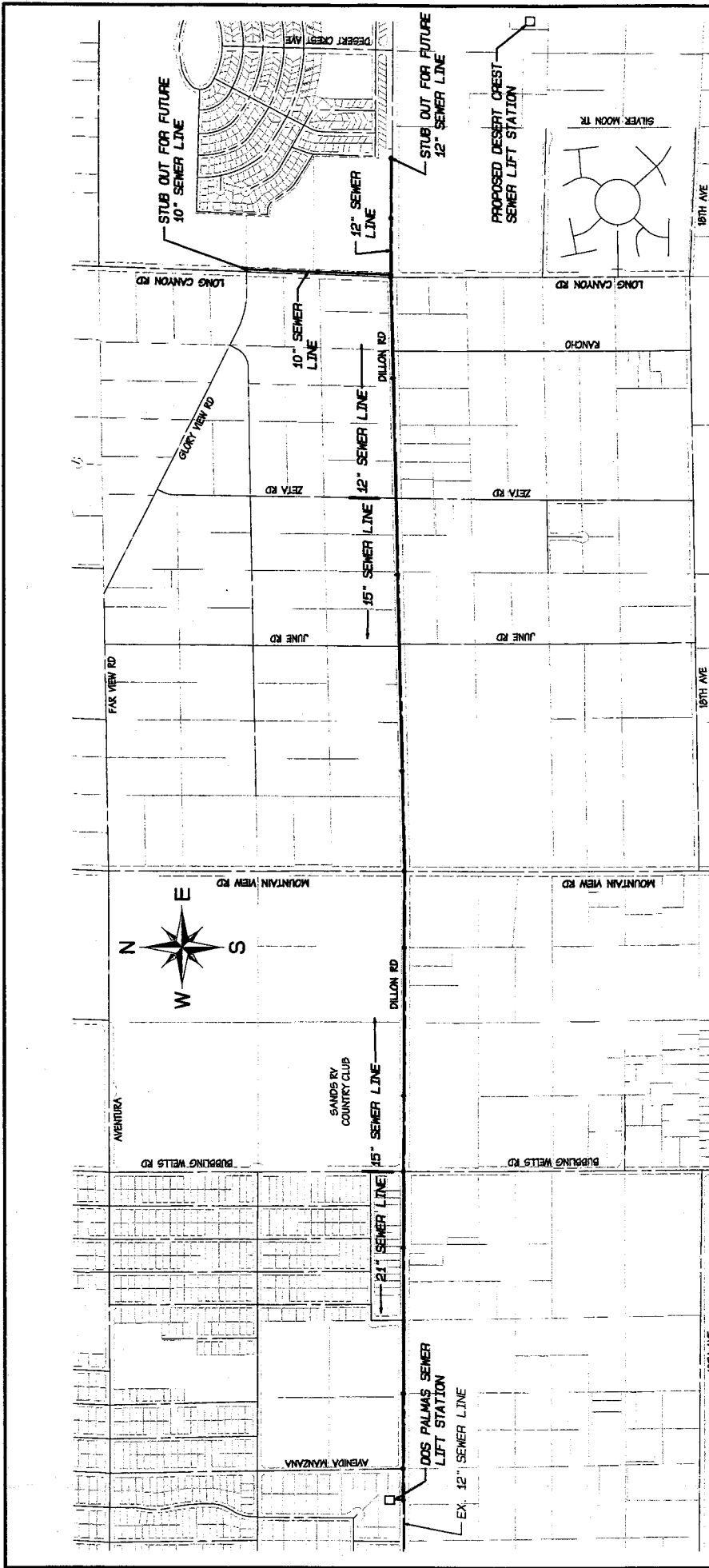
101



rear elevation

CUP #03485

EXHIBIT NO. B-2  
CUP CASE NO. 3485



**CASE: CUP03485**

**EXHIBIT: O (Offsite Improvements)**

**DATED: 5/28/10**

**PLANNER: J. DEERTRACK**

**LEGEND**

— 21" & 15" & 12" SEWER LINE

MISSION SPRINGS WATER DISTRICT

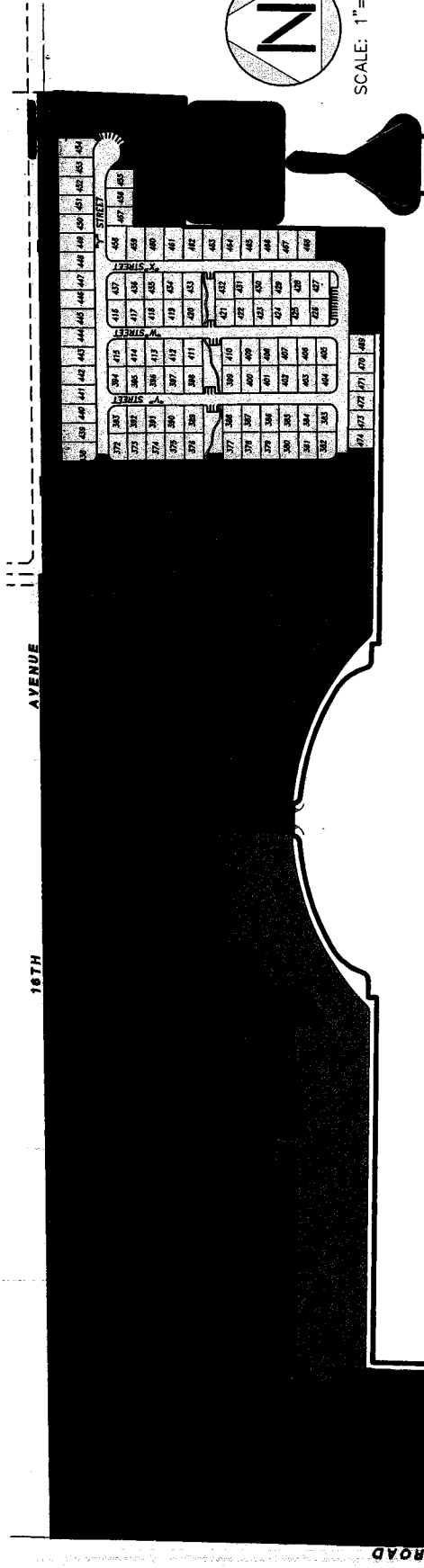
**EXHIBIT "B"**

15" & 12" SEWER LINE

DATE	10/11/10	CIVIL ENGINEER	REG. NO.	10000
DRAWN	J. DEERTRACK	PROJECT NO.	CUP03485	SHEET 1
CHECKED	J. DEERTRACK	DATE PREPARED	5/28/10	OF 1 SHEETS
IN CHARGE	J. DEERTRACK	PROJECT NAME	MISSION SPRINGS WATER DISTRICT	FIG. NO.
SCALE	AS SHOWN	DRAWN BY	J. DEERTRACK	

167H

AVENUE



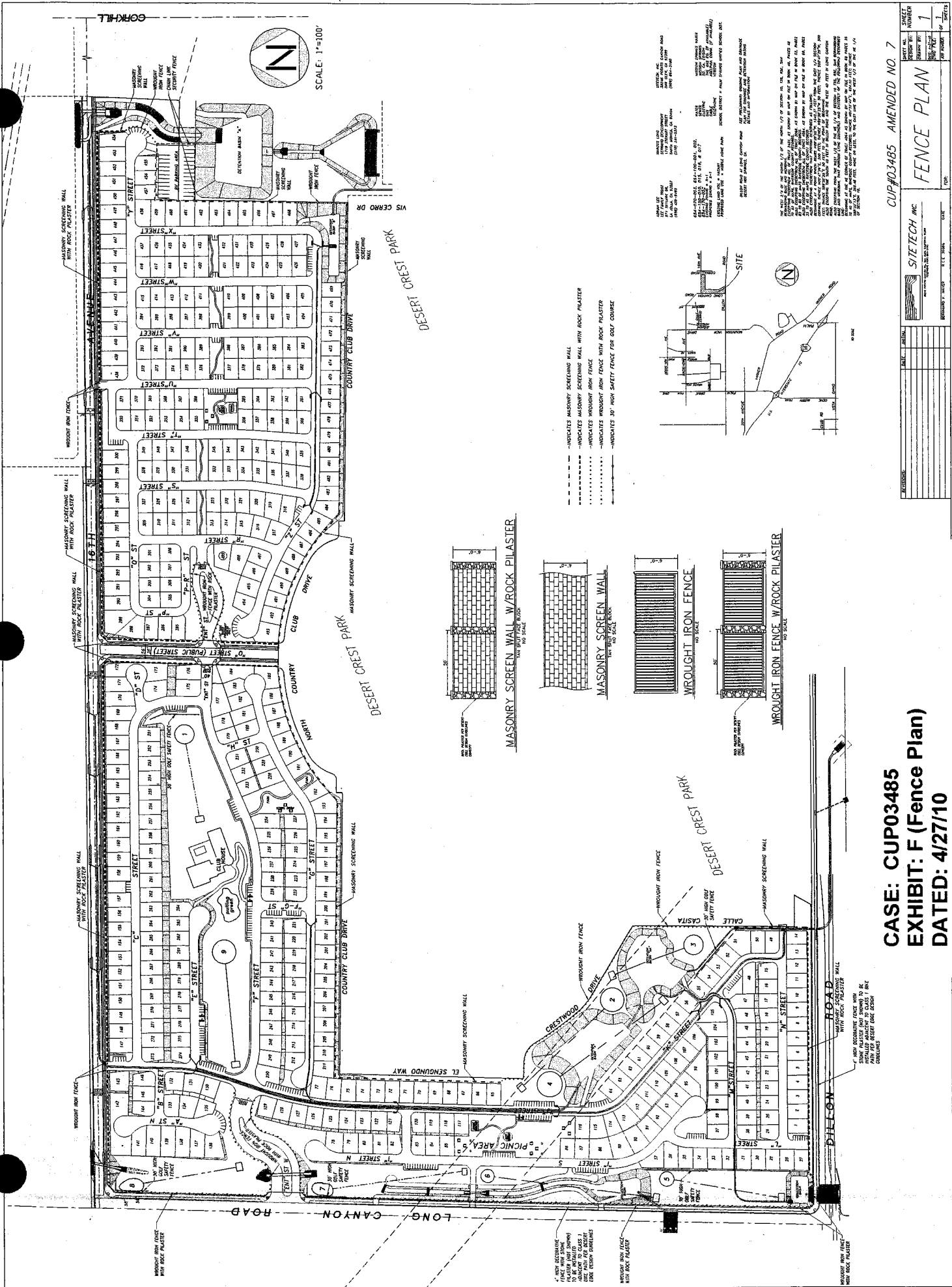
SCALE: 1" = 300'

PHASING LEGEND

- PHASE 1 138 SPACES, CLUB HOUSE, DRAINAGE IMPROVEMENTS  
PERIMETER STREETS, RV PARKING  
GOLF GREENS 1,7,8, AND 9
- PHASE 2 95 SPACES  
GOLF GREENS 2,3,4,5 AND 6
- PHASE 3 51 SPACES
- PHASE 4 112 SPACES
- PHASE 5 103 SPACES

*CUP#03485 AMENDED NO. 7*  
**PHASING PLAN**

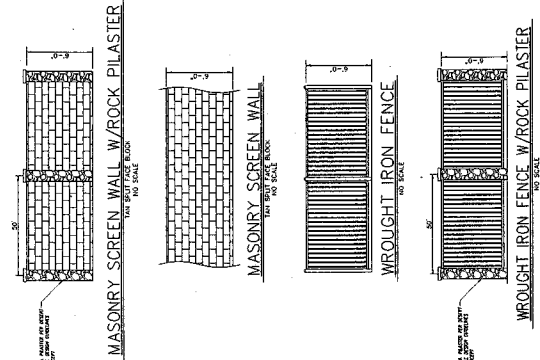
CASE: CUP03485  
EXHIBIT: P (Phasing Plan)  
DATED: 5/28/10  
PLANNER: J. DEERTRACK



SHEET NO. 1  
 SHEET TOTAL 1  
 SHEET NUMBER 1  
 SHEET OF 1  
 SHEET OF 1

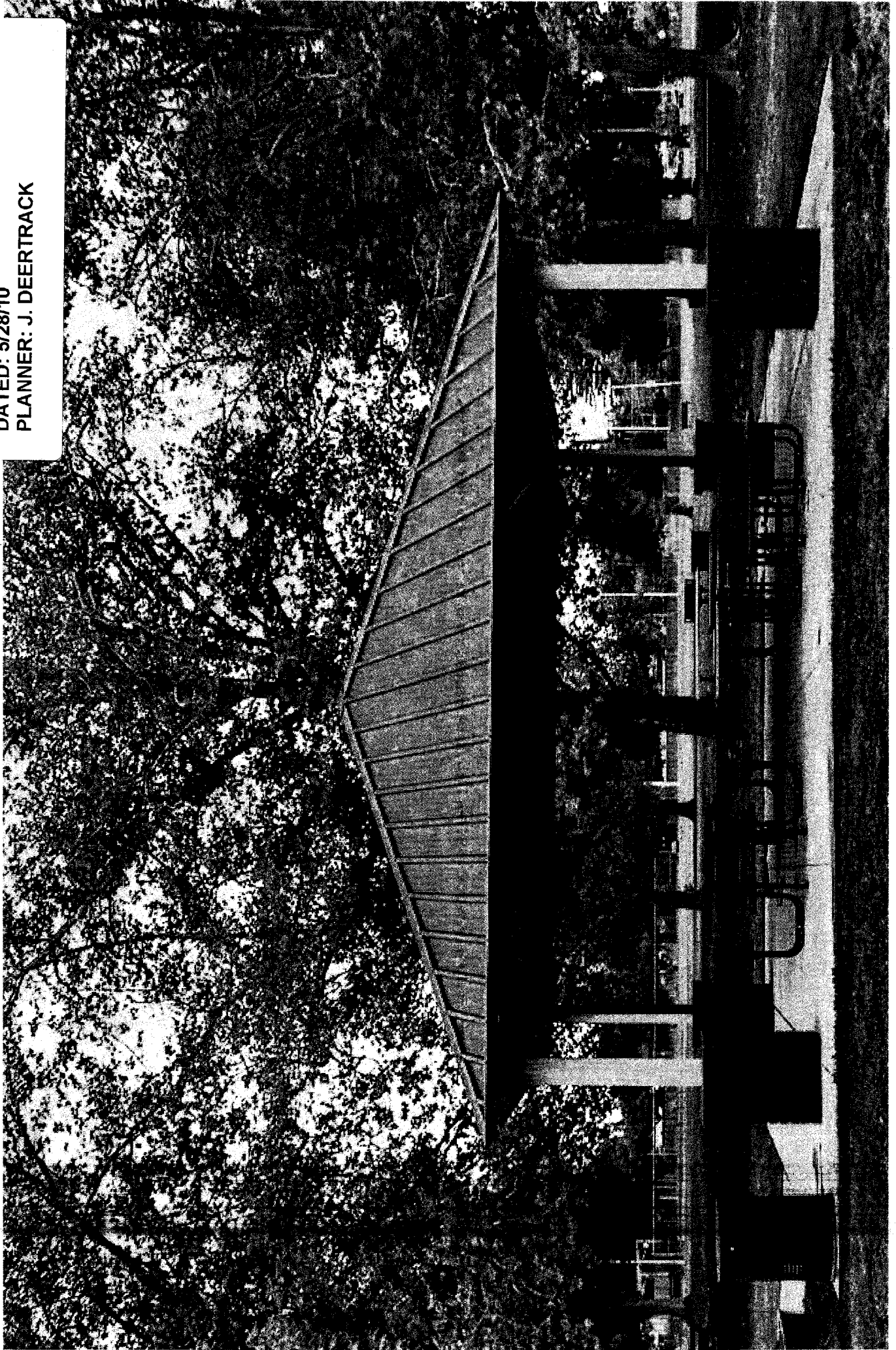
CUP#03485 AMENDED NO. 7  
 SITE/TECH INC.  
 FENCE PLAN

