

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

638



FROM: TLMA - Planning Department

SUBMITTAL DATE:
November 4, 2010

SUBJECT: PUBLIC USE PERMIT NO. 214, REVISED PERMIT NO. 4 – Intent to Adopt Mitigated Negative Declaration - Applicant: E2 Development, LLC – Representative: Ernest H. Wright, II – Fifth Supervisorial District – Whitewater Zoning Area – Western Coachella Valley Area Plan: Community Development: Medium Density Residential (CD: MDR) (2 – 5 DU/AC) – Location: Northerly of Interstate 10, southerly of Tamarack Road, easterly of Verbenia Avenue, westerly of Mesquite Road at 55860 Haugen-Lehmann Way in Whitewater, CA– 7.23 Gross Acres – Zoning: Rural Residential (R-R) – **REQUEST:** The public use permit proposes a change of use from youth to adult half way house for approximately 80 adults with a typical length of stay of 90 days with supervision to be conducted by a private operator under contract with the California Department of Corrections and Rehabilitation. No physical changes are proposed to the property.

RECOMMENDED MOTION:

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

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

ADOPTED a MITIGATED NEGATIVE DECLARATION for ENVIRONMENTAL ASSESSMENT NO. 42343, 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,

Greg Neal, Deputy Director for

Carolyn Syms Luna
Planning Director

Initials:
CSL:vc *sm.*

(continued on attached page)

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Stone, seconded by Supervisor Benoit 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: November 9, 2010
xc: Planning, Applicant

Kecia Harper-Ihem
Clerk of the Board
By:
Deputy

Prev. Agn. Ref.

District: Fifth

Agenda Number:

1.7

REVIEWED BY EXECUTIVE OFFICE

DATE

Departmental Concurrence

Ernest H. Wright, II
The Clerk

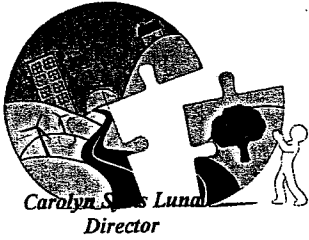
Dep't Recomm.: Consent Policy
Per Exec. Ofc.: Consent Policy

The Honorable Board of Supervisors

Re: **PUBLIC USE PERMIT NO. 214, REVISED PERMIT NO. 4**

Page 2 of 2

APPROVED PUBLIC USE PERMIT NO. 214, REVISED PERMIT NO. 4, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.



RIVERSIDE COUNTY PLANNING DEPARTMENT

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

36686 El Cerrito Road
Palm Desert, California 92211

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

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

EA42343 Public Use Permit No. 214, Revised Permit No. 4
Project Title/Case Numbers

Jay Olivas
County Contact Person

951-955-3200
Phone Number

11/18/10
Date

pb
Initial

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

Ernest H. Wright, II
Project Applicant

Address

Northerly of Interstate 10, southerly of Tamarack Road, easterly of Verbenia Avenue at 55860 Haugen-Lehmann Way.
Project Location

Revised Public Use Permit for an adult half way house for up to 80 parolees.
Project Description

This is to advise that the Riverside County Planning Commission, as the lead agency, has approved the above-referenced project on November 3, 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 (\$64.00) and copy of Calif. Dept. of Fish & Game No Effect Determination Form.
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.

Dawn Mauer
Signature

Principal Planner
Title

November 2, 2010
Date

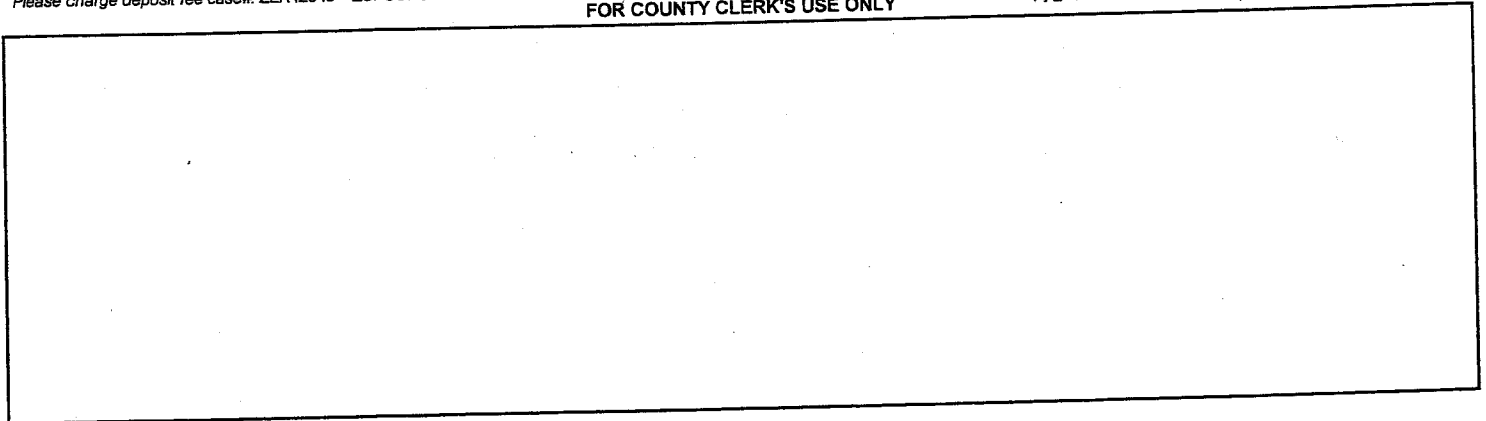
Date Received for Filing and Posting at OPR: _____

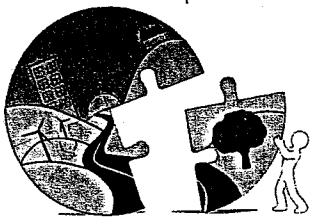
DM/rj
Revised 8/25/2009
Y:\Planning Master Forms\CEQA Forms\NOD Form.doc

Please charge deposit fee case#: ZEA42343 ZCFGCFG05705 .

FOR COUNTY CLERK'S USE ONLY

NOV 09 2010 1.7





RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

MITIGATED NEGATIVE DECLARATION

Project/Case Number: Public Use Permit No. 214, Revised Permit No. 4

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: Jay Olivas Title: Project Planner Date: October 12, 2010

Applicant/Project Sponsor: Ernest H. Wright, II Date Submitted: August 17, 2010

ADOPTED BY: Planning Commission

Person Verifying Adoption: Jay Olivas Date: November 3, 2010

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 Jay Olivas at 951-955-1195.

Revised: 10/16/07
Y:\Planning Master Forms\CEQA Forms\Mitigated Negative Declaration.doc

Please charge deposit fee case#: ZEA42343 ZCFG05705

FOR COUNTY CLERK'S USE ONLY

NOV 09 2010 1.7

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

N* REPRINTED * R1007096

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: E2 DEVELOPMENT LLC

\$64.00

paid by: CK 1016

CFG FOR EA42343

paid towards: CFG05705 CALIF FISH & GAME: DOC FEE

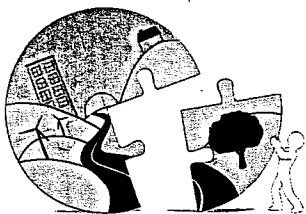
at parcel: 55860 HAUGEN-LEHMANN WY WHIT

appl type: CFG3

By _____ Jun 24, 2010 16:24
SBROSTRO posting date Jun 24, 2010

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

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



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

DATE: November 4, 2010

TO: Clerk of the Board of Supervisors

FROM: Planning Department - Riverside Office D.M.