- - - - - INDICATES MASONRY SCREENING WALL WITH ROCK PILASTER
- - - - - INDICATES MASONRY SCREENING WALL WITH ROCK PLASTER
- - - - - INDICATES WROUGHT IRON FENCE
- - - - - INDICATES 30" HIGH SAFETY FENCE FOR GOLF COURSE



**CASE: CUP03485**  
**EXHIBIT: F (Fence Plan)**  
**DATED: 4/27/10**  
**PLANNER: J. DEERTRACK**

CASE: CUP03485  
EXHIBIT: PA (Park Amenities) (Sheets 1-5)  
DATED: 5/28/10  
PLANNER: J. DEERTRACK

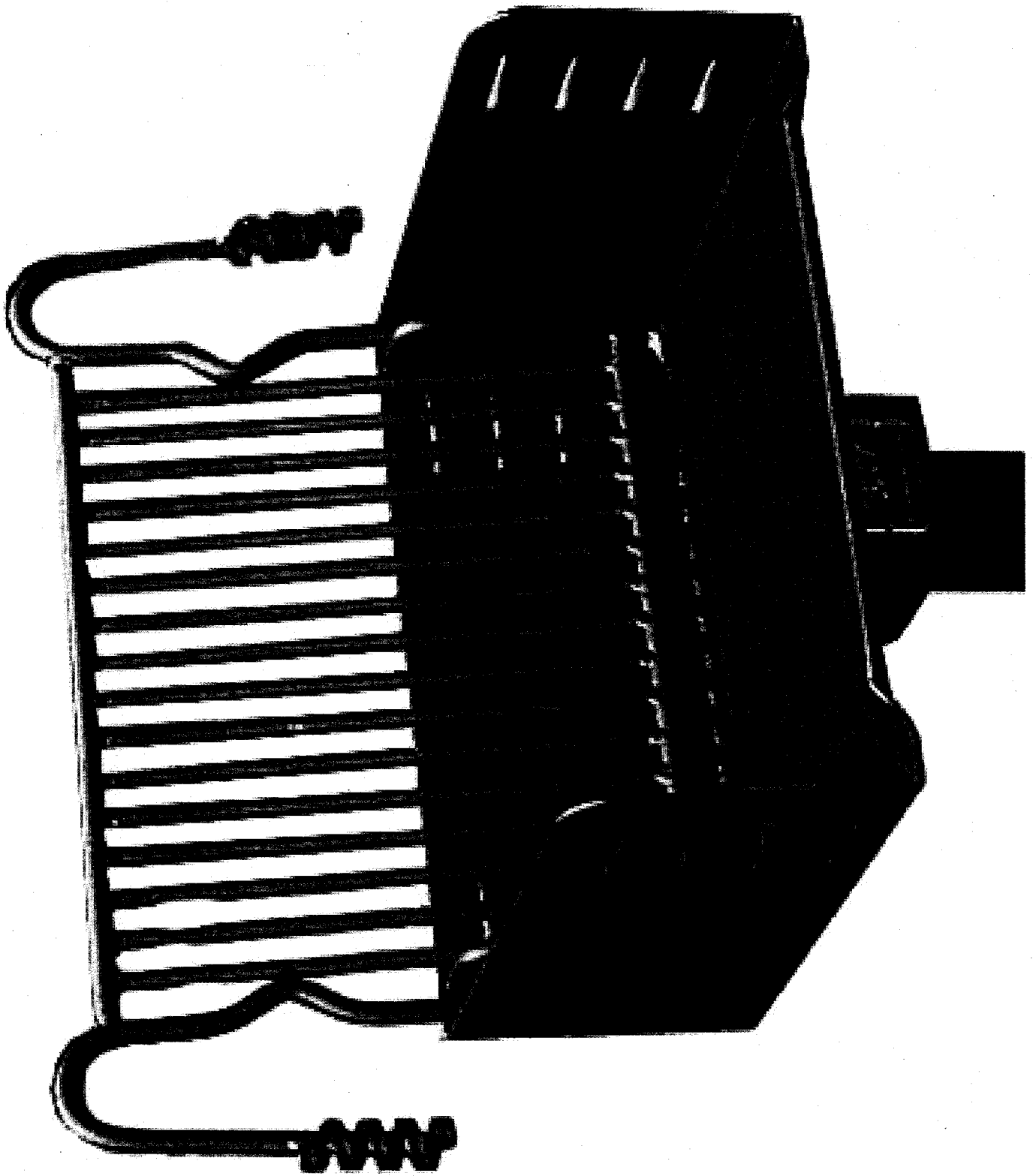


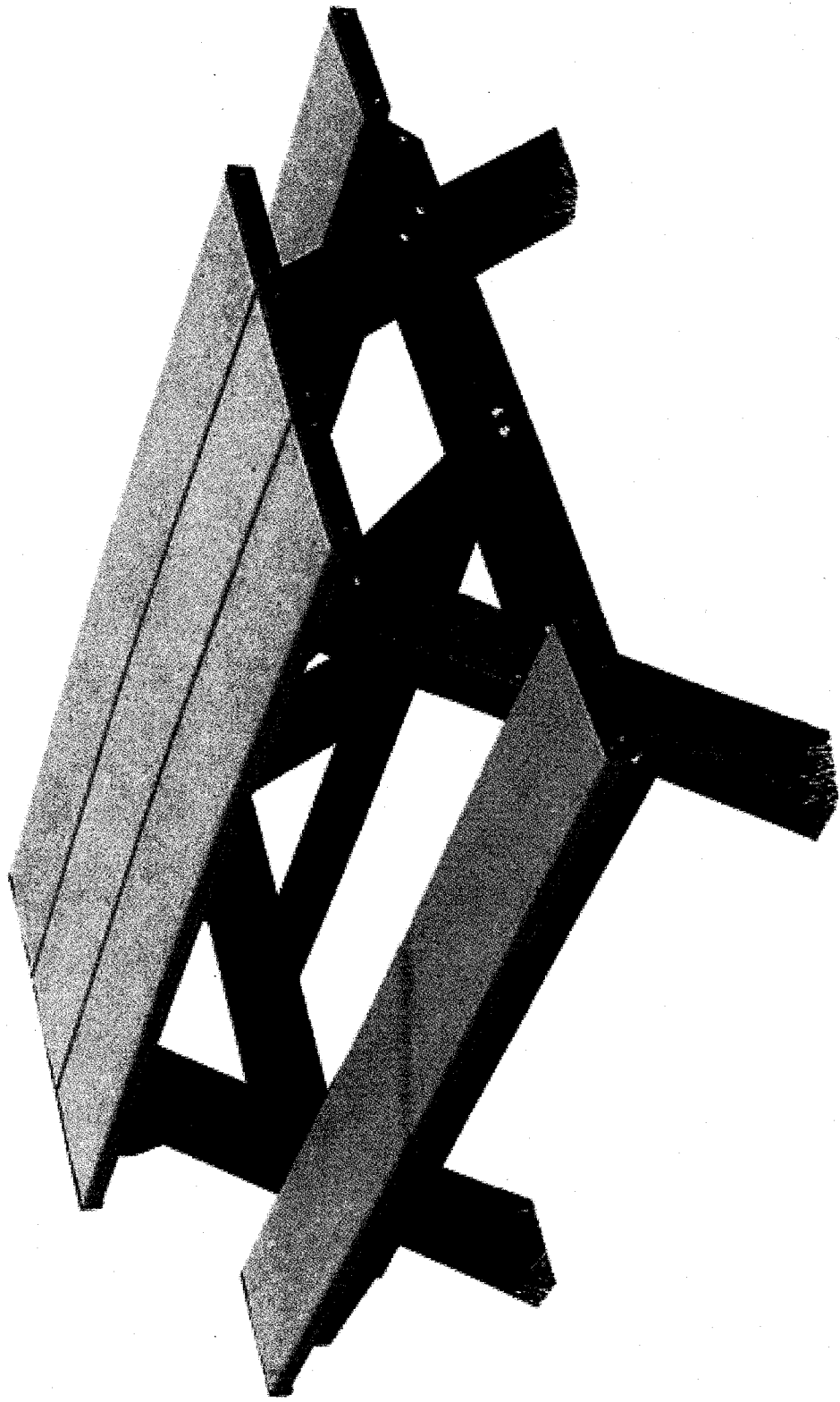












# COUNTY OF RIVERSIDE

## ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

**Environmental Assessment (E.A.) Number:** 40554  
**Project Case Type (s) and Number(s):** Conditional Use Permit No. 3485  
**Lead Agency Name:** County of Riverside Planning Department  
**Address:** 4080 Lemon Street, Riverside, California 92501  
**Contact Person:** Judy Deertrack, Project Planner  
**Telephone Number:** 951-955-1199  
**Applicant's Name:** Lee Family Trust  
**Applicant's Address:** 971 Skylark Drive, La Jolla, California 92037

### I. PROJECT INFORMATION

**A. Project Description:** The conditional use permit proposes to construct and operate a 499-space mobile home park with an approximate 9,990 square foot club house with two (2) pools and a 9-hole, par 3 golf course; approximately twenty-six (26) acres of open space / recreation; four detention basins; a ten-foot multi-purpose trail on Long Canyon Road; a ten-foot Class I bike trail on Dillon Road; 193 parking spaces; a Recreational Vehicle (RV) storage area; and off-site improvements which consist of installing a twelve inch (12") to twenty-five inch (25") sewer line running approximately three (3) miles westerly along Dillon Road to the Dos Palmas Sewer Lift Station with centerline road cap and fill, and other ancillary improvements. The project is designed for a twenty year life. Estimated balanced import and export of earth is 181,300 cubic yards of cut and fill.

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

**C. Total Project Area:** approximately 103.5 acres

<b>Residential Acres:</b> 103.5	<b>Lots:</b>	<b>Units:</b> 499	<b>Projected No. of Residents:</b> Unk.
<b>Commercial Acres:</b> N/A	<b>Lots:</b> N/A	<b>Sq. Ft. of Bldg. Area:</b> N/A	<b>Est. No. of Employees:</b> N/A
<b>Industrial Acres:</b> N/A	<b>Lots:</b> N/A	<b>Sq. Ft. of Bldg. Area:</b> N/A	<b>Est. No. of Employees:</b> N/A
<b>Other:</b> N/A			

**D. Assessor's Parcel No(s):** 654-070-003; 654-100-001, 002; 654-150-010, 015, 016, 017

**E. Street References:** The project is located northerly of Dillon Road, southerly of Avenue 16, easterly of Long Canyon, westerly of Corkhill Road

**F. Section, Township & Range Description or reference/attach a Legal Description:**  
Section 10, Township 3 South, Range 5 East, SBBM

**G. Brief description of the existing environmental setting of the project site and its surroundings:** The project site is currently vacant, and surrounds the Desert Crest mobile home community on two sides. The project area is just south of the mouth of Long Canyon between Little San Bernardino Mountains to the north and Indio Hills on the southeast. Desert Hot Springs is several miles to the northwest. The southern boundary of the project adjoins Dillon Road, and the northern boundary adjoins Avenue 16, with Long Canyon Road forming the western boundary. The project is on an alluvial plain that slopes at about 2% from the north to south and is subject to storm runoff from about 1 square mile of drainage area. The bulk of the offsite runoff sheetflows across the full width of the project. While some lowflow threads are formed, no defined watercourses are apparent. The western edge of the project is subject to breakout flows from Long Canyon Wash. Long Canyon is a large watershed that

presents a significant hazard to the project site. The mid-section of the project is subject to storm runoff from the north. In addition, several small lows along the northern boundary impact the site with a concentration of runoff anticipated at the projects northeast corner. Soils primarily consist of desert alluvium, in an area of moderate liquefaction potential, and susceptibility to subsidence. Vegetation is generally sparse. The project site is transected by the active Mission Creek fault (north branch of the San Andreas fault zone), traversing the southwest portion of the subject site. The project area is generally surrounded by a combination of vacant lands, single-family residential homes and mobile home parks. Development in the area is subject to conformance with the Desert Edge Design Guidelines, which include trails systems along Dillon Road and Long Canyon Road, desert conservation landscaping provisions, and viewshed protection.

## **II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS**

### **A. General Plan Elements/Policies:**

**Land Use:** The Riverside County General Plan Land Use Element functions as a land use guide for future development in the County, and designates the general distribution, general location, and extent of land uses. The project occupies approximately 103.5 acres.

The project is within the Western Coachella Valley Area Plan. The current land use designation is Community Development: Medium Density Residential (CD:MDR) (2-5 du/ac), with a zoning classification of Mobile Home Parks (R-T). The proposed project meets the requirements for the Community Development: Medium Density Residential (MDR) land use designation, and is compatible with the R-T zone. The density of the mobile home park is approximately 5.0 spaces per acre.

The Desert Edge Design Guidelines were approved and adopted by the Riverside County Board of Supervisors on December 23, 2008, and apply to this project. The Desert Edge Design Guidelines have resulted in the following street improvements and design features, generally: The project site is located at the intersection of Dillon Road and Long Canyon Road. Dillon Road is designated a Themed Road A under the Desert Edge Community Guidelines with a 128' right-of-way per County standards, with design standards that include a ten (10') foot Class I bike path on one side and ten (10') foot multi-use trail on the other, and both sides buffered by a community fence and landscaped parkways. Long Canyon Road is designated a Themed Road B under the Desert Edge Community Guidelines with a 118' right-of-way per County Standards, with design standards that include a four-lane thoroughfare with a 12' median flanked by a multi-use trail on the interior, community side, and a five (5') foot sidewalk on the exterior side of the road, with parkways planted with groupings of the appropriate palms and plant species indicated in the guidelines. The community pilaster fence with wrought-iron design will flank the street side edge of a ten (10') wide multi-use trail. Interior roadways and Avenue 16 will generally consist of landscaped areas, five (5') foot walkway, and privacy wall with stone pilasters.

A maximum of 449 mobile home spaces are approved by the CUP permit. The owners have added the design of an RV parking and storage area located at the northeasterly edge of the project. Other features are a nine (9) par golf course (Pitch and Putt), with 9,990 square feet country club and pools, and several small park areas with modest amenities, such as barbeques, picnic tables, sitting areas, and shade.

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

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

D. Land Use Designation(s): Medium Density Residential (2-5 du/ac)

E. Overlay(s), if any: N/A

F. Policy Area(s), if any: Hot Springs Policy Area

G. Adjacent and Surrounding Area Plan(s), Foundation Component(s), Land Use Designation(s), and Overlay(s) and Policy Area(s), if any: Surrounded by the Hot Springs Policy Area, a mixture of general plan residential land use designations at differing densities, and Rural Residential and Rural Desert General Plan Land Use Classifications.

H. Adopted Specific Plan Information

1. Name and Number of Specific Plan, if any: N/A

2. Specific Plan Planning Area, and Policies, if any: N/A

I. Existing Zoning: Mobile Home Park (R-T)

J. Proposed Zoning, if any: N/A

K. Adjacent and Surrounding Zoning: Controlled Development (W-2) to the north, east, west, and extended south, with Mobile Home Parks (R-T) to the immediate south.

III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

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

IV. DETERMINATION

On the basis of this initial evaluation:

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

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

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

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

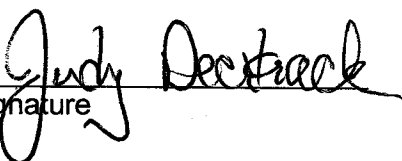
**A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED**

I find that although the proposed project could have a significant effect on the environment **NOTHING FURTHER IS REQUIRED** because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, including revisions or mitigation measures that are imposed upon the proposed project.

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

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

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

  
Signature

June 14, 2010  
Date

Judy Deertrack  
Printed Name

For Ron Goldman, Planning Director

**V. ENVIRONMENTAL ISSUES ASSESSMENT**

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

Sources utilized for each section include the Riverside County Integrated Project (hereinafter abbreviated "RCIP"), adopted on October 7, 2003, by Board of Supervisors Resolution No. 2003-487, and incorporated herein by reference. Copies of the RCIP and related documents may be found at Riverside County Transportation and Land Management offices at 38686 El Cerrito Road, Palm Desert, California 92211. Mitigation used throughout references conditions prepared by responsible county departments and other agencies on file electronically within the Riverside County Land Management System, hereinafter referred to as LMS.