SUBJECT: Public Use Permit No. 214, Revised Permit No. 4

(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 type="checkbox"/> Labels provided If Set For Hearing | <input type="checkbox"/> Publish in Newspaper: |
| <input 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 checked="" type="checkbox"/> YES <input type="checkbox"/> NO |

Designate Newspaper used by Planning Department for Notice of Hearing:
(1st and 5th Dist) Press Enterprise

Need Director's signature by 11/4/10
Please schedule on the November 9, 2010 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 (CFG05705)

Riverside Office · 4080 Lemon Street, 12th 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 Our Future... Preserving Our Past"

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



FROM: TLMA - Planning Department

SUBMITTAL DATE:
November 4, 2010

REVIEWED BY EXECUTIVE OFFICE

DATE

Tina Grande

Departmental Concurrence

SUBJECT: PUBLIC USE PERMIT NO. 214, REVISED PERMIT NO. 4 – Intent to Adopt Mitigated Negative Declaration - Applicant: E2 Development, LLC – Representative: Ernest H. Wright, II – Fifth Supervisorial District – Whitewater Zoning Area – Western Coachella Valley Area Plan: Community Development: Medium Density Residential (CD: MDR) (2 – 5 DU/AC) – Location: Northerly of Interstate 10, southerly of Tamarack Road, easterly of Verbenia Avenue, westerly of Mesquite Road at 55860 Haugen-Lehmann Way in Whitewater, CA– 7.23 Gross Acres – Zoning: Rural Residential (R-R) – **REQUEST:** The public use permit proposes a change of use from youth to adult half way house for approximately 80 adults with a typical length of stay of 90 days with supervision to be conducted by a private operator under contract with the California Department of Corrections and Rehabilitation. No physical changes are proposed to the property.

RECOMMENDED MOTION:

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

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

ADOPTED a MITIGATED NEGATIVE DECLARATION for ENVIRONMENTAL ASSESSMENT NO. 42343, 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,

Greg Neal, Deputy Director for

Carolyn Syms Luna
Planning Director

Initials:
CSL:vc, dm.

(continued on attached page)

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

Prev. Agn. Ref.

District: Fifth

Agenda Number:

The Honorable Board of Supervisors

Re: **PUBLIC USE PERMIT NO. 214, REVISED PERMIT NO. 4**

Page 2 of 2

APPROVED PUBLIC USE PERMIT NO. 214, REVISED PERMIT NO. 4, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

**PLANNING COMMISSION
MINUTE ORDER NOVEMBER 3, 2010
RIVERSIDE COUNTY ADMINISTRATION CENTER**

- I. **AGENDA ITEM 4.3: PUBLIC USE PERMIT NO. 214, REVISED PERMIT NO. 4** – Intent to Adopt a Mitigated Negative Declaration – Applicant: E2 Development, LLC – Representative: Ernest H. Wright, II – Fifth Supervisorial District – Whitewater Zoning Area – Western Coachella Valley Area Plan: Community Development: Medium Density Residential (CD: MDR) (2 – 5 DU/AC) – Location: Northerly of Interstate 10, southerly of Tamarack Road, easterly of Verbenia Avenue, westerly of Mesquite Road at 55860 Haugen-Lehmann Way in Whitewater, CA– 7.23 Gross Acres – Zoning: Rural Residential (R-R). (Quasi-judicial)

II.

PROJECT DESCRIPTION

The public use permit proposes a change of use from youth to adult half way house for approximately 80 adults with a typical length of stay of 90 days with supervision to be conducted by a private operator under contract with the California Department of Corrections and Rehabilitation. No physical changes are proposed to the property. - APN: 517-340-006 & 517-340-008.

MEETING SUMMARY

The following staff presented the subject proposal:

Project Planner: Jay Olivas at 951-955-1195 or e-mail [jolivas@rctlma.org](mailto:jolivias@rctlma.org).

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

Scott Hines, Applicant's Representative, Palm Springs, CA 92262 760-327-9708

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

VI. **CONTROVERSIAL ISSUES**

NONE

VII. **PLANNING COMMISSION ACTION**

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

ADOPTION of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42343**, 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 **PUBLIC USE PERMIT NO. 214, REVISED PERMIT NO. 4**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

VIII. **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

Agenda Item No.: 4.3
Area Plan: Western Coachella Valley
Zoning Area: Whitewater
Supervisory District: Fifth
Project Planner: Jay Olivas
Planning Commission: November 3, 2010
Continued from: October 6, 2010

PUBLIC USE PERMIT NO. 214, REVISED
PERMIT NO. 4
E.A. 42343
Applicant: E2 Development, LLC
Representative: Ernest H. Wright, II

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

The fourth revision to Public Use Permit proposes a change of use from youth to adult half way house for approximately 80 adults with a typical length of stay of 90 days with supervision to be conducted by a private operator under contract with the California Department of Corrections and Rehabilitation within an existing complex of 11 buildings totaling approximately 56,000 square feet currently being used as a youth adult half way house. No physical changes are proposed to the private property portion, except for clean-up, upgrades to landscaping, and possible interior tenant improvements. The adult half way house provider, Healthcare Services, Inc., would provide approximately 90 days of residential living for parolees, including counseling services and job skills training in a dormitory style campus environment.

The project is located northerly of Interstate 10, southerly of Tamarack Road, easterly of Verbenia Avenue, westerly of Mesquite Road at 55860 Haugen-Lehmann Way in Whitewater, CA on 7.23 gross acres of land.

ISSUES OF POTENTIAL CONCERN:

The proposed revised public use permit was continued from the October 6, 2010 Planning Commission hearing to the November 3, 2010 Planning Commission hearing. The project has been re-advertised with a 20 day hearing notice for Mitigated Negative Declaration. The project was continued due to a proposed ordinance amendment to Ordinance No. 449.240 (Prohibiting Parolee Probationer Homes) which may now allow parolee-probationer facilities under certain criteria in Riverside County. This proposed ordinance amendment is likely to occur in late October. If the ordinance amendment occurs as anticipated in late October, the proposed Adult Half Way House or parolee-probationer home under PUP00214R4 would be supported and be recommended for approval.

As of 10/12/10, the proposed revised public use permit has received all department clearances. Staff had a recent meeting on 10/13/10 to discuss landscaping concerns. A landscape inspection was completed on 8/27/10. Landscaping plans are recommended to be submitted by the applicant within 120 days as indicated in the recommended conditions to comply with Landscape Ordinance No. 859.

The project is conditioned to complete certain improvements such as fire sprinklers, underground utilities, street lights, and road widening. The project is currently conditioned for right-of-way dedications/improvements along Hagen Lehmann Way for 59 foot half width and along Tamarack Road for 45 foot half width within 36 months. The applicant is working with the Fire and Transportation departments to discuss these recommended conditions prior to the November 3rd hearing.

Public Use Permit No. 214 began in 1969 as a boy's rehabilitation and training center. There was a related permit PUP 299-E in 1974 to add a Gymnasium to the site. A major revision to PUP 214 occurred in 1991 to construct a dining facility building and parking lot for an existing community care facility and private school. There was a proposal to add athletic fields that was withdrawn in 2006 and

there were two recent substantial conformance permits to add two modular offices and adjustment of building setbacks for street dedications.

The proposal is currently for an adult half way house. Zoning Ordinance No. 348 Section 21.37 defines a "half way house" as a "rehabilitation center for the treatment, counseling, rooming and boarding of persons released from jail, prisons, hospitals and sanitariums".

SUMMARY OF FINDINGS:

- | | |
|--|--|
| 1. Existing Land Use (Ex. #1): | Vacant buildings (former youth half way house) |
| 2. Surrounding Land Use (Ex. #1): | Interstate 10, Vacant Land, Single Family Residential |
| 3. Existing Zoning (Ex. #2): | Rural Residential (R-R) |
| 4. Surrounding Zoning (Ex. #2): | Rural Residential (R-R) |
| 5. Existing General Plan Land Use (Ex. #5): | Medium Density Residential (MDR) (2-5 DU/AC) |
| 6. Surrounding General Plan Land Use (Ex. #5): | Medium Density Residential (MDR) (2-5 DU/AC); Commercial Retail (CR) (.20-.35 FAR) |
| 7. Project Data: | Total Acreage: 7.23 Acres |
| 8. Environmental Concerns: | See attached environmental assessment |

RECOMMENDATIONS:

ADOPTION of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42343**, 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 **PUBLIC USE PERMIT NO. 214, REVISED PERMIT NO. 4**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

CONCLUSIONS:

1. The proposed project is in conformance with the Community Development: Medium Density Residential (MDR) (2-5 DU/AC) Land Use Designation, and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with the Rural Residential (R-R) zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The public's health, safety, and general welfare are protected through project design.
4. The proposed project is conditionally compatible with the present and future logical development of the area.
5. The proposed project will not have a significant effect on the environment.
6. The proposed project will not preclude reserve design for the Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP).