As a condition of approval on file in the LMS, the permit holder or land divider will provide written reports to the Planning Department outlining compliance with the project conditions of approval and mitigation measures described herein.

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

Source: RCIP Figure C-9 "Scenic Highways;" Desert Edge Design Guidelines (Adopted by the Board of Supervisors December 23, 2008).

Findings of Fact: Conditional Use Permits are subject to the Countywide Design Standards and Guidelines adopted by the Board of Supervisors in 2004. In addition, the project is located within the area subject to the Desert Edge Design Guidelines, which guidelines have been adopted by the Riverside County Board of Supervisors December 23, 2008. The RCIP indicates that the project is located at the intersection of Dillon Road and Long Canyon Road, and adjoins Avenue 16 on its northern boundary. The project is sited within the Desert Edge Community, southwest of the City of Desert Hot Springs.

Dillon Road is designated a Themed Road A under the Desert Edge Community Guidelines with a 128' right-of-way per County standards, with design standards that include a ten (10') foot Class I bike path on one side and ten (10') foot multi-use trail on the other, and both sides buffered by a community fence and landscaped parkways. Long Canyon Road is designated a Themed Road B under the Desert Edge Community Guidelines with a 118' right-of-way per County Standards, with



design standards that include a four-lane thoroughfare with a 12' median flanked by a multi-use trail on the interior, community side, and a five (5') foot sidewalk on the exterior side of the road, with parkways planted with groupings of the appropriate palms and plant species indicated in the guidelines. The community pilaster fence with wrought-iron design will flank the street side edge of a ten (10') wide multi-use trail. Interior roadways and Avenue 16 will generally consist of landscaped areas, five (5') foot walkway, and privacy wall with stone pilasters.

The proposed project will not substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features, or obstruct a prominent scenic vista or view open to the public, as these features do not exist on the project site.

Mitigation: None.

Monitoring: None.

**2. Mt. Palomar Observatory**

a) Interfere with the nighttime use of the Mt. Palomar Observatory, as protected through Riverside County Ordinance No. 655?

Source: GIS database, Ord. No. 655

Findings of Fact: The project is not within 45 miles of the Mt. Palomar Observatory and light and glare from this project may not reduce the usefulness of or interfere with the night time use of this major astronomical facility.

Mitigation: None required

Monitoring: None required

**3. Other Lighting Issues**

a) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?

b) Expose residential property to unacceptable light levels?

Source: Site Visit, Project Description

Findings of Fact: Riverside County Ordinance No. 655 is not applicable to the site. Accordingly, there is no special mitigation of light effects.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

**AGRICULTURE RESOURCES** Would the project

**4. Agriculture**

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?

b) Conflict with existing agricultural use, or a Williamson Act (agricultural preserve) contract (Riv. Co. Agricultural Land Conservation Contract Maps)?

c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?

d) Involve other changes in the existing environment which, due to their location or nature, could result in

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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conversion of Farmland, to non-agricultural use?

Source RCIP Figure OS-2 "Agricultural Resources," GIS database and Project Materials.

**Findings of Fact:** the project is not directly affected by agriculture programs and land use standards of the RCIP. The project site is not designated as prime, statewide important, unique, or locally important farm land. The project is not located within or adjacent to an agricultural preserve established pursuant to the Williamson Act. Therefore, this proposed project will not cause development of non-agricultural uses within 300 feet of agriculturally zoned property.

**Mitigation:** None required.

**Monitoring:** None required.

**AIR QUALITY** Would the project:

**5. Air Quality Impacts**

a) Conflict with or obstruct implementation of the applicable air quality plan?

b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?

c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?

d) Expose sensitive receptors which are located within 1 mile of the project site to project substantial point source emissions?

e) Involve the construction of a sensitive receptor located within one mile of an existing substantial point source emitter?

f) Create objectionable odors affecting a substantial number of people?

Source: SCAQMD CEQA Air Quality Handbook Table 6-2

**Findings of Fact:** Appendix G of the current State CEQA Guidelines indicates that a project will significantly impact air quality if the project violates any ambient air quality standard, contributes substantially to an existing air quality violation, or exposes sensitive receptors to substantial pollutant concentrations.

a) The project site is located in the South Coast Air Basin (SCAB). The South Coast Air Quality Management District (SCAQMD) Governing Board adopted its most recent Air Quality Management Plan (AQMP) for the SCAB on August 1, 2003. The AQMP is a plan for the regional improvement of air quality. As part of adoption of the County's General Plan in 2003, the General Plan EIR (SCH No. 2002051143) analyzed the General Plan growth projections for consistency with the AQMP and concluded that the General Plan is consistent with the SCAQMD's AQMP. The project is consistent with the County General Plan and would therefore be consistent with the SCAQMD's AQMP.

b) & c) The South Coast Air Basin (SCAB) is in a non-attainment status for federal ozone standards, federal carbon monoxide standards, and state and federal particulate matter standards. Any development in the SCAB, including the proposed Project, would cumulatively contribute to these pollutant violations.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The project is consistent with the General Plan and the Southwest Area Plan land use designations. The General Plan (2003) is a policy document that reflects the County's vision for the future of Riverside County. The General Plan is organized into eight separate elements, including an Air Quality Element. The purpose of the Air Quality Element is to protect County residents from the harmful effects of poor air quality. The Air Quality Element identifies goals, policies, and programs that are meant to balance actions regarding land use, circulation, and other issues with their potential effects on air quality. The Air Quality Element, in conjunction with local and regional air quality planning efforts, addresses ambient air quality standards set forth by the Federal Environmental Protection Agency (EPA) and the California Air Resources Board (CARB). Potential air quality impacts resulting from the proposed Project would not exceed emissions projected by the Air Quality Element. The County is charged with implementing the policies in the General Plan Air Quality Element, which are focused on reducing concentrations of criteria pollutants, reducing negative impacts to sensitive receptors, reducing mobile and stationary pollutant sources, increasing energy conservation and efficiency, improving the jobs to housing balance, and facilitating multi-jurisdictional coordination for the improvement of air quality.

Implementation of the project would not impact air quality beyond the levels documented in EIR No. 441 prepared for the General Plan. The project would impact air quality in the short-term during construction and in the long-term through operation. Construction activities associated with the Project would result in emissions of carbon monoxide (CO), volatile organic gases (VOC), nitrogen dioxide (NOX), particulate sulfate (SOX) and particulate matter (PM10 and PM2.5). Construction emissions are expected from the use of construction equipment (including heavy diesel trucks) and fugitive dust (associated with site preparation and equipment travel on paved and unpaved roads). Construction emissions would occur in close proximity to the disturbance area, but some spillover into the surrounding community may occur. In accordance with standard county requirements, dust control measures and maintenance of construction equipment shall be utilized on the property to limit the amount of particulate matter generated. These are standard requirements and are not considered mitigation pursuant to CEQA.

The proposed project would primarily impact air quality through increased automotive emissions. Single projects typically do not generate enough traffic and associated air pollutants to violate clean air standards or contribute enough air pollutants to be considered a cumulatively considerable significant impact. Operational impacts associated with the project would be expected to result in emissions of VOC, NOX, CO, PM10, PM2.5 and SOX. Operational emissions would result from vehicle emissions, fugitive dust associated with vehicle travel, combustion emissions associated with natural gas use, emission related to electricity generation, and landscape equipment maintenance emissions. In the long term, emissions of VOC, NOX, CO, PM10 and PM2.5 and could exceed SCAQMD significance thresholds (in pounds per day). In addition, another potential impact is emissions from the project that may contribute to green house gases (GHGs) and therefore to global climate change. An individual project cannot generate enough GHG emissions to individually influence global climate change. However, the project may have an incremental contribution to cumulative GHG emissions. To date, no Federal, State, or project area local agencies have developed thresholds against which a proposed project can be evaluated to assist lead agencies in determining whether or not the proposed project is significant. In accordance with CEQA Guidelines (section 15064 (h) (3)) a project's incremental contribution to a cumulative impact may be considered less than significant if the Project will comply with a mitigation program that addresses the impact. The project will primarily impact GHGs by emissions of carbon dioxide in the form of vehicle exhaust and use of electricity. However, with compliance with standard requirements for use of low VOC

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paints and compliance with California Energy Commission Title 24 requirements for building energy efficiency, direct and cumulative air quality impacts would be reduced to a level below significance. These are standard requirements and are not considered mitigation pursuant to CEQA. Therefore, the impact is considered less than significant.

d) A sensitive receptor is a person in the population who is particularly susceptible to health effects due to exposure to an air contaminant than is the population at large. Sensitive receptors (and the facilities that house them) in proximity to localized CO sources, toxic air contaminants or odors are of particular concern. High levels of CO are associated with major traffic sources, such as freeways and major intersections, and toxic air contaminants are normally associated with manufacturing and commercial operations. Land uses considered to be sensitive receptors include long-term health care facilities, rehabilitation centers, convalescent centers, retirement homes, residences, schools, playgrounds, child care centers, and athletic facilities. Surrounding land uses include residential, which is considered a sensitive receptor, however, a winery is not considered a substantial point source emitter or a sensitive receptor.

e) Surrounding land uses do not include significant localized CO sources, toxic air contaminants, or odors. A winery is not considered a substantial point source emitter or a sensitive receptor.

f) The project will not create objectionable odors affecting a substantial number of people.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**BIOLOGICAL RESOURCES** Would the project

**6. Wildlife & Vegetation**

a) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?

b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?

c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Wildlife Service?

d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites?

e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the

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California Department of Fish and Game or U. S. Fish and Wildlife Service?

f) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

Source: RCIP; RCMShCP, On-site inspection

Findings of Fact: The project site is not located adjacent to or is not surrounded by Conservation Habitat, and therefore, will not have an impact on any movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites.

Mitigation: None required.

Monitoring: None required.

**CULTURAL RESOURCES** Would the project

7. **Historic Resources**

a) Alter or destroy an historic site?

b) Cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5?

Source: RCIP; Phase I Archaeological Assessment prepared by Robert S. White and Laura S. White, M.A. for Archaeological Associates, December 21, 2009.

Findings of Fact: A Phase I Archaeological Assessment was prepared in December, 2009. The purpose was to identify all potentially significant cultural resources situated within the study area of approximately 103 acres. The results of the search indicated no prehistoric or historic archaeological sites to have been recorded in the study area, and further none were found. The investigation failed to reveal the presence of any historic resources within the study area.

Mitigation: None required.

Monitoring: None required.

8. **Archaeological Resources**

a) Alter or destroy an archaeological site.

b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5?

c) Disturb any human remains, including those interred outside of formal cemeteries?

d) Restrict existing religious or sacred uses within the potential impact area?

Source: RCIP; Phase I Archaeological Assessment prepared by Robert S. White and Laura S. White, M.A. for Archaeological Associates, December 21, 2009.

Findings of Fact: A Phase I Archaeological Assessment was prepared in December, 2009. The purpose was to identify all potentially significant cultural resources situated within the study area of approximately 103 acres. The results of the search indicated no prehistoric or historic archaeological

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sites to have been recorded in the study area, and further none were found. The investigation failed to reveal the presence of any cultural resources within the study area.

Mitigation: None required

Monitoring: None required

**9. Paleontological Resources**

a) Directly or indirectly destroy a unique paleontological resource, or site, or unique geologic feature?

Source: RCIP Figure OS-8 "Paleontological Sensitivity"

Findings of Fact: The site exhibits flat topography and has a low probability of containing non-renewable paleontological resources and the nature of the proposed grading will not likely encounter buried paleontological resources. No unique geological feature exists within the project boundaries. The Riverside County Land Management System (RCLIS) designates this a low risk area for paleontology.

Mitigation: None required.

Monitoring: None required.

**GEOLOGY AND SOILS** Would the project

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

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

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

Source: RCIP, Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones," GIS database, Geologist Comments; County Geologic Report (GEO) No. 896 was originally prepared for this site under SP00295. Reference letter from Gary S. Rasmussen & Associates dated May 23, 1995, Re: Alquist Priolo Earthquake Fault Zone. Project No. 1430.2; Specific Plan NO. 295 (Couty Geologic Report No. 896, (Formerly CGR 807).

Findings of Fact: The active Mission Creek Fault (north branch of the San Andreas Fault Zone) traverses the southwest portion of the subject site. Ground rupture on the site from surface faulting along this fault is expected during the lifetime of the proposed development. The location of the fault is delineated on Enclosure 4, January 18, 1995 report, from Specific Plan No. 295. (Reference Condition of Approval (COA) 10 .PLANNING. 26 – Geologist’s Comments: The limits of the Alquist-Priolo Earthquake Fault Zone and Recommended Restricted Use Zone are delineated on the conditional use permit. Human occupancy structures shall not be placed within the recommended restricted use zone, as shown on Enclosure 4, accompanying the January 18, 1995, report. The County Geologist has required a geologicl investigation and update to County Geologic Report (GEO) No. 896 prior to issuance of grading permits.

Mitigation: Compliance with the Geology Department's requirements as contained within the conditions of approval on file in the LMS, including 10 .PLANNING. 26 – Geologist’s Comments, and 60 .PLANNING. 11 – Geological Study

Monitoring: Monitoring to be provided by the Geology and Planning Department.

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**11. Liquefaction Potential Zone**

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

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

Findings of Fact: The project is located within a moderate Liquefaction Potential Zone. The County Geologist was transmitted copies of all of the project exhibits and had no comment on the proposed project. The project proposes no new structures or buildings on the site and therefore would have less than a significant impact.

Mitigation: None required.

Monitoring: None required.

**12. Ground-shaking Zone**

Be subject to strong seismic ground shaking?

Source: RCIP, Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones," GIS database, Geologist Comments; County Geologic Report (GEO) No. 896 was originally prepared for this site under SP00295. Reference letter from Gary S. Rasmussen & Associates dated May 23, 1995, Re: Alquist Priolo Earthquake Fault Zone. Project No. 1430.2; Specific Plan NO. 295 (Couty Geologic Report No. 896, (Formerly CGR 807).

Findings of Fact: The active Mission Creek Fault (north branch of the San Andreas Fault Zone) traverses the southwest portion of the subject site. Ground rupture on the site from surface faulting along this fault is expected during the lifetime of the proposed development. The location of the fault is delineated on Enclosure 4, January 18, 1995 report, from Specific Plan No. 295. (Reference Condition of Approval (COA) 10 .PLANNING. 26 – Geologist's Comments. The limits of the Alquist-Priolo Earthquake Fault Zone and Recommended Restricted Use Zone are delineated on the conditional use permit. Human occupancy structures shall not be placed within the recommended restricted use zone, as shown on Enclosure 4, accompanying the January 18, 1995, report. The County Geologist has required a geologicl investigation and update to County Geologic Report (GEO) No. 896 prior to issuance of grading permits.

Mitigation: Compliance with the Geology Department's requirements as contained within the conditions of approval on file in the LMS, including 10 .PLANNING. 26 – Geologist's Comments, and 60 .PLANNING. 11 – Geological Study

Monitoring: Monitoring to be provided by the Geology and Planning Department.

**13. Landslide Risk**

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

Source: On-site Inspection, RCIP Figure S-5 "Regions Underlain by Steep Slope"

Findings of Fact: The project is not affected by landslide or rockfall risks as the project site is relatively level and not adjacent to any cliffs or boulder covered slopes.

Mitigation: None required.

Monitoring: None required

**14. Ground Subsidence**

a) Be located on a geologic unit or soil that is

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unstable, or that would become unstable as a result of the project, and potentially result in ground subsidence?

Source: Resolution No. 94-125, RCIP

Findings of Fact: The project is rated as susceptible to subsidence. Subsidence refers to the sudden sinking or gradual downward settling and compaction of soil and other surface material with little or no horizontal motion. It may be caused by a variety of human and natural activities, including earthquakes. The site is situated within a "Subsidence Susceptible" zone according to the data from Riverside County (RCLIS, 2007). Land subsidence can occur in valleys where aquifer systems have been subjected to extensive groundwater pumping, such that the groundwater pumping exceeds groundwater recharge. The County Geologist, upon review of the project, made no specific recommendations as it relates to subsidence, except as it relates to the flood risk, which is addressed under Hydrology and Water Quality, infra.

Mitigation: None required.

Monitoring: None required.

**15. Other Geologic Hazards**

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

Source: Site visit, Project Application

Findings of Fact: The project is not affected by geological hazards such as seiche, tsunami or volcanic hazard.

Mitigation: None required.

Monitoring: None required.

**16. Slopes**

a) Change topography or ground surface relief features?

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

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

Source: RCIP; US Geologic Survey topographic sheets applicable to the site

Findings of Fact: The project is not affected by significant topography, surface features, or slopes. The site is flat in nature. The Environmental Health Department will review for any impacts to subsurface sewage disposal systems, if proposed for the project, prior to the issuance of construction permits as required by Ordinance No. 457.

Mitigation: None required.

Monitoring: None required

**17. Soils**

a) Result in substantial soil erosion or the loss of topsoil?

b) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?

Source: U.S.D.A. Soil Conservation Service Soil Surveys, Staff Review, application materials, site visit



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Findings of Fact: The subject site is not impacted by erosion and drainage issues as identified in the Riverside County Integrated Plan.

Mitigation: None required.

Monitoring: None required.

**18. Erosion**

a) Change deposition, siltation, or erosion that may modify the channel of a river or stream or the bed of a lake?

b) Result in any increase in water erosion either on or off site?

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

Findings of Fact: No rivers, streams or lakes are located on or adjacent to the project site and no significant impacts are anticipated to affect erosion on or off-site based on the permitting of the mobile home park for a twenty (20) year life.

Mitigation: None required.

Monitoring: None required.

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

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

Source: RCIP Figure S-8 "Wind Erosion Susceptibility Map," Ord. 460, Sec. 14.2 & Ord. 484

Findings of Fact: the project site lies within a moderate area of wind erosion. The project is existing thus adequate landscaping already exists which limits wind erosion and blow sand issues.

Mitigation: None required.

Monitoring: None required.

**HAZARDS AND HAZARDOUS MATERIALS** Would the project

**20. Hazards and Hazardous Materials**

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

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

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

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

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

Source: Project materials

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

- a. The development of a 499-unit mobile home park, with associated facilities, will not create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials.
- b. This project will not create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment.
- c. The project will not impair implementation of or physically interfere with an adopted emergency response or evacuation plan.
- d. The project site is not located within a quarter mile of an existing or proposed school.
- e. The project site is not located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5, which could create a significant hazard to the public and/or the environment

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

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

**21. Airports**

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

b) Require review by the Airport Land Use Commission?

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

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

**Source:** RCIP Figure S-19 "Airport Locations"

**Findings of Fact:** The project is not within an airport influence area boundary or otherwise affected by airport issues is identified in the RCIP. The project was not reviewed by the Airports Land Use Commission and/or Aviation Unit staff. The project is not adjacent to or significantly influenced by a private airstrip or heliport.

**Mitigation:** None required

**Monitoring:** None required

**22. Hazardous Fire Area**

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

**Source:** RCIP Figure S-11 "Wildfire Susceptibility," Riverside GIS

**Findings of Fact:** The project is not located within a Hazardous Fire Area.

**Mitigation:** None required.

**Monitoring:** None required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**HYDROLOGY AND WATER QUALITY** Would the project

**23. Water Quality Impacts**

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

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

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

d) Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?

e) Place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?

f) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?

g) Otherwise substantially degrade water quality?

h) Include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors and odors)?

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

**Findings of Fact:** The project is on an alluvial plain that slopes at about 2% from the north to south and is subject to storm runoff from about 1 square mile of drainage area. The bulk of the offsite runoff sheetflows across the full width of the project. Reference Section 24. Floodplains (below) for a full discussion of the flood plain area affect and mitigation measures.

**Mitigation:** Compliance with the Geology Department's requirements as contained within the conditions of approval on file in the LMS, including 10 .FLOOD RI. 1 – Flood Hazard Report, 10 .FLOOD RI. 3 - 10 Yr Curb – 100 Yr ROW; 10 .FLOOD RI. 4 – 100 Yr Sump Outlet; 10 .FLOOD RI. 5 – Perp Drainage Patterns; 10 .FLOOD RI. 7 – Elevate Finish Floor; 10 .FLOOD RI. 9 – Major Facilities; 10 .FLOOD RI. 10 – Increased Runoff; 10 .FLOOD RI. 11 – Increased Runoff Criteria; 60 .FLOOD RI. 7 – Items to Accept Facility; and 60 .FLOOD RI. 8 – Filtration.

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**Monitoring:** Monitoring to be provided by the County Geologist and Planning Department, under Ordinance 348.

**24. Floodplains**

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

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

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

**Findings of Fact:** The project is on an alluvial plain that slopes at about 2% from the north to south and is subject to storm runoff from about 1 square mile of drainage area. The bulk of the offsite runoff sheetflows across the full width of the project. While some lowflow threads are formed, no defined watercourses are apparent. The western edge of the project is subject to breakout flows from Long Canyon Wash. Long Canyon is a large watershed that presents a significant hazard to the project site. The mid-section of the project is subject to storm runoff from the north. In addition, several small lows along the northern boundary impact the site with a concentration of runoff anticipated at the projects northeast corner. The applicant proposes to collect offsite storm flows tributary to the northeast portion of the project into a wide inlet at the corner of 16th Avenue and Corkill Road within the 16th Avenue right-of-way. These flows would be conveyed beneath the street to a lined trapezoidal channel which would outlet into a detention basin along the eastern boundary of the project. The basin's outlet would convey flows to a channel/spreader to mimic existing conditions. Offsite flows tributary to the western portion of the site would be collected into a wide inlet within the 16th Avenue right-of-way and conveyed beneath the street to be discharged into a flow-through area proposed along the western edge of the site. These flows would exit the site at two locations; at a dip crossing/culvert at Long Canyon Road, just north of Dillon Road, and at Dillon Road after having been collected in a basin at the southwest corner of the site and conveyed a dip-crossing/culvert at Dillon Road. The remainder of the offsite flows from the north would be collected by inlets along the improved 16th Avenue where they would be conveyed by storm drains across the site and discharged through a proposed outlet into an existing watercourse just south of Dillon Road. The applicant has submitted a letter of permission from the downstream property owner allowing the construction of the proposed outlet and discharge of concentrated flows. In addition, the finished floor of the first row of lots along 16th Avenue (Lots 142, 143, 147-172, 289-300 and 438-454) would be elevated a minimum of 12 inches above the adjacent top of curb along 16th Avenue. Onsite runoff will be collected and conveyed to onsite detention basins (basins A, AA, and B) where the increase in runoff would be mitigated. Flows from the two basins located in the western portion of the site (basins A and AA) will

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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be conveyed to the "collection basin" at the southwest corner of the site to be dispersed along Dillon Road. Flows from the detention basin (basin B) at the easterly side of the site will be discharged through a storm drain and channel onto the adjacent site (same owner) thereby perpetuating the natural drainage path of the site. The development of this project adversely impacts water quality. To mitigate for these impacts, the development must incorporate Site Design Best Management Practices (BMPs) and Source Control BMPs, as applicable and feasible, into the project plans. Site Design BMPs include minimizing urban runoff and impervious footprint, conserving natural areas, and minimizing directly connected impervious areas. Source Control BMPs include education, activity restrictions and proper maintenance (non-structural) as well as proper landscape/irrigation design and the protection of slopes and channels (structural). Overall, the District believes the drainage scheme would work to protect the site and to perpetuate the natural drainage pattern. However, the 2.11 acre detention basin can be eliminated and replaced by a drainage facility that conveys storm runoff directly into the spreader.

The 10 year storm flow shall be contained within the curb and the 100 year storm flow shall be contained within the street right of way. When either of these criteria is exceeded, additional drainage facilities shall be installed. The property shall be graded to drain to the adjacent street or an adequate outlet. Drainage facilities outletting sump conditions shall be designed to convey the tributary 100 year storm flows. Additional emergency escape shall also be provided. The property's grading shall be designed in a manner that perpetuates the existing natural drainage patterns with respect to tributary drainage area, outlet points and outlet conditions; otherwise, a drainage easement shall be obtained from the affected property owners for the release of concentrated or diverted storm flows. A copy of the recorded drainage easement shall be submitted to the District for review. The finished floor of all new structures shall be elevated 12 inches above the highest adjacent ground. The finished floors of Lots 142, 143, 147-172, 289-300 and 438-454 shall be elevated 12 inches above the finished grade at the right-of-way of 16th Avenue. Any mobile home or premanufactured building shall be placed on a permanent foundation.

Mitigation: Compliance with the Geology Department's requirements as contained within the conditions of approval on file in the LMS, including 10 .FLOOD RI. 1 – Flood Hazard Report, 10 .FLOOD RI. 3 - 10 Yr Curb – 100 Yr ROW; 10 .FLOOD RI. 4 – 100 Yr Sump Outlet; 10 .FLOOD RI. 5 – Perp Drainage Patterns; 10 .FLOOD RI. 7 – Elevate Finish Floor; 10 .FLOOD RI. 9 – Major Facilities; 10 .FLOOD RI. 10 – Increased Runoff; 10 .FLOOD RI. 11 – Increased Runoff Criteria; 60 .FLOOD RI. 7 – Items to Accept Facility; and 60 .FLOOD RI. 8 – Filtration.

Monitoring: Monitoring to be provided by the County Geologist and Planning Department, under Ordinance 348.

**LAND USE/PLANNING** Would the project

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>25. Land Use</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Result in a substantial alteration of the present or planned land use of an area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Affect land use within a city sphere of influence and/or within adjacent city or county boundaries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: RCIP, GIS database, Project Application Materials

Findings of Fact:

- a) The proposed gated and age-restricted rental mobile home park with 499 spaces and associated amenities is consistent with the project site's current Community

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Development: Median Density Residential (MDR) (2-5 du/ac) General Plan Land Use Designation. The development of the site will be under the Mobile Home Park (R-T) zone, resulting in a land use density of the mobile home park at approximately 5.0 spaces per acre. The land use and density compatible with its surroundings, which consist of scattered residential, residential subdivisions, vacant lands, and mobile homes in the extended area.

- b) The project will not affect land use within a city sphere of influence and/or within adjacent city or county boundaries.

Mitigation: No mitigation measures required.

Monitoring: No monitoring measures required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>26. Planning</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Be consistent with the site's existing or proposed zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Be compatible with existing surrounding zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be compatible with existing and planned surrounding land uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be consistent with the land use designations and policies of the Comprehensive General Plan (including those of any applicable Specific Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: RCIP Land Use Element, Staff review, GIS, County Land Management System (LMS)

Findings of Fact:

- a. The project's existing zoning is Mobile Home Park (R-T). The 106.5 acre project consists of a gated and age-restricted mobile home park with 499 spaces, and associated amenities, and is consistent with the proposed zoning classification.
- b. The project site is surrounded by properties zoned Controlled Development (W-2) to the north, east, west, and extended south, with Mobile Home Parks (R-T) to the immediate south.
- c. Surrounding land use designations consist of single-family residences and vacant lands to the north; vacant lands to the west; mobile home park with sewer collector station to the south; vacant lands to the immediate east with mobile homes to the extended east; mobile home parks to the southeast.
- d. The project site has a proposed Land Use Designation of Community Development: Median Density Residential (CD:MDR) (2-5 du/ac). The proposed age restricted and gated mobile home park with 499 spaces and associated amenities is consistent with Community Development: Median Density Residential (CD:MDR) (2-5 du/ac) land use designation and with the policies of the Comprehensive General Plan.
- e. The project will not disrupt or divide the physical arrangement of an established community (including a low-income or minority community).

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

**MINERAL RESOURCES** Would the project

**27. Mineral Resources**

a) Result in the loss of availability of a known mineral resource in an area classified or designated by the State that would be of value to the region or the residents of the State?

b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

c) Be an incompatible land use located adjacent to a State classified or designated area or existing surface mine?

d) Expose people or property to hazards from proposed, existing or abandoned quarries or mines?

Source: RCIP Figure MS-5 "Mineral Resources Area"

Findings of Fact: The project site is not designated as a mineral resource zone or contains potential mineral resources; the project is not located adjacent to an existing or abandoned mine or quarry.

Mitigation: None required.  
Monitoring: None required.

**NOISE** Would the project result in

**Definitions for Noise Acceptability Ratings**

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

NA - Not Applicable                      A - Generally Acceptable                      B - Conditionally Acceptable  
 C - Generally Unacceptable              D - Land Use Discouraged

**28. Airport Noise**

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

NA     A     B     C     D

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

NA     A     B     C     D

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

Findings of Fact: The project is not affected by any significant airport noise. The project is not within an airport influence area. The project is not within the vicinity of any known private airstrip or heliport.

Mitigation: None required.  
Monitoring: None required.

**29. Railroad Noise**

NA     A     B     C     D

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**Source:** RCIP Figure C-1 "Circulation Plan", S-21 "Rail Facilities, Available Water, Oil and Natural Gas Pipelines Inventory Data", Thomas Guide 2005 Edition, Site Visit

**Findings of Fact:** The project would not be affected by railroad noise. There is no nearby railroad that is within hearing distance of the project.

**Monitoring:** None required.

**30. Highway Noise**

NA  A  B  C  D

**Source:** Application materials, Site Visit, Project Exhibit

**Findings of Fact:** The project is not influenced by highway noise issues as identified in the RCIP, Noise Section. The nearest highway is approximately 5 miles from the project site.

**Mitigation:** None required

**Monitoring:** None required

**31. Other Noise**

NA  A  B  C  D

**Source:** Project description and materials

**Findings of Fact:** No other noise sources have been identified near the project site that would contribute a significant amount of noise to the project.

**Mitigation:** None required.

**Monitoring:** None required.

**32. Noise Effects on or by the Project**

a) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?

b) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?

c) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

d) Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?

**Source:** Project materials and description

**Findings of Fact:**

a) The proposed project will result in the increase of permanent existing ambient noise levels due to the vehicle traffic associated with the on-going access to 499 mobile home spaces. However, a traffic study was not requisitioned by the Transportation Department for this project, and cumulative impacts are felt to be insignificant.

b) The proposed project will result in an increase to existing noise levels due to short-term construction activities. Short-term, construction-related noise impacts may occur during project grading and construction. However, the impacts are temporary and considered less than significant.



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Time limits on construction involving the operation of powered equipment are established by Riverside County Ordinance 457.90, Section 1G, of the Riverside County Building and Safety Department, states the following: "Whenever a construction site is within one-quarter (.25) a mile of an occupied residence(s), no construction activities shall be undertaken between the hours of 6:00 p.m. and 6:00 a.m., during the months of June through September and between the hours of 6:00 p.m. and 7:00 a.m. during the months of October through May." Exceptions to these standards shall be allowed only with the written consent of the Riverside County Building Official.

- c) The proposed project also has the potential to result in the exposure of persons to, or generation of, noise levels in excess of standards established in the County of Riverside General Plan or noise ordinance, since the project has proposed six (6) residential pads within the site. Impacts however, will be less than significant, since noise levels in the project vicinity are typical of a low-density residential area.
- d) The proposed project will not expose a person to excessive ground-borne vibration or ground-borne noise levels.

Mitigation: No mitigation measures required.  
Monitoring: No monitoring measures required.

**POPULATION AND HOUSING** Would the project

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>33. Housing</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Affect a County Redevelopment Project Area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Cumulatively exceed official regional or local population projections?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project description and materials, GIS.

Findings of Fact: The project is not located within any Redevelopment Project Area pursuant to Ordinance No. 638. No adverse impacts are anticipated to existing housing stock as the project site is a residential project itself.

Monitoring: None required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**PUBLIC SERVICES** Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

**34. Fire Services**

Source: RCIP Safety Element

Findings of Fact: The project area is serviced by the Riverside County Sheriff's Department. The project is fully operating and will not require additional construction or expansion. The project will not directly alter existing facilities or result in the construction of new physically altered facilities.