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 Medium Density Residential (MDR) (2-5 DU/AC) in the Western Coachella Valley Area Plan.
2. The proposed use, an adult half way house for up to 80 parolees, is conditionally consistent with the Medium Density Residential (MDR) (2-5 DU/AC) land use designation.
3. The project site is surrounded by properties which are designated Medium Density Residential (MDR) (2-5 DU/AC).
4. The zoning for the subject site is Rural Residential (R-R).
5. The project site is surrounded by properties which are zoned Rural Residential (R-R).
6. The proposed use as an adult half way house for up to 80 parolees within a complex of existing buildings is a permitted use, subject to approval of a revised public use permit, in the Rural Residential (R-R) zone.
7. The proposed project to change occupancy from a youth half way house to an adult half way house is consistent with the development standards set forth in the Rural Residential (R-R) zone due to an existing complex of 11 buildings with no physical changes proposed to the private property portion, except for clean-up, upgrades to landscaping, and possible interior tenant improvements, which complex has been continuously occupied since 1969 as a youth half way house and community care facility.
8. The project site is surrounded by properties which contain vacant land, an unoccupied service station, single family residential dwellings, and Interstate 10 corridor. The project is compatible with surrounding land uses in that the proposed adult half way house is improved with perimeter fencing and some existing landscaping which will act as a buffer to surrounding properties.
9. The project will be conditionally compatible with surrounding properties due to on-site security including 24 hour supervision, security cameras, lighting within county standards, existing fencing and on-site law enforcement offices, with parolees restricted from leaving without authorization related to rehabilitation needs.
10. The project is adjacent to Haugen Lehmann Way (118' RW) and Tamarack Road (90' RW). ~~which roads are currently recommended to be partially improved (half width) by the permit holder within 36 months. The project will provide appropriate street and off-site traffic mitigation, such as, Transportation Uniform Mitigation Fees (TUMF), in compliance with the requirements of the circulation element of the General Plan. Within five years of Board of Supervisors approval of this project, the applicant shall deposit fifty thousand dollars (50,000.00) to include fair share costs of road improvements for Haugen Lehmann Way and Tamarack Road.~~
11. The project is within five miles of a fire station and will provide additional on-site fire protection improvements, such as fire sprinklers, in conformance with the fire services land use standards of the Public Facilities and Services Element of the General Plan.

12. This project is not located within a Conservation Area of the Coachella Valley Multiple Species Habitat Conservation Plan.
13. Environmental Assessment No. 42343 identified the following potentially significant impacts:
 - a. Land Use Planning

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.

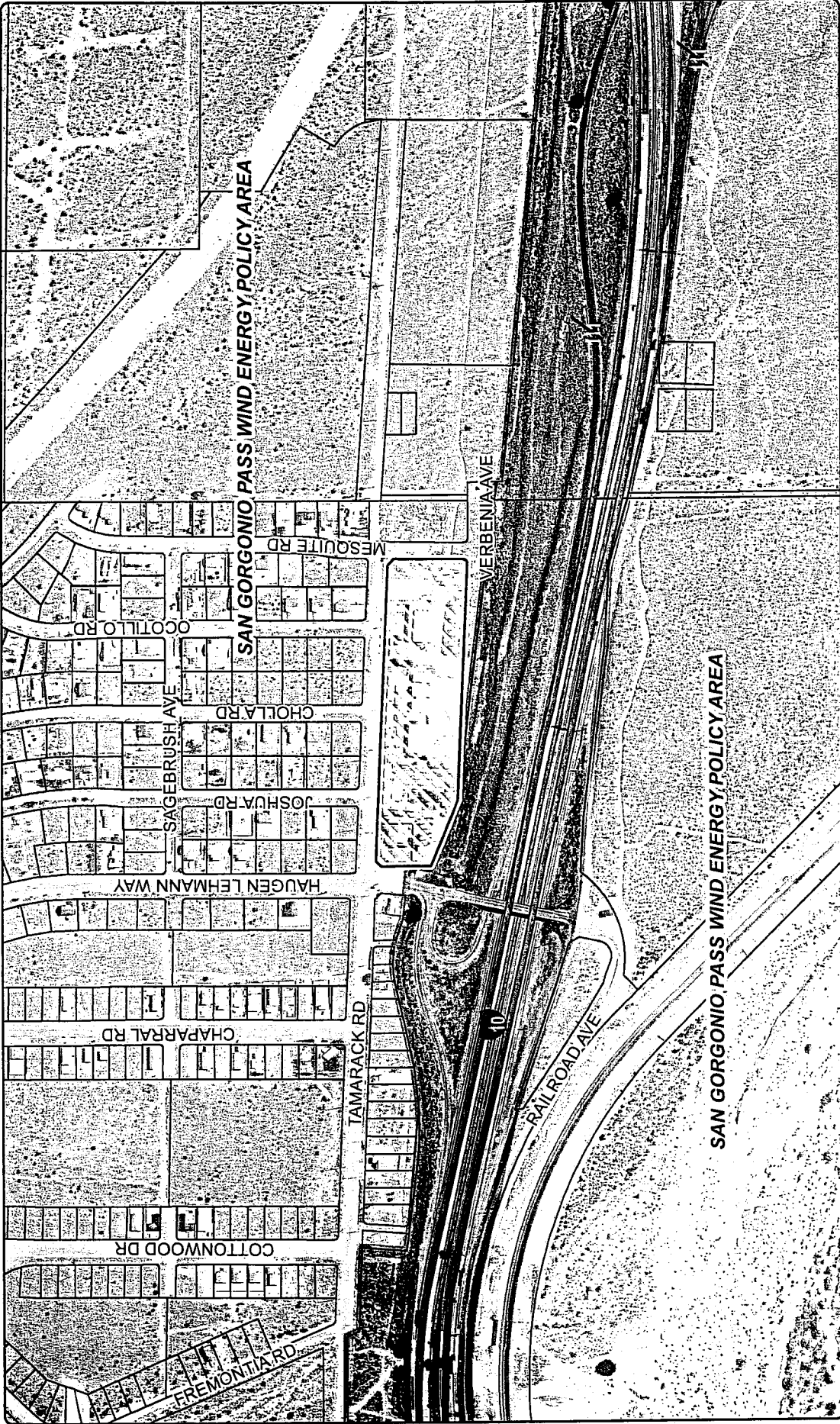
INFORMATIONAL ITEMS:

1. As of this writing (10/12/10), no letters, in support or opposition have been received.
2. The project site is not located within:
 - a. A City sphere of influence.
 - b. A Conservation Area of the Coachella Valley Multiple-Species Habitat Conservation Plan.
3. The project site is located within:
 - a. Moderate Liquefaction Zone
 - b. Whitewater river shed
 - c. High Fire Area
4. The subject site is currently designated as Assessor's Parcel Numbers 517-340-006 and 517-340-008.
5. The project was filed with the Planning Department on June 24, 2010.
6. The project was reviewed by the Land Development Committee one time on August 12, 2010.
7. Deposit Based Fees charged for this project, as of the time of the staff report preparation (10/12/10), totals approximately \$10,000.00
8. The public hearing notice was forwarded to land owners within 600 feet of the subject property and to the Sheriff's Department and to the City of Palm Springs.

RIVERSIDE COUNTY PLANNING DEPARTMENT
PUP00214R4
VICINITY/POLICY AREAS

Supervisor Ashley
 District 5

Date Drawn: 9/14/10
 Vicinity Map



Zoning Area: Whitewater
 Township/Range: T3SR3E
 Section: 8

Assessors Bk. Pg. 517-34
 Thomas Bros. Pg. 724 F2
 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) 863-6277 (Eastern County) or website at <http://www.lima.gov/office.us/info.aspx>.

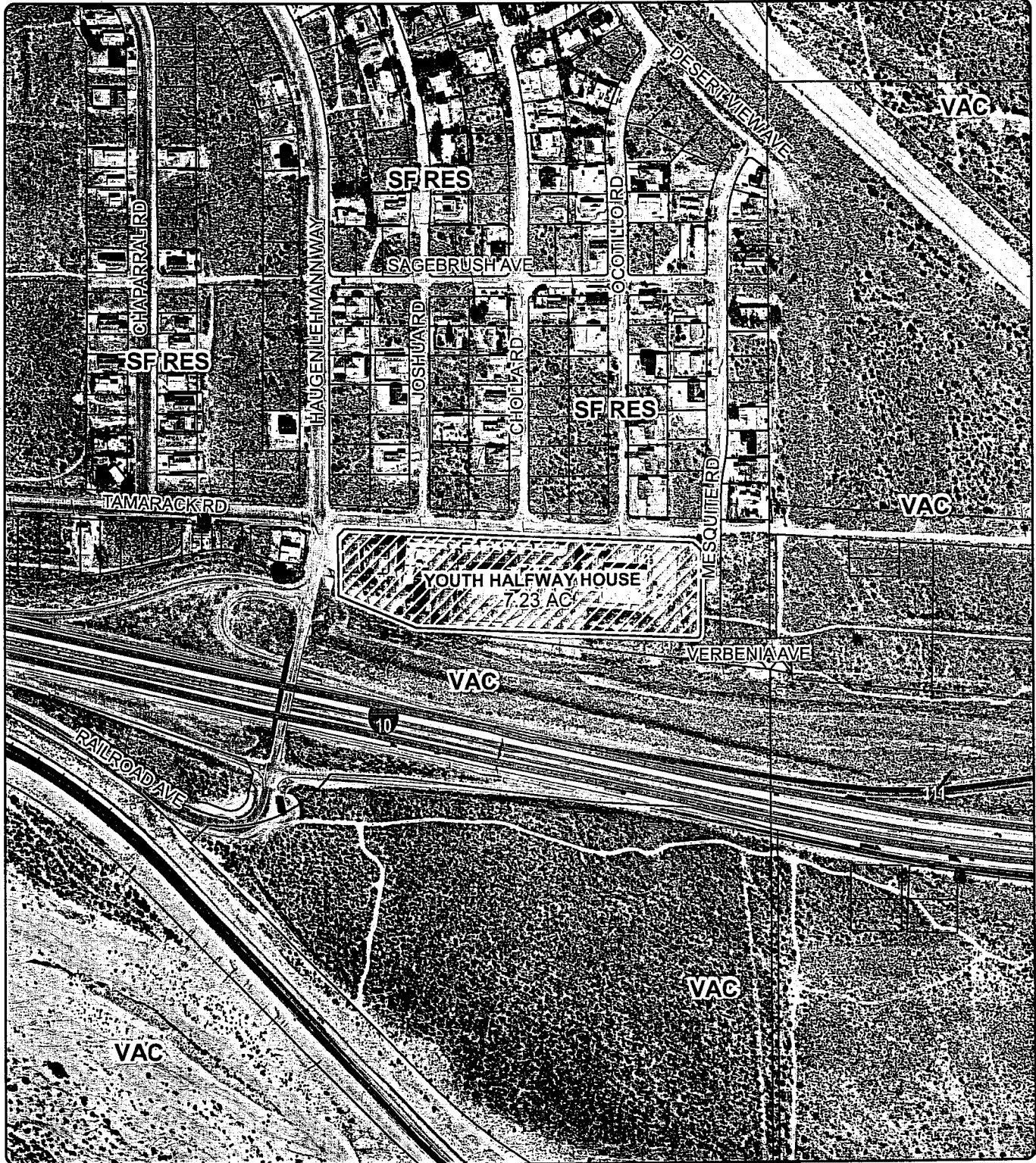
RIVERSIDE COUNTY PLANNING DEPARTMENT

PUP00214R4

LAND USE

Supervisor Ashley
District 5

Date Drawn: 9/14/10
Exhibit 1

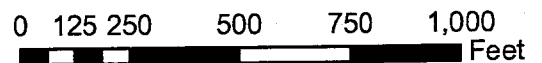


Zoning Area: Whitewater
Township/Range: T3SR3E
Section: 8

Assessors Bk. Pg. 517-34
Thomas Bros. Pg. 724 F2
Edition 2009



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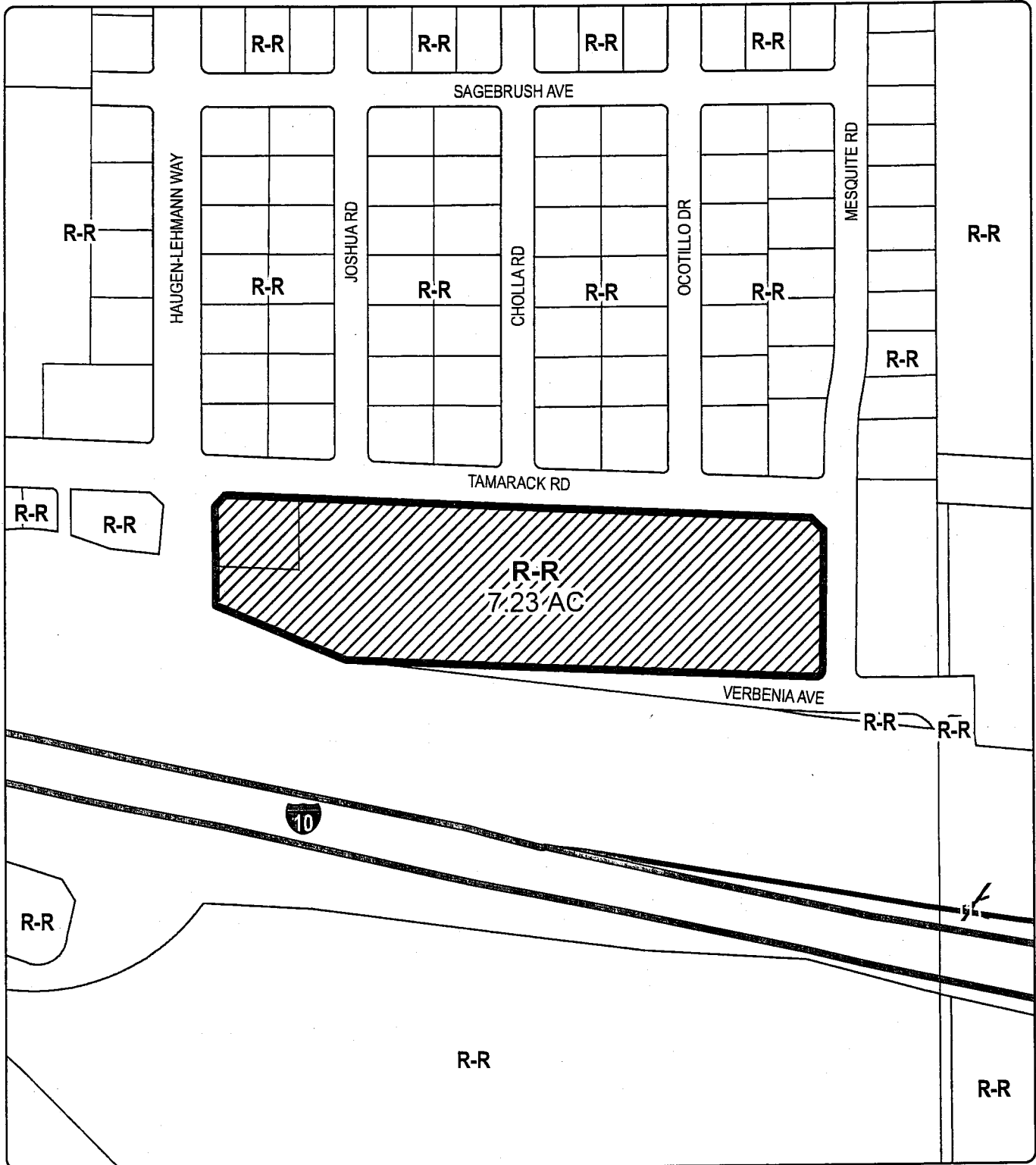