Mitigation: None required

Monitoring: None required

**35. Sheriff Services**

Source: RCIP

Findings of Fact: This area is serviced by the Riverside County Sheriff's Department. The proposed project is fully operating and will not require additional construction or expansion. The proposed project would not have an incremental effect on the level of sheriff services provided in the vicinity of the project area.

Mitigation: None required.

Monitoring: None required.

**36. Schools**

Source: RCIP, Palm Springs Unified School District

Findings of Fact: The requirements of state law provide for the mechanism for mitigation of school service impacts.

Mitigation: None required.

Monitoring: None required

**37. Libraries**

Source: RCIP

Findings of Fact: The project will not physically alter existing facilities or result in the construction of new or physically altered facilities.

Mitigation: None required.

Monitoring: none required.

**38. Health Services**

Source: RCIP

Findings of Fact: The proposed project is fully operating and will not require additional construction or expansion. The proposed project would not have an incremental effect on the level of health services provided in the vicinity of the project area.

Mitigation: None required.

Monitoring: none required.

**RECREATION**

**39. Parks and Recreation**

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

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environment?

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

c) Is the project located within a C.S.A. or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?

Source: GIS, Ord. No. 460, Section 10.35, Ord. No. 659, Parks & Open Space Department Review  
Findings of Fact: The proposed project is not located within any parks district which are responsible for the collection of Quimby fees. The proposed project will not result in the construction of new or physically altered facilities.

Mitigation: None required  
Monitoring: None required

**40. Recreational Trails**

Source: Riv. Co. 800 Scale Equestrian Trail Maps, Open Space and Conservation Map for Western County trail alignments; Desert Edge Design Guidelines adopted by the Board of Supervisors December 23, 2008.

Findings of Fact: The Desert Edge Design Guidelines were approved and adopted by the Riverside County Board of Supervisors on December 23, 2008, and apply to this project. The Desert Edge Design Guidelines have resulted in the following street improvements and design features, generally: The project site is located at the intersection of Dillon Road and Long Canyon Road. Dillon Road is designated a Themed Road A under the Desert Edge Community Guidelines with a 128' right-of-way per County standards, with design standards that include a ten (10') foot Class I bike path on one side and ten (10') foot multi-use trail on the other, and both sides buffered by a community fence and landscaped parkways. Long Canyon Road is designated a Themed Road B under the Desert Edge Community Guidelines with a 118' right-of-way per County Standards, with design standards that include a four-lane thoroughfare with a 12' median flanked by a multi-use trail on the interior, community side, and a five (5') foot sidewalk on the exterior side of the road, with parkways planted with groupings of the appropriate palms and plant species indicated in the guidelines. The community pilaster fence with wrought-iron design will flank the street side edge of a ten (10') wide multi-use trail. Interior roadways and Avenue 16 will generally consist of landscaped areas, five (5') foot walkway, and privacy wall with stone pilasters.

Prior to issuance of grading permits, the applicant shall submit a trails plan to the Riverside County Regional Park and Open-Space District for review and approval, showing all topography, grading, ADA compliance, fencing, cross sections, signage, pavement markings, street crossing, landscaping and irrigation. Further prior to building final inspection, the applicant shall complete the construction of all trails within the requirements of the approved trail plans. The permit holder shall enter into an agreement under the project conditions of approval with the appropriate maintenance entity to provide for the payment of park and recreation mitigation fees and /or dedication of land as identified in the District Master Plan.

Mitigation: Compliance with the Planning and Parks Department's requirements as contained within the conditions of approval on file in the LMS, including 60 .PARKS. 1 – Trail Plan; 90 .PARKS. 1 – Trail Construction; and 80 .PLANNING. 13 – Rec & Park District Mitigation.

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Monitoring: Monitoring to be provided by the Planning Department and Parks & Rec Department and through Ordinances Nos. 348.

**TRANSPORTATION/TRAFFIC** Would the project

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>41. Circulation</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in inadequate parking capacity?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated road or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Alter waterborne, rail or air traffic?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Substantially increase hazards to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Cause an effect upon, or a need for new or altered maintenance of roads?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
h) Cause an effect upon circulation during the project's construction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Result in inadequate emergency access or access to nearby uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j) Conflict with adopted policies supporting alternative transportation (e.g. bus turnouts, bicycle racks)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: RCIP;

Findings of Fact: The Transportation Department has reviewed the traffic study submitted for the referenced project. The study has been prepared in accordance with County-approved guidelines. The Comprehensive General Plan circulation policies require a minimum of Level of Service 'C', except that Level of Service 'D' may be allowed in community development areas at intersections of any combination of secondary highways, major highways, arterials, urban arterials, expressways or state highways and ramp intersections. The study indicates that it is possible to achieve adequate levels of service for the following intersections based on the traffic study assumptions. Indian Avenue (NS) at: Dillon Road (EW) Palm Drive (NS) at: Dillon Road (EW) Bubbling Wells Road (NS) at: Dillon Road (EW) Mountain View Drive (NS) at: Dillon Road (EW) Long Canyon Road (NS) at: Dillon Road (EW) As such, the proposed project is consistent with this General Plan policy. The associated conditions of approval incorporate mitigation measures identified in the traffic study, which are necessary to achieve or maintain the required level of service. The 499 space mobile home park with associated amenities is located on the corner of Dillon Road and Long Canyon Road, and lies immediately south of Avenue 16. The development of these travel corridors fall under the Desert Edge Design Guidelines.

The intersection of Long Canyon Road (NS) at Dillon Road (EW) shall be improved to provide the following geometrics: Northbound: One shared left turn/through/right turn lane Southbound: One left

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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turn lane, one shared through/right turn lane Eastbound: One left turn lane, one shared through/right turn lane Westbound: One left turn lane, one shared through/right turn lane The intersection of Long Canyon Road (NS) at Avenue 16 (EW) shall be improved to provide the following geometrics:  
 Northbound: One left-turn lane and two through lanes Southbound: One left-turn lane and one through lane Eastbound: One shared left-turn/through/right-turn lane Westbound: One left-turn lane and one shared through/right-turn lane or as approved by the Transportation Department. Any off-site widening required to provide these geometrics shall be the responsibility of the landowner/developer.

Sufficient public street right-of-way along Long Canyon Road shall be conveyed for public use to provide for a 59-foot half-width right-of-way including standard corner cutbacks at the intersections.

Sufficient public street right-of-way along Dillon Road shall be conveyed for public use to provide for a 64-foot half-width right-of-way including standard corner cutbacks at the intersections.

Sufficient public street right-of-way along Avenue 16 shall be conveyed for public use to provide for a 56-foot full-width right-of-way including standard corner cutbacks at the intersections.

Sufficient public street right-of-way shall be provided along the existing non-County maintained road extending between North Country Club Drive in the Desert Crest Country Club Mobile Home Park and 16th Avenue (also a non-County maintained road) including "O" Street, as approved by the Transportation Department and the County Fire Department to establish a 36/56-foot full-width right-of-way including standard corner cutbacks.

Sufficient public street right-of-way along North Country Club Drive and South Country Club Drive shall be conveyed for public use to provide for 60-foot full-width rights-of-way including standard corner cutbacks at the intersections as approved by the Transportation Department.

Sufficient public street right of way along El Segundo Way, Crestwood Drive and Calle Casita shall be conveyed for public use to provide for 50-foot full-width rights-of-way including standard corner cutbacks at the intersections as approved by the Transportation Department.

Additional right-of-way may be required at intersections and project access driveways to facilitate required turning movements as approved by the Transportation Department.

In the event that the applicant fails to provide/acquire the required off-site rights-of-way, the project shall be returned for redesign.

**Mitigation:** Compliance with the Transportation Department's requirements as contained within the conditions of approval on file in the LMS, including 10 .TRANS. 7 – TS / Conditions; 10 .TRANS. 8 – Off-Site ROW; 80 .TRANS.1 – T/S Design; 80 .TRANS. 4 – ROW Dedication 1; 80 .TRANS. 6 – Landscaping – Desert; 80 .TRANS. 7 – Annex L7LMD; 90 .TRANS. 1 – Improvements; 90 .TRANS. 2 – TS / Geometrics;

**Monitoring:** Monitoring to be provided by the Transportation Department and through Ordinances Nos. 461, 499 and 673.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**42. Bike Trails**

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Source: Riv. Co. 800 Scale Equestrian Trail Maps, Open Space and Conservation Map for Western County trail alignments; Desert Edge Design Guidelines adopted by the Board of Supervisors December 23, 2008.

Findings of Fact: The Desert Edge Design Guidelines were approved and adopted by the Riverside County Board of Supervisors on December 23, 2008, and apply to this project. The project site is located at the intersection of Dillon Road and Long Canyon Road. Dillon Road is designated a Themed Road A under the Desert Edge Community Guidelines with a 128' right-of-way per County standards, with design standards that include a ten (10') foot Class I bike path on one side and ten (10') foot multi-use trail on the other, and both sides buffered by a community fence and landscaped parkways.

Prior to issuance of grading permits, the applicant shall submit a trails plan to the Riverside County Regional Park and Open-Space District for review and approval, showing all topography, grading, ADA compliance, fencing, cross sections, signage, pavement markings, street crossing, landscaping and irrigation. Further prior to building final inspection, the applicant shall complete the construction of all trails within the requirements of the approved trail plans. The permit holder shall enter into an agreement under the project conditions of approval with the appropriate maintenance entity to provide for the payment of park and recreation mitigation fees and /or dedication of land as identified in the District Master Plan.

Mitigation: Compliance with the Planning and Parks Department's requirements as contained within the conditions of approval on file in the LMS, including 60 .PARKS. 1 – Trail Plan; 90 .PARKS. 1 – Trail Construction.

Monitoring: Monitoring to be provided by the Planning Department and Parks & Rec Department and through Ordinances Nos. 348.

**UTILITY AND SERVICE SYSTEMS** Would the project

**43. Water**

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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a) Require or result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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b) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?

Source: Department of Environmental Health Review

Findings of Fact: The project will be affected by the domestic water programs and land use standards of the RCIP. The project will not result in the creation of new water treatment facilities or the expansion of existing facilities.

Mitigation: Compliance with the Environmental Health Department's requirements.

Monitoring: None required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**44. Sewer**

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

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

Source: Department of Environmental Health Review

Findings of Fact: The project will be affected by the sewer service programs and land use standards of the RCIP. The project is within the Mission Springs Waster District (MSWD) and is subject to the Water Supply Assessment in compliance with SB 222 and SB 610 for the region. MSWD requires to have all of its facilities within the public rights-of-way with recorded and dedicated easements. Off-site improvements consist of installing a twelve inch (12") to twenty-five inch (25") sewer line running approximately three (3) miles westerly along Dillon Road to the Dos Palmas Sewer Lift Station with centerline road cap and fill, and other ancillary improvements. The project conditions of approval require the applicant to comply with the MSWD agency letter dated November 15, 2007, and its Water Supply Assessment Study requirements.

According to the Albert A. Webb Associates letter dated August 17, 2006, the project area is located approximately 13,000 feet east of the intersection of Dillon Road and Avenida Manzana. The Dos Palmas Sewer Lift Station is the proposed site of sewer disposal for the project residential population, which will be added to the previous service population from Desert Crest Mobile Home Park, with an existing 680 dwelling units. In order to provide adequate sewage facilities, the project owner must construct the required facilities to convey wastewater by gravity to the desired location. These improvements are anticipated to be in excess of \$2,000,000.00.

Mitigation: Compliance with the Planning Department requirements as contained within the conditions of approval on file in the LMS, including 60 .PLANNING. 6 – MSWD Agency Clearance.

Monitoring: Monitoring

Monitoring: Monitoring to be provided by the Planning Department, and Ordinance 348.

**45. Solid Waste**

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

b) Comply with federal, state, and local statutes and regulations related to solid wastes (including the CIWMP (County Integrated Waste Management Plan)?

Source: RCIP,

Findings of Fact: The project will be affected by solid waste programs and land use standards of the RCIP and the County Integrated Waste Management Plan shall govern collection, disposal and recycling of solid waste generated by this project. The Riverside County Waste Management District was transmitted a copy of the exhibit and had no comment to the proposed project. No significant impact to solid waste is anticipated. The project is currently operating as a pre-existing conditional use permit, with no permitted increase in RV sites, or development of structures.

Mitigation: None required.

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

**46. Utilities**

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

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

Source: RCIP

Findings of Fact: The project result in the construction of new community facilities for the expansion of existing sewer service, and has provided letters of intent from adjoining property owners to accommodate the drainage of on-site storm flow to adjacent lands. The applicant or applicant-in-successor shall make arrangements with each utility provider to ensure each lot is connected to the appropriate utilities. The project is not anticipated to be in conflict or create any significant impacts associated with the adopted energy conservation plans. Storm water drainage issues are addressed by the Transportation department.

Mitigation: None required

Monitoring: None required

**MANDATORY FINDINGS OF SIGNIFICANCE**

47. Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare, or endangered plant or animal to eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Staff review, Application materials

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

48. Does the project have the potential to achieve short-term environmental goals, to the disadvantage of long-term environmental goals? (A short-term impact on the environment is one that occurs in a relatively	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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brief, definitive period of time while long-term impacts will endure well into the future.)

Source: Staff review, Project application

Findings of Fact: The proposed project does not have the potential to achieve short-term environmental goals, to the disadvantage of long-term environmental goals.

49. Does the project have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of an individual project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects as defined in California Code of Regulations, Section 15130)?
- 

Source: Staff review, project application

Findings of Fact: Project as proposed would have cumulative, but non-significant, impacts on Aesthetics, Agriculture Resources, Air Quality, Cultural Resources, Geology/Soils, Hydrology and Water Quality, Land Use/Planning, Noise, Transportation/Traffic, and Utilities/Service Systems. These items are discussed individually elsewhere in this initial study.

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

Source: Staff review, project application

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

## VI. EARLIER ANALYSES

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

Earlier Analyses Used, if any: While no prior CEQA documents were used in preparing the EA, other non CEQA documents listed below were considered.

*RCIP: Riverside County Integrated Project*

*County Geologic Report (GEO) No. 896 was originally prepared for this site under SP00295. Reference letter from Gary S. Rasmussen & Associates dated May 23, 1995, Re: Alquist Priolo Earthquake Fault Zone. Project No. 1430.2; Specific Plan NO. 295 (Couty Geologic Report No. 896, (Formerly CGR 807).*

Location Where Earlier Analyses, if used, are available for review: Riverside County Transportation and Land Management offices at 4080 Lemon Street, Riverside, California 92501

Location: County of Riverside Planning Department – Main Office

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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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4080 Lemon Street  
Riverside, California 92501

Studies prepared in conjunction with EA40554:

Phase I Archaeological Assessment prepared by Robert S. White and Laura S. White, M.A. for  
Archaeological Associates, December 21, 2009.

CONDITIONAL USE PERMIT Case #: CUP03485

Parcel: 654-150-010

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1                      USE - PROJECT DESCRIPTION                      RECOMMND

The conditional use permit proposes to construct and operate a 499-space gated and age-restricted mobile home park with an approximate 9.990 square feet club house with two (2) pools and a 9-hole, par 3 golf course; approximately twenty-six (26) acres of open space / recreation; four detention basins; a ten-foot multi-purpose trail on Long Canyon Road; a ten-foot Class I bike trail on Dillon Road; 193 parking spaces; a Recreational Vehicle (RV) storage area; and off-site improvements which consist of installing a twelve inch (12") to twenty-five inch (25") sewer line running approximately three (3) miles westerly along Dillon Road to the Dos Palmas Sewer Lift Station with centerline road cap and fill, and other ancillary improvements. The project is designed for a balanced import and export of earth at 181,300 cubic yards of cut and fill.

The project is located on Assessor's Parcel Nos. 654-070-003; 654-100-001, 002; 654-150-010, 015, 016, and 017.

10. EVERY. 2                      USE - HOLD HARMLESS                      RECOMMND

The applicant/permittee or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside (COUNTY) its agents, officers, or employees from any claim, action, or proceeding against the COUNTY, its agents, officers, or employees to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning Tentative Tract Map No. 35289. The COUNTY will promptly notify the applicant/permittee of any such claim, action, or proceeding against the COUNTY and will cooperate fully in the defense. If the COUNTY fails to promptly notify the applicant/permittee of any such claim, action, or proceeding or fails to cooperate fully in the defense, the applicant/permittee shall not, thereafter, be responsible to defend, indemnify, or hold harmless the COUNTY.