RIVERSIDE COUNTY PLANNING DEPARTMENT

PUP00214R4
EXISTING ZONING

Supervisor Ashley
District 5

Date Drawn: 9/14/10
Exhibit 2



Zoning Area: Whitewater
Township/Range: T3SR3E
Section: 8

Assessors Bk. Pg. 517-34
Thomas Bros. Pg. 724 F2
Edition 2009



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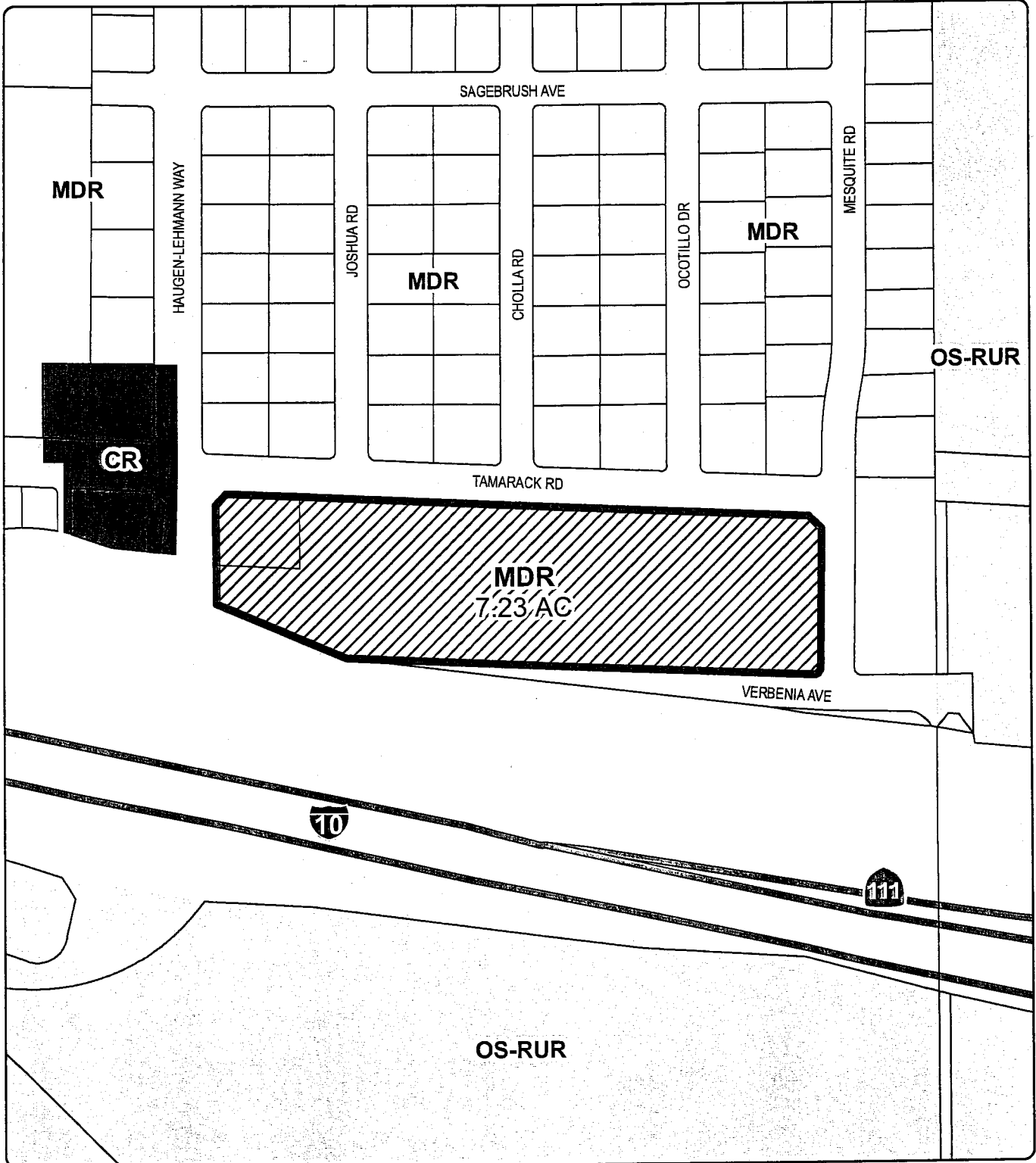
RIVERSIDE COUNTY PLANNING DEPARTMENT

PUP00214R4

EXISTING GENERAL PLAN

Supervisor Ashley
District 5

Date Drawn: 9/14/10
Exhibit 5

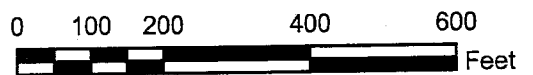


Zoning Area: Whitewater
Township/Range: T3SR3E
Section: 8

Assessors Bk. Pg. 517-34
Thomas Bros. Pg. 724 F2
Edition 2009



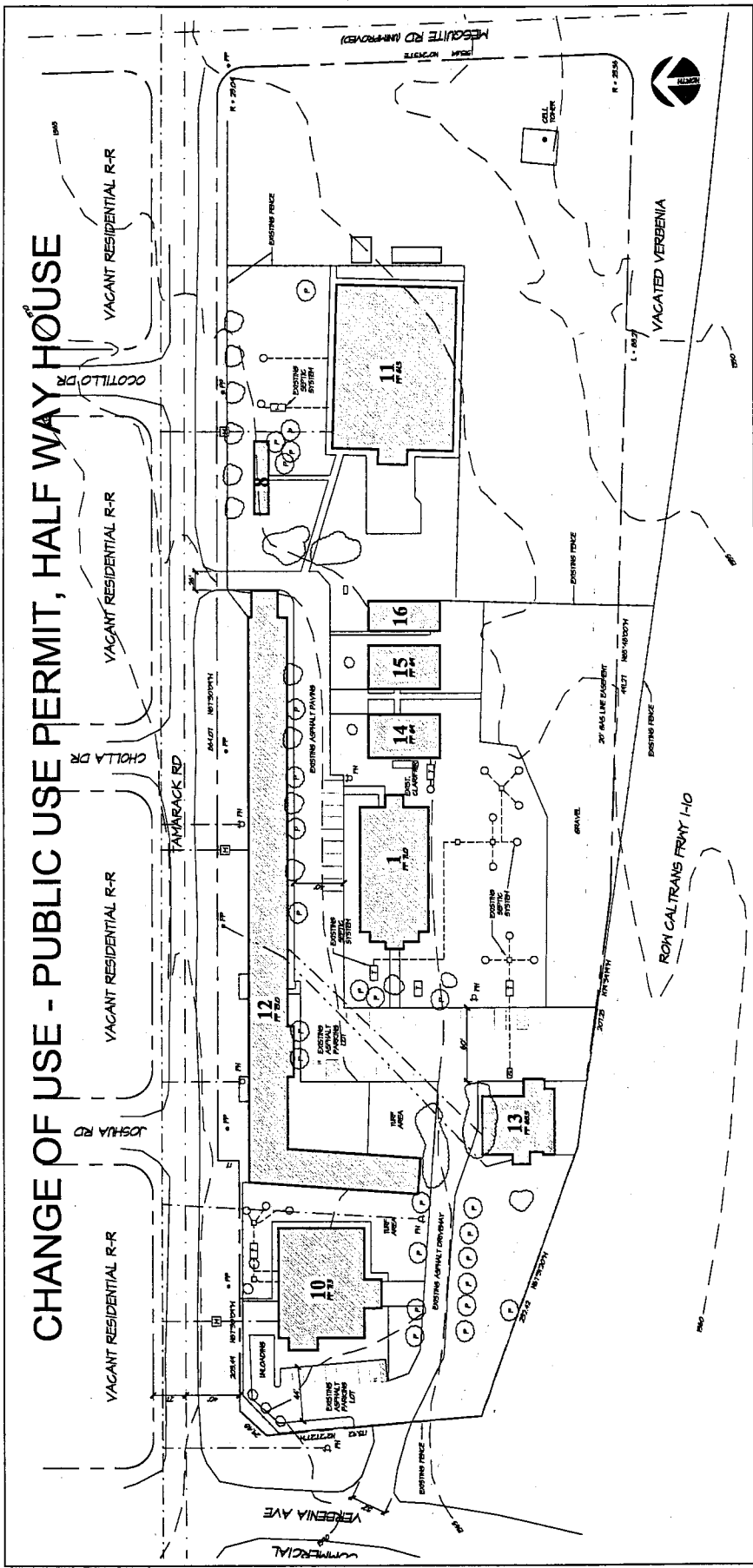
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DESERT PASS EDUCATION AND TRAINING CENTER
 CHANGE OF USE - PUBLIC USE PERMIT,
 HALF WAY HOUSE
 PLOT DATE: 8/28/70
 REVISIONS