10. EVERY. 3                      USE - DEFINITIONS                      RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Conditional Use Permit No. 03485 shall be henceforth defined as follows:

CONDITIONAL USE PERMIT Case #: CUP03485

Parcel: 654-150-010

10. GENERAL CONDITIONS

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

APPROVED EXHIBIT A = Conditional Use Permit No. 03485,

- Exhibit A, Amended No. 6, (Sheets 1&2), dated 09/02/2009
- Exhibit B-1, (Family Community Center Elevation)
- Exhibit B-2, (Family Community Center Elevation)
- Exhibit C-1, (Family Community Center Floor Plan)
- Exhibit C-2, (Senior Center Floor Plan)
- Exhibit C-3, (Senior Center Elevation)
- Exhibit D, Amended No. 2, dated August 17, 2009  
(Preliminary Grading and Drainage Plan)
- Exhibit E-1, Amended No. 4 (Conceptual Planting Plan)
- Exhibit F, (Fence Plan), dated April 27, 2010
- Exhibit O, (Off-Site Improvements), dated May 28, 2010
- Exhibit P, (Phasing Plan), dated May 28, 2010
- Exhibit PA, Sheets 1-5, (Park Amenities), dated May 28, 2010

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

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

BS GRADE DEPARTMENT

10.BS GRADE. 1                      USE -GIN INTRODUCTION                      RECOMMND

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

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

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

ADDITIONAL USE PERMIT Case #: CUP03485

Parcel: 654-150-010

10. GENERAL CONDITIONS

10.BS GRADE. 3                   USE-G1.3 DISTURBS NEED G/PMT                   RECOMMND

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

10.BS GRADE. 4                   USE-G1.4 NPDES/SWPPP                   RECOMMND

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

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

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

10.BS GRADE. 5                   USE-G1.6 DUST CONTROL                   RECOMMND

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

10.BS GRADE. 6                   USE-G2.1 GRADING BONDS                   RECOMMND

Grading in excess of 199 cubic yards will require performance security to be posted with the Building and Safety Department. Single family dwelling units graded one lot per permit and proposing to grade less than 5,000 cubic yards are exempt.

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10. GENERAL CONDITIONS

10.BS GRADE. 7                   USE-G2.2 IMPORT / EXPORT                   RECOMMND

n instances where a grading plan involves import or export, prior to obtaining a grading permit, the applicant shall have obtained approval for the import/export location from the Building and Safety Department. Additionally, if either location was not previously approved by an Environmental Assessment, prior to issuing a grading permit a Grading Environmental Assessment shall be submitted to the Planning Director for review and comment and to the Building and Safety Department Director for approval.

10.BS GRADE. 8                   USE-G2.4GEOTECH/SOILS RPTS                   RECOMMND

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

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

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

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

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

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

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

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

ADDITIONAL USE PERMIT Case #: CUP03485

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10. GENERAL CONDITIONS

10.BS GRADE. 10 USE-G2.7DRNAGE DESIGN Q100 (cont.) RECOMMND

Control & Water Conservation District.

10.BS GRADE. 11 USE-G2.8MINIMUM DRNAGE GRADE RECOMMND

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

10.BS GRADE. 12 USE-G.3.1NO B/PMT W/O G/PMT RECOMMND

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

10.BS GRADE. 13 USE-G4.1E-CL 4:1 OR STEEPER RECOMMND

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

10.BS GRADE. 14 USE\* -PM10 PLAN REQUIRED RECOMMND

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

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

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

10.BS GRADE. 15 USE-G3.3RETAINING WALLS RECOMMND

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

ADDITIONAL USE PERMIT Case #: CUP03485

Parcel: 654-150-010

10. GENERAL CONDITIONS

10.BS GRADE. 16                   USE\*TRANS & CVWD REVIEW REQ'D                   RECOMMND

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

E HEALTH DEPARTMENT

10.E HEALTH. 1                   TITLE 25 COMPLIANCE                   RECOMMND

Plan check of this park by this Department for compliance to Title 25 is required prior to building permits. The park utilities will need to be designed and installed per Title 25. Plans must be submitted to Environmental Health and be approved prior to construction. Please contact (760) 320-1048 for further information.

10.E HEALTH. 2                   MISSION SPRINGS WATER / SEWER                   RECOMMND

This project is proposing Mission Springs Water and Sewer service. It is the responsibility of the developer to ensure that all requirements to obtain water and sewer service are met with Mission Springs as well as all other applicable agencies.

FIRE DEPARTMENT

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

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

10.FIRE. 2                        USE-#76-STANDARD FH 330/165                   RECOMMND

For Residential areas:

Approved standard fire hydrants (6"x4"x2 1/2") shall be located at street intersections and spaced not more than



ADDITIONAL USE PERMIT Case #: CUP03485

Parcel: 654-150-010

10. GENERAL CONDITIONS

10.FIRE. 2 USE-#76-STANDARD FH 330/165 (cont.) RECOMMND

330 feet apart in any direction with no portion of any space frontage more than 165 feet from a fire hydrant. The water main(s) shall be a minimum 6" diameter. Fire flow shall be 500 GPM for a 2 hour duration at 20 PSI residual operating pressure.

10.FIRE. 3 USE-#20-SUPER FIRE HYDRANT RECOMMND

For the clubhouse area:

Super fire hydrant(s) (6"x4"x2 1/2"x2 1/2") shall be located not less than 25 feet or more than 165 feet from any portion of the building as measured along approved vehicular travel ways. Fire flow 1,500 GPM at 20 psi residual.

10.FIRE. 4 USE-#19-ON/OFF LOOPED HYD RECOMMND

A combination of on-site and off-site fire hydrants, on a looped system. The required fire flows shall be available from any adjacent hydrants(s) in the system. Fire hydrants are required off-site on the permitter streets spaced at each intersection and every 660 feet.

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

Rapid entry (KNOX)key storage cabinet shall be installed on the outside of the clubhouse.

10.FIRE. 6 USE-#88A-AUTO/MAN GATES RECOMMND

Gate(s) shall be automatic, minimum 20 feet in width clear and unobstructed with a setback of 35 feet from face of curb/flow line. Gate access shall be equipped with a rapid entry system. Plans shall be submitted to the Fire Department for approval prior to installation. Automatic/manual gate pins shall be rated with shear pin force, not to exceed 30 foot pounds. Automatic gates shall be equipped with emergency backup power. Gates activated by the rapid entry system shall remain open until closed by the rapid entry system.

10.FIRE. 7 USE - SECONDARY ACCESS/EGRESS RECOMMND

Secondary access/egress points may be restricted to emergency access only, however public egress(exiting) must

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Parcel: 654-150-010

10. GENERAL CONDITIONS

10.FIRE. 7                      USE - SECONDARY ACCESS/EGRESS (cont.)                      RECOMMND

be unrestricted( no special knowledge).

10.FIRE. 8                      CASE - STATEMENT    RECOMMND

All areas of the park must have primary and secondary access/egress. The secondary points of access/egress may be restricted to emergency vehicles only however public egress must be unrestricted (automatic).

FLOOD RI DEPARTMENT

10.FLOOD RI. 1                      USE- FLOOD HAZARD RPT 04/17/09    NOTAPPLY

Conditional Use Permit No. 3485 is a proposal to construct a mobile home park and recreational area in the west Desert Hot Springs area. The 101-acre site is located just south of 16th Avenue, north of Dillon Road, east of Long Canyon Road, and west of Corkill Road.

The project is on an alluvial plain that slopes at about 2% from the north to south and is subject to storm runoff from about 1 square mile of drainage area. The bulk of the offsite runoff sheetflows across the full width of the project. While some lowflow threads are formed, no defined watercourses are apparent. The western edge of the project is subject to breakout flows from Long Canyon Wash. Long Canyon is a large watershed that presents a significant hazard to the project site. The mid-section of the project is subject to storm runoff from the north. In addition, several small lows along the northern boundary impact the site with a concentration of runoff anticipated at the projects northeast corner.

The applicant proposes to collect offsite storm flows tributary to the northeast portion of the project into a wide inlet at the corner of 16th Avenue and Corkill Road within the 16th Avenue right-of-way. These flows would be conveyed beneath the street to a lined trapezoidal channel which would outlet into a detention basin along the eastern boundary of the project. The basin's outlet would convey flows to a channel/spreader to mimic existing conditions. Offsite flows tributary to the western portion of the site would be collected into a wide inlet within the 16th Avenue right-of-way and conveyed beneath the street to be discharged into a flow-through area proposed along the western edge of the site. These flows would exit the site

ADDITIONAL USE PERMIT Case #: CUP03485

Parcel: 654-150-010

## 10. GENERAL CONDITIONS

10.FLOOD RI. 1

USE- FLOOD HAZARD RPT 04/17/09 (cont.)

NOTAPPLY

by one of two locations; at a dip crossing/culvert at Long Canyon Road, just north of Dillon Road, or; at Dillon Road after having been collected in a basin at the southwest corner of the site and conveyed to a series of outlets placed along Dillon Road to simulate the existing sheet flow condition. The remainder of the offsite flows from the north would be collected by inlets along the improved 16th Avenue where they would be conveyed by storm drains across the site and discharged through a proposed outlet into an existing watercourse just south of Dillon Road. The applicant has submitted a letter of permission from the downstream property owner allowing the construction of the proposed outlet and discharge of concentrated flows. In addition, the finished floor of the first row of lots along 16th Avenue (Lots 142, 143, 147-172, 289-300 and 438-454) would be elevated a minimum of 12 inches above the adjacent top of curb along 16th Avenue.

Onsite runoff will be collected and conveyed to onsite detention basins (basins A, AA, and B) where the increase in runoff would be mitigated. Flows from the two basins located in the western portion of the site (basins A and AA) will be conveyed to the "collection basin" at the southwest corner of the site to be dispersed along Dillon Road. Flows from the detention basin (basin B) at the easterly side of the site will be discharged through a storm drain and channel onto the adjacent site (same owner) thereby perpetuating the natural drainage path of the site.

The development of this project adversely impacts water quality. To mitigate for these impacts, the development must incorporate Site Design Best Management Practices (BMPs) and Source Control BMPs, as applicable and feasible, into the project plans. Site Design BMPs include minimizing urban runoff and impervious footprint, conserving natural areas, and minimizing directly connected impervious areas. Source Control BMPs include education, activity restrictions and proper maintenance (non-structural) as well as proper landscape/irrigation design and the protection of slopes and channels (structural).

Overall, the District believes the drainage scheme would work to protect the site and to perpetuate the natural drainage pattern. However, a) if the offsite flows tributary to the northeast of the project can not be

ADDITIONAL USE PERMIT Case #: CUP03485

Parcel: 654-150-010

10. GENERAL CONDITIONS

10.FLOOD RI. 1 USE- FLOOD HAZARD RPT 04/17/09 (cont.) (cont.NOTAPPLY

collected within the 16 street right of way, the development shall be redesigned b) the 2.11 acre detention basin can be eliminated and replaced by a drainage facility that conveys storm runoff directly into the spreader.

10.FLOOD RI. 1 USE FLOOD HAZARD RPT 09/28/09

RECOMMND

Conditional Use Permit No. 3485 is a proposal to construct a mobile home park and recreational area in the west Desert Hot Springs area. The 101-acre site is located just south of 16th Avenue, north of Dillon Road, east of Long Canyon Road, and west of Corkill Road.

The project is on an alluvial plain that slopes at about 2% from the north to south and is subject to storm runoff from about 1 square mile of drainage area. The bulk of the offsite runoff sheetflows across the full width of the project. While some lowflow threads are formed, no defined watercourses are apparent. The western edge of the project is subject to breakout flows from Long Canyon Wash. Long Canyon is a large watershed that presents a significant hazard to the project site. The mid-section of the project is subject to storm runoff from the north. In addition, several small lows along the northern boundary impact the site with a concentration of runoff anticipated at the projects northeast corner.

The applicant proposes to collect offsite storm flows tributary to the northeast portion of the project into a wide inlet at the corner of 16th Avenue and Corkill Road within the 16th Avenue right-of-way. These flows would be conveyed beneath the street to a lined trapezoidal channel which would outlet into a detention basin along the eastern boundary of the project. The basin's outlet would convey flows to a channel/spreader to mimic existing conditions. Offsite flows tributary to the western portion of the site would be collected into a wide inlet within the 16th Avenue right-of-way and conveyed beneath the street to be discharged into a flow-through area proposed along the western edge of the site. These flows would exit the site at two locations; at a dip crossing/culvert at Long Canyon Road, just north of Dillon Road, and at Dillon Road after having been collected in a basin at the southwest corner of the site and conveyed a dip-crossing/culvert at Dillon Road. The remainder of the offsite flows from the north

ADDITIONAL USE PERMIT Case #: CUP03485

Parcel: 654-150-010

## 10. GENERAL CONDITIONS

10.FLOOD RI. 1

USE FLOOD HAZARD RPT 09/28/09 (cont.)

RECOMMND

would be collected by inlets along the improved 16th Avenue where they would be conveyed by storm drains across the site and discharged through a proposed outlet into an existing watercourse just south of Dillon Road. The applicant has submitted a letter of permission from the downstream property owner allowing the construction of the proposed outlet and discharge of concentrated flows. In addition, the finished floor of the first row of lots along 16th Avenue (Lots 142, 143, 147-172, 289-300 and 438-454) would be elevated a minimum of 12 inches above the adjacent top of curb along 16th Avenue.

Onsite runoff will be collected and conveyed to onsite detention basins (basins A, AA, and B) where the increase in runoff would be mitigated. Flows from the two basins located in the western portion of the site (basins A and AA) will be conveyed to the "collection basin" at the southwest corner of the site to be dispersed along Dillon Road. Flows from the detention basin (basin B) at the easterly side of the site will be discharged through a storm drain and channel onto the adjacent site (same owner) thereby perpetuating the natural drainage path of the site.

The development of this project adversely impacts water quality. To mitigate for these impacts, the development must incorporate Site Design Best Management Practices (BMPs) and Source Control BMPs, as applicable and feasible, into the project plans. Site Design BMPs include minimizing urban runoff and impervious footprint, conserving natural areas, and minimizing directly connected impervious areas. Source Control BMPs include education, activity restrictions and proper maintenance (non-structural) as well as proper landscape/irrigation design and the protection of slopes and channels (structural).

Overall, the District believes the drainage scheme would work to protect the site and to perpetuate the natural drainage pattern. However, the 2.11 acre detention basin can be eliminated and replaced by a drainage facility that conveys storm runoff directly into the spreader.

ADDITIONAL USE PERMIT Case #: CUP03485

Parcel: 654-150-010

10. GENERAL CONDITIONS

10.FLOOD RI. 3                      USE 10 YR CURB - 100 YR ROW                      RECOMMND

The 10 year storm flow shall be contained within the curb and the 100 year storm flow shall be contained within the street right of way. When either of these criteria is exceeded, additional drainage facilities shall be installed. The property shall be graded to drain to the adjacent street or an adequate outlet.

10.FLOOD RI. 4                      USE 100 YR SUMP OUTLET                      RECOMMND

Drainage facilities outletting sump conditions shall be designed to convey the tributary 100 year storm flows. Additional emergency escape shall also be provided.

10.FLOOD RI. 5                      USE PERP DRAINAGE PATTERNS                      RECOMMND

The property's grading shall be designed in a manner that perpetuates the existing natural drainage patterns with respect to tributary drainage area, outlet points and outlet conditions; otherwise, a drainage easement shall be obtained from the affected property owners for the release of concentrated or diverted storm flows. A copy of the recorded drainage easement shall be submitted to the District for review.

10.FLOOD RI. 7                      USE- ELEVATE FINISH FLOOR                      RECOMMND

The finished floor of all new structures shall be elevated 12 inches above the highest adjacent ground. The finished floors of Lots 142, 143, 147-172, 289-300 and 438-454 shall be elevated 12 inches above the finished grade at the right-of-way of 16th Avenue. Any mobile home or premanufactured building shall be placed on a permanent foundation.