ERNEST ANDREW LONG
 ARCHITECT
 1715 S. GARDEN AVENUE
 ANAHEIM, CALIFORNIA 92805
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CHANGE OF USE - PUBLIC USE PERMIT, HALF WAY HOUSE

APPLICABLE
 CITY OF ANAHEIM, CALIFORNIA
 1200 N. GARDEN AVENUE
 ANAHEIM, CALIFORNIA 92805
 PHONE: (714) 771-1127

PERMIT NUMBER
 1715 S. GARDEN AVENUE
 ANAHEIM, CALIFORNIA 92805
 PHONE: (714) 771-1127

PROJECT ADDRESS
 1715 S. GARDEN AVENUE
 ANAHEIM, CALIFORNIA 92805
 PHONE: (714) 771-1127

OWNER
 DESERT PASS EDUCATION AND TRAINING CENTER
 1715 S. GARDEN AVENUE
 ANAHEIM, CALIFORNIA 92805
 PHONE: (714) 771-1127

DESIGNER
 ERNEST ANDREW LONG
 1715 S. GARDEN AVENUE
 ANAHEIM, CALIFORNIA 92805
 PHONE: (714) 771-1127

DATE OF PERMIT
 8/28/70

SCALE
 1" = 40'

DATE OF PLOT
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REVISIONS

REVISION 1
 8/28/70
 1. INITIAL DESIGN

REVISION 2
 8/28/70
 2. REVISIONS

REVISION 3
 8/28/70
 3. REVISIONS

REVISION 4
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 4. REVISIONS

REVISION 5
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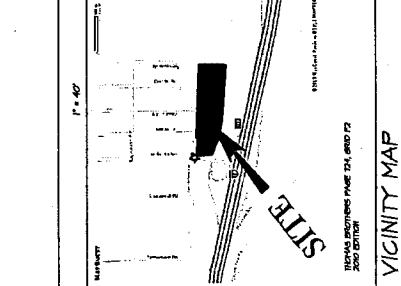
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REVISION 13
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REVISION 14
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 14. REVISIONS

REVISION 15
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 15. REVISIONS

REVISION 16
 8/28/70
 16. REVISIONS



- BUILDING KEY**
- 1 EXISTING POOL AND POOL BUILDING
 - 8 EXISTING MOBILE TRAILER
 - 10 EXISTING TRADING FACILITY
 - 11 EXISTING GARAGE
 - 12 EXISTING CONTOUR
 - 13 EXISTING OFFICE
 - 14 EXISTING RECREABLE OFFICE
 - 15 EXISTING MOBILE TRAILER
 - 16 EXISTING MOBILE TRAILER

PROJECT DATA

PROJECT NAME
 CHANGE OF USE - PUBLIC USE PERMIT, HALF WAY HOUSE

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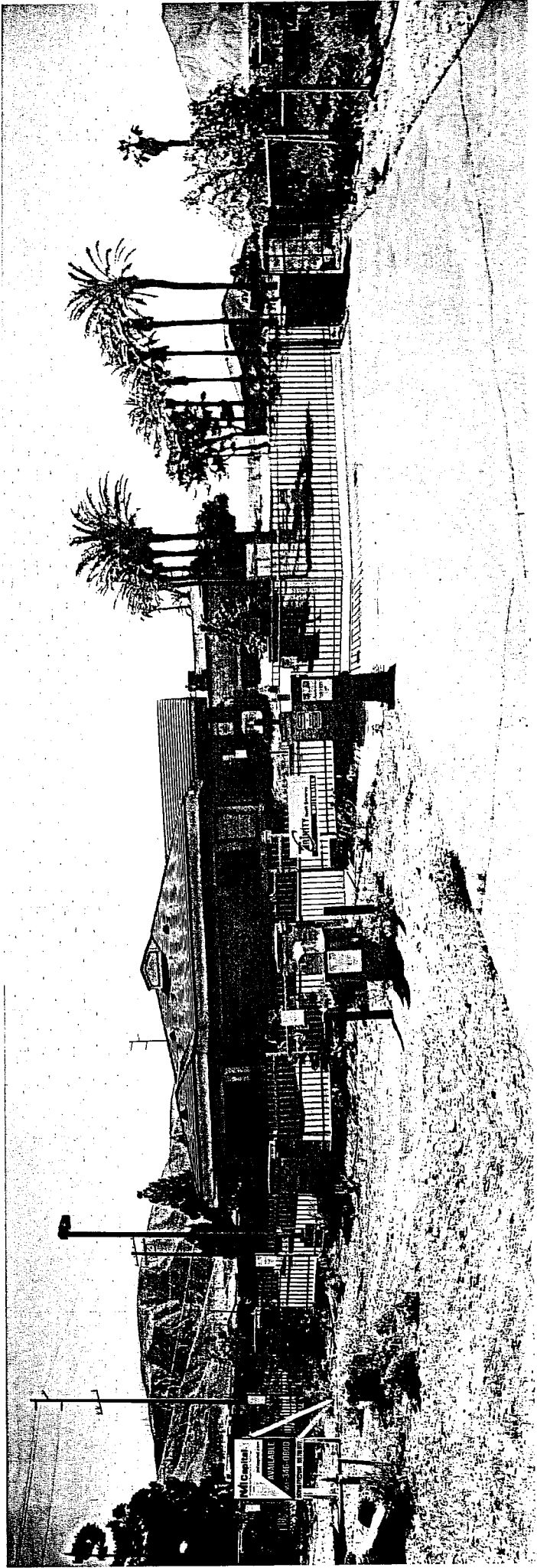
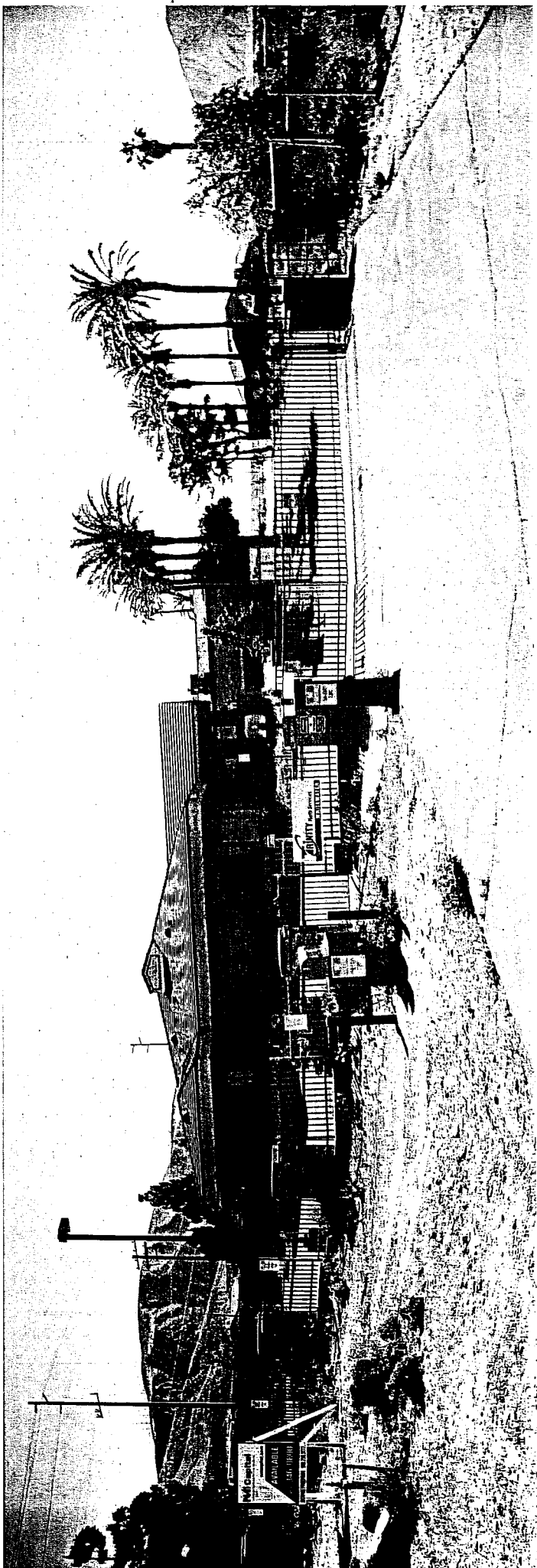
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REVISION 16
 8/28/70
 16. REVISIONS



COUNTY OF RIVERSIDE

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: 42343
Project Case Type (s) and Number(s): Public Use Permit No. 214, Revised Permit No. 4
Lead Agency Name: County of Riverside Planning Department
Address: P.O. Box 1409, Riverside, CA 92502-1409
Contact Person: Jay Olivas
Telephone Number: (951) 955-1195
Applicant's Name: E2 Development, LLC (Attn: Ernest H. Wright, II)
Applicant's Address: 801 Calle Lagasca Chula Vista, CA 91910
Engineer's Name: Ernest A. Long
Engineer's Address: 1045 Dixie Drive Hemet, CA 92543

I. PROJECT INFORMATION

II. Project Description: The fourth revision to the public use permit proposes a change of use from youth to adult half way house for approximately 80 adults with a typical length of stay of 90 days with supervision to be conducted by a private operator under contract with the California Department of Corrections and Rehabilitation (CDCR) within an existing complex of 11 buildings totaling approximately 56,000 square feet. No physical changes are proposed to the private property portion, except for clean-up, additional upgraded landscaping, and minor tenant improvements. The adult half way house provider, Healthcare Services, Inc., would provide approximately 90 days of residential living for parolees, including counseling services and job skills training in a dormitory style campus environment.

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

B. Total Project Area: 7.23 Acres

Residential Acres: 7.23	Lots: Two	Units:	Projected No. of Residents: 80
Commercial Acres:	Lots:	Sq. Ft. of Bldg. Area:	Est. No. of Employees: 25
Industrial Acres:	Lots:	Sq. Ft. of Bldg. Area:	Est. No. of Employees:
Other: 11 Buildings			

C. Assessor's Parcel No(s): 517-340-006 & 517-340-008

D. Street References: The project is located northerly of Interstate 10, southerly of Tamarack Road, easterly of Verbenia Avenue, westerly of Mesquite Road at 55860 Haugen-Lehmann Way in Whitewater, CA.

E. Section, Township & Range Description or reference/attach a Legal Description:
Township 3 South, Range 3 East, Section 8

F. Brief description of the existing environmental setting of the project site and its surroundings: This project site is located within an existing complex of 11 buildings which was a former youth half way house. The project site is surrounded by Interstate 10 to the south, single family residences to the north, a commercial a building to the west, and vacant land to the east.

III. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

1. **Land Use:** The project implements Policy LU 4.1, requiring new developments to be located and designed to visually enhance, not degrade, the character of the surrounding area. The proposed project is consistent with the Medium Density Residential (MDR) (2-5 DU/AC) land use designation, and other applicable land use policies within the General Plan.
2. **Circulation:** The project has adequate circulation to the site and is therefore consistent with the Circulation Element of the General Plan. The proposed project meets all other applicable circulation policies of the General Plan.
3. **Multipurpose Open Space:** No natural open space land was required to be preserved within the boundaries of this project. The proposed project meets with all other applicable Multipurpose Open Space element policies.
4. **Safety:** The proposed project is not located within any special hazard zone (including FEMA flood zone, fault zone, high fire hazard area, dam inundation zone, area with high liquefaction potential, etc.). The proposed project has allowed for sufficient provision of emergency response services to the future residents of this project through the project design and payment of development impact fees. The proposed project meets with all other applicable Safety element policies.
5. **Noise:** Sufficient mitigation against any foreseeable noise sources in the area have been provided for in the design of the project. The project will not generate noise levels in excess of standards established in the General Plan or noise ordinance. The project meets all other applicable Noise Element Policies.
6. **Housing:** The proposed project meets all applicable Housing Element Policies.
7. **Air Quality:** The proposed project has been conditioned to control any fugitive dust during grading and construction activities. The proposed project meets all other applicable Air Quality element policies.

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

C. Foundation Component(s): Community Development

D. Land Use Designation(s): Medium Density Residential (MDR) (2-5 DU/AC)

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

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

G. Adjacent and Surrounding Area Plan(s), Foundation Component(s), Land Use Designation(s), and Overlay(s) and Policy Area(s), if any: The project site is surrounded by properties which are designated Community Development: Medium Density Residential (CD:MDR) (2-5 Dwelling Units per Acre).

H. Adopted Specific Plan Information

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

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

I. Existing Zoning: Rural Residential (R-R)

J. Proposed Zoning, if any: Not Applicable

K. Adjacent and Surrounding Zoning: The project site is surrounded by properties which are zoned Rural Residential (R-R).

IV. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

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

V. DETERMINATION

On the basis of this initial evaluation:

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED

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

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

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

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED

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

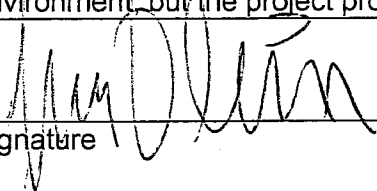
I find that although all potentially significant effects have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, some changes or additions are necessary but none of the conditions described in California Code of Regulations, Section 15162 exist.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

will be considered by the approving body or bodies.

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

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

Signature



October 12, 2010

Date

Jay Olivas, Project Planner

Printed Name

For Carolyn Syms Luna, Planning Director

VI. ENVIRONMENTAL ISSUES ASSESSMENT

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
AESTHETICS Would the project				
1. Scenic Resources				
a) Have a substantial effect upon a scenic highway corridor within which it is located?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

a) The proposed project is located within the vicinity of Interstate 10 which is a designated Scenic Highway. However, the 11 existing single story buildings and existing landscaping are designed to minimize visual impacts with required upgrades to the landscaping. Therefore, the project does not have the potential to have a substantial impact upon scenic resources and the project has a less than significant impact.

b) The site is not anticipated to obstruct any prominent scenic vistas, views open to the public, or result in the creation of an aesthetically offensive site open to public view. Impacts are less than significant with mitigation incorporated.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

Source: GIS database, Ord. No. 655 (Regulating Light Pollution)

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) According to GIS database, the project site is located 42.64 miles away from Mt. Palomar Observatory. The project shall comply with low pressure sodium requirements (COA 10.PLANING.25)

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

3. Other Lighting Issues

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

b) Expose residential property to unacceptable light levels?

Source: On-site Inspection, Project Application Description

Findings of Fact:

a-b) The existing facility will provide security lighting. However, it will not expose residential property to unacceptable light levels. The project will have less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

AGRICULTURE & FOREST RESOURCES Would the project

4. Agriculture

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

b) Conflict with existing agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve?

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 conversion of Farmland, to non-agricultural use?

Source: GIS database, and Project Application Materials.

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) The project is not located within the boundaries of designated farmland – as designated by the most recent version of the Important Farmland Map (as prepared by the California Department of Conservation, Farmland Mapping and Monitoring Program). Therefore the proposed project will not impact land designated as Prime, Unique, or Farmland of Statewide Importance to a non-agricultural use.

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

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

d) The project will not involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

5. Forest

a) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g))?

b) Result in the loss of forest land or conversion of forest land to non-forest use?

c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use?

Source: Riverside County General Plan Figure OS-3 "Parks, Forests and Recreation Areas," and Project Application Materials.

Findings of Fact:

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

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

c) The project will not involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use.

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.

AIR QUALITY Would the project

6. 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.