10.FLOOD RI. 9                      USE MAJOR FACILITIES                      RECOMMND

Major flood control facilities are being proposed. These shall be designed and constructed to District standards including those related to alignment and access to both inlets and outlets. The applicant shall consult the District early in the design process regarding materials, hydraulic design and transfer of rights of way.

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## 10. GENERAL CONDITIONS

### 10.FLOOD RI. 10

### USE INCREASED RUNOFF

RECOMMND

The development of this site will adversely impact downstream property owners by increasing the rate and volume of flood flows. To mitigate this impact, the developer has proposed a detention basin. Although final design of the basin will not be required until the improvement plan stage of this development, the applicant's engineer has submitted a preliminary hydrology and hydraulics study that indicates that the general size, shape, and location of the proposed basin is sufficient to mitigate the impacts of the development.

### 10.FLOOD RI. 11

### USE INCREASED RUNOFF CRITERIA

RECOMMND

The development of this site would increase peak flow rates on downstream properties. Mitigation shall be required to offset such impacts. An increased runoff basin shall be shown on the exhibit and calculations supporting the size of the basin shall be submitted to the District for review.

The entire area of proposed development will be routed through a detention facility(s) to mitigate increased runoff. All basins must have positive drainage; dead storage basins shall not be acceptable.

A complete drainage study including, but not limited to, hydrologic and hydraulic calculations for the proposed detention basin shall be submitted to the District for review and approval.

Storms to be studied will include the 1-hour, 3-hour, 6-hour and 24-hour duration events for the 2-year, 5-year and 10-year return frequencies. Detention basin(s) and outlet(s) sizing will ensure that none of these storm events has a higher peak discharge in the post-development condition than in the pre-development condition. For the 2-year and 5-year events the loss rate will be determined using an AMC I condition. For the 10-year event AMC II will be used. Constant loss rates shall be used for the 1-hour, 3-hour and 6-hour events. A variable loss rate shall be used for the 24-hour events.

Low Loss rates will be determined using the following:

1. Undeveloped Condition --> LOW LOSS = 90%
2. Developed Condition --> LOW LOSS = .9 - (.8x%IMPERVIOUS)
3. Basin Site --> LOW LOSS = 10%

Where possible and feasible the on-site flows should be

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10. GENERAL CONDITIONS

10.FLOOD RI. 11 USE INCREASED RUNOFF CRITERIA (cont.)

RECOMMND

mitigated before combining with off-site flows to minimize the size of the detention facility required. If it is necessary to combine off-site and on-site flows into a detention facility two separate conditions should be evaluated for each duration/return period/before-after development combination studied; the first for the total tributary area (off-site plus on-site), and the second for the area to be developed alone (on-site). It must be clearly demonstrated that there is no increase in peak flow rates under either condition (total tributary area or on-site alone), for each of the return period/duration combinations required to be evaluated. A single plot showing the pre-developed, post-developed and routed hydrographs for each storm considered, shall be included with the submittal of the hydrology study.

No outlet pipe(s) will be less than 18" in diameter. Where necessary an orifice plate may be used to restrict outflow rates. Appropriate trash racks shall be provided for all outlets less than 48" in diameter.

The basin(s) and outlet structure(s) must be capable of passing the 100-year storm without damage to the facility. Embankment shall be avoided in all cases unless site constraints or topography make embankment unavoidable in the judgment of the General Manager-Chief Engineer.

Mitigation basins should be designed for joint use and be incorporated into open space or park areas. Sideslopes should be no steeper than 4:1 and depths should be minimized where public access is uncontrolled.

A viable maintenance mechanism, acceptable to both the County and the District, should be provided for detention facilities. Generally, this would mean a CSA, landscape district, parks agency or commercial property owners association.

10.FLOOD RI. 17 USE- OFFSITE DRAINAGE EASEMENT

RECOMMND

Offsite drainage facilities shall be located within dedicated drainage easements obtained from the affected property owners. Document(s) shall be recorded and a copy submitted to the District prior to recordation of the final map. If the developer cannot obtain such rights, the map should be redesigned to eliminate the need for the



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10. GENERAL CONDITIONS

10.FLOOD RI. 17                   USE- OFFSITE DRAINAGE EASEMENT (cont.)                   RECOMMND

easement.

10.FLOOD RI. 18                   USE- CONCENTRATED FLOWS   RECOMMND

A drainage easement shall be obtained from the affected property owners for the release of concentrated or diverted storm flows onto the adjacent properties. Document(s) shall be recorded and a copy submitted to the District prior to issuance of permits. If the developer cannot obtain such rights, the project shall be redesigned to eliminate the need for the easement.

PLANNING DEPARTMENT

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

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

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

10.PLANNING. 2                   USE - FEES FOR REVIEW   RECOMMND

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

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

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

10.PLANNING. 4                   USE - LAND DIVISION REQUIRED                                     RECOMMND

Prior to the sale of any individual structure as shown on APPROVED EXHIBIT A, a land division shall be recorded in

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10. GENERAL CONDITIONS

10.PLANNING. 4 USE - LAND DIVISION REQUIRED (cont.) RECOMMND

accordance with Riverside County Ordinance No. 460, and any other pertinent ordinance.

10.PLANNING. 5 USE - PERMIT SIGNS SEPARATELY RECOMMND

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

10.PLANNING. 6 USE - PHASES ALLOWED RECOMMND

Construction of this project may be done in five (5) phases as shown on APPROVED EXHIBIT A. Any additional phases, or modifications to the approved phasing, may be permitted provided a plan for each phase of development is submitted to and approved by the Planning Department. Phasing approval shall not apply to the requirements of any agency other than the Planning Department unless otherwise indicated by the affected agency.

10.PLANNING. 7 USE - NO OFF-ROAD USES ALLOWED RECOMMND

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

10.PLANNING. 9 USE - NOISE MONITORING REPORTS RECOMMND

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

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10. GENERAL CONDITIONS

10.PLANNING. 9 USE - NOISE MONITORING REPORTS (cont.) RECOMMND

to commencing the required report).

10.PLANNING. 10 USE - EXTERIOR NOISE LEVELS RECOMMND

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

10.PLANNING. 11 USE - AGRICULTURE CODES RECOMMND

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

10.PLANNING. 13 USE - NO EA FOR GRADING RECOMMND

No environmental assessment for grading within the project boundaries shall be required provided such grading substantially conforms to the grading plan submitted as APPROVED EXHIBIT A, and does not significantly exceed 181,300 cubic yards of cut and 181,300 cubic yards of fill.

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10. GENERAL CONDITIONS

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

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

10.PLANNING. 15 USE - CAUSES FOR REVOCATION RECOMMND

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

10.PLANNING. 16 USE - CEASED OPERATIONS RECOMMND

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

10.PLANNING. 18 USE - SITE MAINTENANCE RECOMMND

The project site shall be kept in good repair. Graffiti shall be removed from any structures within one week of observation and/or notification. The project site and an minimum area of 10 feet around the project site shall be kept free of vegetation for fire prevention purposes.

10.PLANNING. 19 USE - MAINTAIN FLOOD FACILITY RECOMMND

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

10.PLANNING. 20 USE - OFFICE OF IND. HYG. LTR. RECOMMND

The permit holder shall remain in compliance with the Health Services Agency requirements of the Office of Industrial Hygiene's letter dated July 5, 2006, a copy of which is on file with the Riverside County Planning Department.

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10. GENERAL CONDITIONS

10.PLANNING. 21 USE - NUMBER & TYPE OF SPACES RECOMMND

A maximum of 499 mobilehome park spaces shall be approved under this permit.

10.PLANNING. 22 USE - NO RV PARK/TENT CAMPING RECOMMND

No recreational vehicle, recreational trailer, special occupancy or RV park is approved except as allowed by state law. No area within the property is designated or designed for tent camping under this permit. The project does have an RV parking and storage area at the northeast corner of the mobile home park for the use of mobile home residents.

10.PLANNING. 23 USE- NO COMMERCIAL MH SALES RECOMMND

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

10.PLANNING. 24 USE - ACCESSORY STRUCTURES RECOMMND

Carports, enclosed garages, cabanas, ramadas, awnings and similar structures may be provided at each space provided such structures are permitted pursuant to state and county requirements, including building codes, and conform to all mandatory setbacks.

10.PLANNING. 25 USE - EXTERIOR LOT SETBACKS RECOMMND

All mobilehomes, manufactured dwellings and accessory structures shall be setback and maintain a yard area of a minimum of five (5) feet as measured along the exterior property lot line enclosing this conditional use permit. Internal setbacks shall be as required by state law.

10.PLANNING. 26 USE - GEOLOGIST'S COMMENTS RECOMMND

County Geologic Report (GEO) No. 896 was originally prepared for this site under SP00295. The following is the approval letter originally prepared for this site under GEO No. 896 and the information contained in this letter and the associated reports apply to this project (CUP03485):

May 23, 1995

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10. GENERAL CONDITIONS

10. PLANNING. 26

USE - GEOLOGIST'S COMMENTS (cont.)

RECOMMEND

Gary S. Rasmussen and Associates  
1811 South Commercenter West  
San Bernardino, CA 92408

Attention: Frank F. Jordan  
Gary S. Rasmussen

RE: Alquist Priolo Earthquake Fault Zone  
Project No. 1430.2  
Specific Plan No. 295  
APN: 654-070-003 + others  
County Geologic Report No. 896 (Formerly CGR 807)  
Desert Hot Springs Area

Gentlemen:

We have reviewed your reports entitled:

1. "Geologic Update, Approximately 100 Acres, Long Canyon Road and Dillon Road, Desert Hot Springs, CA," dated April 2, 1991. (Submitted as County Geologic Report No. 807, subsequently an expired case)

2. "Engineering Geology Investigation Update and Response to Riverside County Review, Specific Plan No. 295, Approximately 100 Acres, Desert Hot Springs, CA," dated January 18, 1995.

It should be noted that these reports are being reviewed as an update to County Geologic Report No. 156 covering the same property and prepared by your firm in 1979. The conclusions and recommendations made in CGR 156 still apply to the project site except as modified in your update reports referenced above.

Your reports determined that:

1. The active, Mission Creek fault (north branch of the San Andreas Fault Zone) traverses the southwest portion of the subject site. Ground rupture on the site from surface faulting along this fault is expected during the lifetime of the proposed development. The location of this fault is delineated on Enclosure 4, accompanying your January 18, 1995 report.

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10. GENERAL CONDITIONS

10. PLANNING. 26 USE - GEOLOGIST'S COMMENTS (cont.) (cont.) RECOMMND

2. The conclusions made in your original 1997 report for the subject site regarding the location of the Mission Creek fault are still applicable to the project area with the following exceptions:

a. The southern and eastern boundaries of the project site are slightly different from the boundaries used for your original investigation and these portions of the current project limits lie outside the limits of the original investigation. The geology of these areas is expected to be similar to the original site.

b. A one-half acre commercial lot located immediately east of Desert Crest Avenue was not included in your original investigation. The southwest portion of this lot is included in an Alquist-Priolo Earthquake Fault Zone. This lot was not included in your current update report.

3. Severe seismic shaking and associated ground surface fracturing can be expected on the site resulting from a maximum probable earthquake of M7.0 along the San Andreas Fault Zone. A maximum ground acceleration at the site is estimated to be 0.62g for the M7.0 earthquake.

4. Liquefaction and slope stability hazards are not expected to occur on the site.

5. There is a potential for future subsidence cracking to occur within the recommended restricted use zone associated with the Mission Creek fault.

6. There is a significant potential for flooding in the western portion of the site associated with the Long Canyon drainage and associated sheet flow flooding of the entire site. A seismic-induced flooding potential exists on the site associated with the Metropolitan Water District Colorado River Aqueduct and the Wildwood Canyon Dam, both located upstream of the project.

7. The surficial on-site soils have a high potential for wind and water erosion.

Your reports recommended that:

1. Human occupancy structures shall not be placed within the recommended restricted use zone, as shown on Enclosure

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10. GENERAL CONDITIONS

10.PLANNING. 26 USE - GEOLOGIST'S COMMENTS (cont.) (cont.) (CRECOMMND

- 4, accompanying your January 18, 1995 report.
- 2.Fills that provide support of any proposed structure shall not be placed in the recommended restricted use zone.
- 3.Foundations and slocs for structures to be placed in the buildable portions of the site shall be reinforced to resist tensional ground cracking. In addition, residential mobile home units constructed on the project site shall be tied to their foundations.
- 4.Human occupancy structures on the site shall be designed to consider to seismic data presented in your January 18, 1995 report, referenced above.
- 5.Positive drainage of the site shall be provided.
- 6.The flooding potential and seismically-induced flooding potential of the site shall be addressed by the project civil engineer.
- 7.The maximum inclination of all cut slopes on the site shall be 2:1 (horizontal:vertical) up to a maximum height of 15 feet.
- 8.The recommended restricted use zone for human occupancy structures shall be delineated on any future grading or development plans for the site.
- 9.The final grading plan for the site be reviewed and approved by the project engineering geologist. Grading of the site shall be evaluated by the project engineering geologist by in-grading inspections.
- 10.On-site utilities shall cross the Mission Creek fault trace at a high angle in order to minimize the amount of damage to the utility lines, should movement occur along the fault.
- 11.The uncompacted, exploratory trench backfill generated from your 1979 fault investigation shall be evaluated by the project geotechnical engineer for this proposed project.
- 12.All other recommendations indicated in your previous 1979 report and 1991 update report shall be adhered to in



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10. GENERAL CONDITIONS

10.PLANNING. 26 USE - GEOLOGIST'S COMMENTS (cont.) (cont.) (CRECOMMND

the design and construction of the proposed project.

It is our opinion that your update reports have been prepared in a competent manner consistent with the present stat-of-the-art and satisfy the requirements of the Alquist-Priolo Earthquake Fault Zoning Act and the associated Riverside County Ordinance No. 547. Final approval of the reports is hereby given.

The following conditions are recommended prior to issuance of any permits associated with this project and/or as indicated below:

1.The limits of the Alquist-Priolo Earthquake Fault Zone and Recommended Restricted Use Zone shall be delineated on the Specific Plan project maps prior to Planning Commission approval of the specific plan.

2.The limits of the Alquist-Priolo Earthquake Fault Zone and Recommended Restricted Use Zone shall be delineated on any tentative subdivision maps, plot plans or use permits associated with Planning Areas 6, 7, 8, 9, 10, and 11 as indicated on Exhibit A for Specific Plan No 295.

3.Site specific fault hazard investigations shall be performed for neighborhood commercial projects proposed in Planning Areas 10 and 11. The reports from these investigations along with appropriate review fees shall be submitted to the Planning Department Engineering Geologist for review and approval prior to Planning Commission or Planning Department approval.

4.The "Recommended Restricted Use Zone" shown on Enclosure 4 accompanying your January 18, 1995 report shall be delineated on the Environmental Constrains Sheets (ECS) for subdivisions within Planning Area 9. The area within this zone shall be labeled "FAULT HAZARD AREA."

5.The following notes shall be placed on the ECS:

a."This property is affected by earthquake faulting. Structures for human occupancy or fills that support human occupancy structures shall not be allowed in the Fault Hazard Area."

b."County Geologic Report Nos. 156 and 896 dated January

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10. GENERAL CONDITIONS

10.PLANNING. 26 USE - GEOLOGIST'S COMMENTS (cont.) (cont.) (cRECOMMND

18, 1979 and January 18, 1995, respectively were prepared for this property by Gary S. Rasmussen and Associates and are on file at the Riverside County Planning Department. The specific items of concern are active earthquake faulting, sever seismic shaking, seismic-induced ground cracking, flooding, and uncompacted trench backfill. These items affect parcel nos. \_\_\_."

6.A copy of the ECS shall be submitted to the Planning Department Engineering Geologist for review and approval prior to final map recordation.

7.The Recommended Restricted Use Zone and exploratory trench locations shall be surveyed and staked by a licensed surveyor or engineer prior to the issuance of grading permits associated with Planning Areas 7, 8, and 9. The limits of the Restricted Use Zone shall be restaked on each affected building pad prior to issuance of any building permits beyond rough grading permits for the lots affected by the Restricted Use Zone.

8.Revisions of the fault location or additional faults encountered during site grading operations shall be further evaluated by the project engineering geologist and incorporated into the as-built grading geotechnical report. This report shall be submitted to the Planning Department Engineering Geologist for review and approval prior to issuance of any building permits beyond grading permits.

The recommendations made in your original and updated reports shall be adhered to in the design and construction of this project.

Very truly yours,

RIVERSIDE COUNTY PLANNING DEPARTMENT  
Aleta J. Laurence, A.I.C.P., Planning Director

Steven A Kupferman, Engineering Geologist  
CEG 1205

SK:sk  
cc: Pacific Summits Engineering - Project Representative  
Paul Clark - Project Planner

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10. GENERAL CONDITIONS

10. PLANNING. 26 USE - GEOLOGIST'S COMMENTS (cont.) (cont.) (cRECOMMND

Bill Bryant - Division of Mines and Geology  
Land Use

File - County Geologic Report Nos. 156 and 807

File - G:\Geology\CGR\CGR896.ltr

10. PLANNING. 27 USE LC LANDSCAPE REQUIREMENT RECOMMND

The developer/ permit holder shall:

1) Ensure all landscape and irrigation plans are in conformance with the APPROVED EXHIBITS;

2) Ensure all landscaping is provided with California Friendly landscaping and a weather based irrigation controller(s) as defined by County Ordinance No. 859;

3) Ensure that irrigation plans which may use reclaimed water conform with the requirements of the local water purveyor; and,

4) Be responsible for maintenance, viability and upkeep of all slopes, landscaped areas, and irrigation systems until the successful completion of the twelve (12) month inspection or those operations become the responsibility association, or any other successor-in-interest, whichever occurs later.

To ensure ongoing maintenance, the developer/ permit holder or any successor in interest shall:

1) Connect to a reclaimed water supply for landscape irrigation purposes when reclaimed water is made available.

2) Ensure that landscaping, irrigation and maintenance systems comply with the Riverside County Guide to California Friendly Landscaping, and Ordinance No. 859.

3) Ensure that all landscaping is healthy, free of weeds, disease and pests.

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10. GENERAL CONDITIONS

10. PLANNING. 28

USE - LOW PALEO

RECOMMND

According to the County's General Plan, this site has been mapped as having a "Low Potential" for paleontological resources. This category encompasses lands for which previous field surveys and documentation demonstrates a low potential for containing significant paleontological resources subject to adverse impacts. As such, this project is not anticipated to require any direct mitigation for paleontological resources. However, should fossil remains be encountered during site development:

1. All site earthmoving shall be ceased in the area of where the fossil remains are encountered. Earthmoving activities may be diverted to other areas of the site.

2. The applicant shall retain a qualified paleontologist approved by the County of Riverside.

3. The paleontologist shall determine the significance of the encountered fossil remains.

4. Paleontological monitoring of earthmoving activities will continue thereafter on an as-needed basis by the 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 supervising paleontologist will have the authority to reduce monitoring once he/she determines the probability of encountering any additional fossils has dropped below an acceptable level.

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

6. 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

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10. GENERAL CONDITIONS

10.PLANNING. 28 USE - LOW PALEO (cont.)

RECOMMND

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.

10.PLANNING. 29 GEN - IF HUMAN REMAINS FOUND

RECOMMND

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

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

10.PLANNING. 30 GEN - INADVERTANT ARCHAEO FIND

RECOMMND

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

If during ground disturbance activities, cultural resources

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10. GENERAL CONDITIONS

10.PLANNING. 30 GEN - INADVERTANT ARCHAEO FIND (cont.) RECOMMND

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

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

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

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

10.PLANNING. 31 USE - RCWMD LETTER RECOMMND

The permit holder shall remain in compliance with the requirements of the Riverside County Waste Management Department (RCWMD) letter dated January 12, 2006, a copy of which is on file with the Riverside County Planning Department.

TRANS DEPARTMENT

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

With respect to the conditions of approval for the referenced tentative exhibit, the landowner shall provide all street improvements, street improvement plans and/or road dedications set forth herein in accordance with

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10. GENERAL CONDITIONS

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

Ordinance 460 and Riverside County Road Improvement standards (Ordinance 461). It is understood that the exhibit correctly shows acceptable centerline elevations, all existing easements, traveled ways, and drainage courses with appropriate Q's, and that their omission or unacceptability may require the exhibit to be resubmitted for further consideration. These Ordinances and all conditions of approval are essential parts and a requirement occurring in ONE is as binding as though occurring in all. All questions regarding the true meaning of the conditions shall be referred to the Transportation Department.

10.TRANS. 6 USE - ENCROACHMENT PERMIT RECOMMND

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

10.TRANS. 7 MAP - TS/CONDITIONS RECOMMND

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

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

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

Indian Avenue (NS) at:  
Dillon Road (EW)

Palm Drive (NS) at:  
Dillon Road (EW)

Bubbling Wells Road (NS) at:  
Dillon Road (EW)

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10. GENERAL CONDITIONS

10.TRANS. 7 MAP - TS/CONDITIONS (cont.)

RECOMMND

Mountain View Drive (NS) at:  
Dillon Road (EW)

Long Canyon Road (NS) at:  
Dillon Road (EW)

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

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

10.TRANS. 8 USE - OFF-SITE R-O-W

RECOMMND

In the event that the applicant fails to provide/aquire the  
required off-site rights-of-way, the project shall be  
returned for redesign.

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

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

RECOMMND

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

20.PLANNING. 2 USE - UNDEVELOPED VOID DATE

RECOMMND

Notwithstanding any other condition of approval herein,  
this permit shall become null and void on July 1, 2012, as



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20. PRIOR TO A CERTAIN DATE

20.PLANNING. 2 USE - UNDEVELOPED VOID DATE (cont.) RECOMMND

it applies to any undeveloped portion or any undeveloped phase(s) of this property; "undeveloped" shall mean where no lawful occupancy or structure exists. A notice to the Building and Safety Department concerning this condition shall be placed on this application to take effect on the date specified in this condition.

20.PLANNING. 3 USE - LIFE OF THE PERMIT RECOMMND

The life of Conditional Use Permit No. 03485 shall terminate on July 1, 2030. This permit shall thereafter be null and void and of no effect whatsoever.

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 1 USE-G1.4 NPDES/SWPPP RECOMMND

Prior to issuance of any grading or construction permits - whichever comes first - the applicant shall provide the Building and Safety Department evidence of compliance with the following: "Effective March 10, 2003 owner operators of grading or construction projects are required to comply with the N.P.D.E.S. (National Pollutant Discharge Elimination System) requirement to obtain a construction permit from the State Water Resource Control Board (SWRCB). The permit requirement applies to grading and construction sites of "ONE" acre or larger. The owner operator can comply by submitting a "Notice of Intent" (NOI), develop and implement a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) and a monitoring program and reporting plan for the construction site. For additional information and to obtain a copy of the NPDES State Construction Permit contact the SWRCB at (916) 657-1146.

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

60.BS GRADE. 2 USE-G2.1 GRADING BONDS RECOMMND

Grading in excess of 199 cubic yards will require performance security to be posted with the Building and Safety Department. Single Family Dwelling units graded one lot per permit and proposing to grade less than 5,000 cubic

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 2                   USE-G2.1 GRADING BONDS (cont.)                   RECOMMND

yards are exempt.

60.BS GRADE. 3                   USE-G2.4GEOTECH/SOILS RPTS                   RECOMMND

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

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

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

60.BS GRADE. 4                   USE-G2.7DRNAGE DESIGN Q100                   RECOMMND

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

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

60.BS GRADE. 5                   USE\* -PM10 PLAN REQUIRED                   RECOMMND

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

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

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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 6                   USE\* PM 10 CLASS REQUIRED                   RECOMMND

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

60.BS GRADE. 7                   USE IMPORT/EXPORT                   RECOMMND

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

60.BS GRADE. 8                   USE\*TRANS& CVWD REVIEW REQ'D                   RECOMMND

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

FLOOD RI DEPARTMENT

60.FLOOD RI. 2                   USE SUBMIT PLANS                   RECOMMND

A copy of the improvement plans, grading plans, BMP improvement plans and any other necessary documentation along with supporting hydrologic and hydraulic calculations shall be submitted to the District for review. The plans must receive District approval prior to the issuance of grading permits. All submittals shall be date stamped by the engineer and include a completed Flood Control Deposit Based Fee Worksheet and the appropriate plan check fee

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60. PRIOR TO GRADING PRMT ISSUANCE

60.FLOOD RI. 2                   USE SUBMIT PLANS (cont.)                   RECOMMND

deposit.

60.FLOOD RI. 3                   USE EROS CNTRL AFTER RGH GRAD                   RECOMMND

Temporary erosion control measures shall be implemented immediately following rough grading to prevent deposition of debris onto downstream properties or drainage facilities. Plans showing these measures shall be submitted to the District for review.

60.FLOOD RI. 4                   USE OFFSITE EASEMT OR REDESIGN                   RECOMMND

Offsite drainage facilities shall be located within dedicated drainage easements obtained from the affected property owner(s). In addition, a dedicated drainage easement shall be obtained for the release of concentrated storm flows onto adjacent properties. Document(s) shall be recorded and a copy submitted to the District prior to issuance of permits. If the developer cannot obtain such rights, the project shall be redesigned to eliminate the need for the easement.

60.FLOOD RI. 5                   USE WRITTEN PERM FOR GRADING                   RECOMMND

Written permission shall be obtained from the affected property owner(s) allowing the proposed grading and/or facilities to be installed outside of the project boundaries. A copy of the written authorization shall be submitted to the District for review and approval.

60.FLOOD RI. 6                   USE ENCROACHMENT PERMIT REQ                   RECOMMND

An encroachment permit shall be obtained for any work within the District right of way or with District facilities. The encroachment permit application shall be processed and approved concurrently with the improvement plans.

60.FLOOD RI. 7                   USE 3 ITEMS TO ACCEPT FACILITY                   RECOMMND

Inspection and maintenance of the flood control facility/ies to be constructed with this development must be performed by either the County Transportation Department or the Flood Control District. The engineer (owner) must request in writing that one of these agencies accept the proposed system. The request shall note the project

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60. PRIOR TO GRADING PRMT ISSUANCE

60.FLOOD RI. 7                      USE 3 ITEMS TO ACCEPT FACILITY (cont.)                      RECOMMND

number, location, briefly describe the system (sizes and lengths) and include an exhibit that shows the proposed alignment. The request to the District shall be addressed to the General Manager-Chief Engineer, Attn: Chief of the Planning Division.

If the District is willing to maintain the proposed facility three items must be accomplished prior to the issuance of a grading permit or starting construction of the drainage facility: 1) the developer shall submit to the District the preliminary title reports, plats and legal descriptions for all right of way to be conveyed to the District and secure that right of way to the satisfaction of the District; 2) an agreement with the District and any maintenance partners must be executed which establishes the terms and conditions of inspection, operation and maintenance; and 3) plans for the facility must be signed by the District's General Manager-Chief Engineer. The plans cannot be signed prior to execution of the agreement. An application to draw up an agreement must be submitted to the attention of the District's Administrative Services Section. All right of way transfer issues must be coordinated with the District's Right of Way Section.

The engineer/developer will need to submit proof of flood control facility bonds and a certificate of insurance to the District's Inspection section before a pre-construction meeting can be scheduled.

60.FLOOD RI. 8                      USE BMP - FILTRATION                      RECOMMND

Impervious areas shall be graded or constructed to drain to a filtration BMP or equally effective alternative. Filtration BMPs can be found in the attachment to Supplement A, "Selection and Design of Stormwater Quality Controls".

PARKS DEPARTMENT

60.PARKS. 1                      MAP - TRAIL PLAN                      RECOMMND

Prior to the issuance of any grading permits, the applicant shall submit a trails plan to the Riverside County Regional Park and Open-Space District for review and approval. This trails plan shall show both the 10' Multi-use Trail to the east of Long Canyon Road and the and the 10' Class I

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PARKS. 1 MAP - TRAIL PLAN (cont.)

RECOMMND

Bikeway to the north of Dillon Road with all topography, grading, ADA compliance, fencing, cross sections, signage, pavement markings, street crossings, landscaping and irrigation.

PLANNING DEPARTMENT

60.PLANNING. 1 USE - SUBSIDENCE STUDY

RECOMMND

PRIOR TO ISSUANCE OF GRADING PERMITS THE FOLLOWING SPECIAL GEOLOGIC STUDIES SHALL BE SUBMITTED TO THE DEPARTMENT OF BUILDING AND SAFETY:

A geologic/geotechnical investigation report to address the potential impact of subsidence on this project. This report may be included as part of the Geologic/Geotechnical report required for the grading permit (B&S condition) as described elsewhere in this conditions set. Note: A copy of the report and the grading plans should be provided to the County's Chief Engineering Geologist for review as part of the grading permit plan check process.

60.PLANNING. 5 USE - DRAINAGE CALCULATION

RECOMMND

Appropriate calculations and grading plan prepared by a California registered civil engineer shall be submitted to the Department of Building and Safety for review. The calculations and plans shall provide for the acceptance of off-site storm waters tributary to the property and for their conveyance through the property with minimal off-site storm water diversion of concentration as determined by good engineering practice and the Department of Building and Safety. The calculations and plans shall demonstrate that the incremental increase of runoff from a natural condition to a developed condition shall be retained on-site unless coordination with the Transportation Department allows the use of streets for drainage purposes. Flood protection shall be provided for all on-site buildings. Calculations at a minimum shall include storms up to a 100 year event.

60.PLANNING. 6 USE- MSWD CLEARANCE

RECOMMND

A clearance letter from the Mission Springs Water District shall be provided to the Riverside County Planning Department verifying compliance with the conditions stated in their letter dated November 15, 2007.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 8 USE - PM10 MITIGATION PLAN

RECOMMND

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

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

60.PLANNING. 11 USE - GEOLOGIC STUDY

RECOMMND

PRIOR TO ISSUANCE OF GRADING PERMITS, A GEOLOGIC INVESTIGATION AND/OR UPDATE TO COUNTY GEOLOGIC REPORT (GEO) NO. 896 SHALL BE SUBMITTED TO THE COUNTY GEOLOGIST FOR REVIEW AND APPROVAL. OF PARTICULAR CONCERN IS THE PRECISE LOCATION OF THE MISSION CREEK FAULT AS IT CROSSES THIS PROJECT SITE.

60.PLANNING. 12 USE - GEOLOGIST'S COMMENTS

RECOMMND

NO STRUCTURES FOR HUMAN OCCUPANCY SHALL BE ALLOWED WITHIN THE DEFINED FAULT SETBACK AREA.

TRANS DEPARTMENT

60.TRANS. 1 USE - FLOOD CONTROL MEASURES

RECOMMND

Prior to the issuance of a grading permit the flood control plans for this project shall be submitted to the Transportation Department for review and approval to ensure that flooding will not adversely impact County maintained roads.

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70. PRIOR TO GRADING FINAL INSPECT

BS GRADE DEPARTMENT

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

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

70.BS GRADE. 2                   USE-G4.2 1/2"/FT/3FT MIN                   RECOMMND

Finish grade shall be slopes to provide proper drainage away from all exterior foundation walls. The slope shall be not less than one-half inch per foot for a distance of not less than three feet from any point of exterior foundation. Drainage swales shall not be less than 1-1/2 inches deeper than the adjacent finish grade at the foundation.

80. PRIOR TO BLDG PRMT ISSUANCE

B&S DEPARTMENT

80.B&S. 1                       BP - GRADING CLEARANCE REQNT                   INEFFECT

Prior to the issuance of this permit, the applicant must obtain clearance from the Grading Division of the Department of Building & Safety. It may be necessary for the applicant to speak directly with a representative of the Grading Division to determine the specific requirements for their clearance.

BS GRADE DEPARTMENT

80.BS GRADE. 1                   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.