The project is consistent with the General Plan and the Western Coachella Valley 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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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. 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). However, with compliance with standard requirements for use of low VOC 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, an unmanned telecommunications facility 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. An unmanned telecommunications facility is not considered a substantial point source emitter or a sensitive receptor.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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f) The project will not create objectionable odors affecting a substantial number of people.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

BIOLOGICAL RESOURCES Would the project

7. Wildlife & Vegetation

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

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 or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?

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

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

Source: GIS database, WRC-MSHCP and/or CV-MSHCP, Environmental Programs Department (EPD) review

Findings of Fact:

The project site is fully developed and no biological impacts are anticipated.

a) The project site does not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The project site is not located within a conservation area of the Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP). Therefore, there is no impact.

b) The project site is not located within a conservation area of the Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP). The project will not 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). Therefore, there is no impact.

c) The project site is not located within a conservation area of the Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP). The project will not 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. Therefore, there is no impact.

d) The project will not 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. Therefore, there is no impact.

e-f) The project site does not contain riverine/riparian areas or vernal pools. Therefore, there is no impact.

g) The proposed project will not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

CULTURAL RESOURCES Would the project

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
8. Historic Resources				
a) Alter or destroy an historic site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: On-site Inspection, Project Application Materials

Findings of Fact:

a-b) The site is fully disturbed with an existing half way house complex. The project does not propose the disturbance of a historic site or the demolishing of historic structures. The project will not cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
9. Archaeological Resources				
a) Alter or destroy an archaeological site.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Restrict existing religious or sacred uses within the potential impact area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials

Findings of Fact:

a) Site disturbance has already occurred from grading for the use of the half way house buildings and parking area existing on site. The project site does not contain an archaeological site. Therefore, the project will not alter or destroy an archaeological site.

b) The proposed project is not expected to impact archaeological resources. If, however, during ground disturbing activities, unique cultural resources are discovered, all ground disturbances shall halt until a meeting is held between the developer, archaeologist, and Native American representative to discuss the significance of the find. (COA 10.PLANNING.2) Therefore, the project will not alter or destroy an archaeological site or cause a substantive adverse change in the significance of an archaeological resource.

c) There may be a possibility that ground disturbing activities will expose human remains. The project is subject to State Health and Safety Code Section 7050.5 if human remains are discovered during ground disturbing activities. (COA 10.PLANNING.1) This is a standard condition and not considered mitigation for CEQA purposes. Therefore, the impact is considered less than significant.

d) The project will not restrict existing religious or sacred uses within the potential impact area. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required

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

Source: GIS database, County Geologist review

Findings of Fact:

a) According to GIS database, this site has been mapped as having a low potential for paleontological resources. This category encompasses lands for which previous field surveys and documentation demonstrates a low potential for containing significant paleontological resources subject to adverse

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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impacts. As such, this project is not anticipated to require any direct mitigation for paleontological resources. This is a standard condition and not considered mitigation for CEQA purposes. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required

GEOLOGY AND SOILS Would the project

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death?

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones," GIS database, County Geologist review

Findings of Fact:

a-b) According to Figure S-2, no active faults are known to traverse the subject site. The project site does not lie within a State of California Earthquake Fault Hazard Zone (formerly called an Alquist-Priolo Special Studies Zone). The principal seismic hazard that could affect the site is ground shaking resulting from an earthquake occurring along several major active or potentially active faults in southern California. California Building Code (CBC) requirements pertaining to development will mitigate the potential impact to less than significant. As CBC requirements are applicable to all development, they are not considered mitigation for CEQA implementation purposes.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

12. Liquefaction Potential Zone

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

Source: Riverside County General Plan Figure S-3 "Generalized Liquefaction", GIS Database, County Geologist review

Findings of Fact:

a) According to the County Geologist, the potential for liquefaction is moderate at this site. The project will have less than significant impact.

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

Monitoring: No monitoring measures are required.

13. Ground-shaking Zone

Be subject to strong seismic ground shaking?

Source: Riverside County General Plan Figure S-4 "Earthquake-Induced Slope Instability Map," and Figures S-13 through S-21 (showing General Ground Shaking Risk), County Geologist review

Findings of Fact:

There are no known active or potentially active faults that traverse the site and the site is not located within an Alquist-Priolo Earthquake Fault Zone. The principal seismic hazard that could affect the site is ground shaking resulting from an earthquake occurring along several major active or potentially active faults in southern California. California Building Code (CBC) requirements pertaining to development will mitigate the potential impact to less than significant. As CBC requirements are applicable to all development, they are not considered mitigation for CEQA implementation purposes.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

14. Landslide Risk

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

Source: Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slope", Geologist review

Findings of Fact:

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

15. Ground Subsidence

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: GIS database, County Geologist review

Findings of Fact:

a) According to GIS database, the site is located in an area susceptible to subsidence. However, county geologist review concluded that subsidence in the area will not cause any differential settlement or cracking of the foundation and will therefore have a minimal impact on the existing development. The project will have less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

16. Other Geologic Hazards

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

Source: Project Application Materials, County Geologist review

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

17. Slopes

a) Change topography or ground surface relief features?

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: Project Application Materials, Building and Safety – Grading Review

Findings of Fact:

a-c) Standard conditions of approval have been added stating that a grading permit is required prior to construction grading if more than 50 cubic yards. These conditions are not considered unique mitigation and are not required for CEQA implementation purposes. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
18. Soils				
a) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Be located on expansive soil, as defined in Section 1802.3.2 of the California Building Code (2007), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Have soils incapable of adequately supporting use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

- a) The existing development will not result in the loss of topsoil from grading activities.
- b) The project may be located on expansive soil; however, California Building Code (CBC) requirements pertaining to commercial development for any new construction will mitigate the potential impact to less than significant. As CBC requirements are applicable to all development, they are not considered mitigation for CEQA implementation purposes.
- c) The project is for existing buildings. The project will have no impact

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

Source: Flood Control District review, Project Application Materials

Findings of Fact:

- a) Implementation of the proposed project will not involve grading and construction activities, except for potential road improvements. Standard construction procedures, and federal, state and local regulations implemented in conjunction with the site's storm water pollution prevention plan (SWPPP) and its Best Management Practices (BMPs) required under the National Pollution Discharge System (NPDES) general construction permit, will minimize potential for erosion during construction. These practices will keep substantial amounts of soil material from eroding from the project site and prevent deposition within receiving waters located downstream.
- b) The potential for on-site erosion will increase due to grading and excavating activities during the construction phase for potential road improvements. However, BMPs will be implemented for maintaining water quality and reducing erosion.

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.

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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a) Be impacted by or result in an increase in wind erosion and blowsand, either on or off site?

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

Findings of Fact:

a) The project site lies within a high to moderate wind erosion susceptibility area, but is a pre-existing development with 11 buildings.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

GREENHOUSE GAS EMISSIONS Would the project

21. Greenhouse Gas Emissions

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Project application materials

Findings of Fact:

a) The project is for conversion of an existing complex of 11 buildings into an adult half way house with approximately 40 parking spaces. No new construction is proposed. Therefore, greenhouse gas emissions generated are pre-existing and minimal and would not have a significant impact on the environment.

b) The project will not conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases. The project will have less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

HAZARDS AND HAZARDOUS MATERIALS Would the project

22. Hazards and Hazardous Materials

<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
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials

Findings of Fact:

a-e) The project does 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. It will also not impair the implementation or physically interfere with an adopted emergency response plan or an emergency evacuation plan. The project will have no impact on emitting, or handling hazardous waste within one-quarter mile of an existing or proposed school. The project is not located on a list of hazardous materials sites.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

23. Airports

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

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

- a) The project site is not located within an Airport Influence Area, the project will not result in an inconsistency with an Airport Master Plan.
- b) The project site is not located within the vicinity of a private airport; but will not require review by the Airport Land Use Commission.
- c) The project is not located within an airport land use plan but would not result in a safety hazard for people residing or working in the project area.
- d) The project is not within the vicinity of a private airstrip, or heliport and would not result in a safety hazard for people residing or working in the project area.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

24. Hazardous Fire Area

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

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

Findings of Fact:

- a) The project site is located in a high fire area, no new construction is proposed.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

HYDROLOGY AND WATER QUALITY Would the project

25. Water Quality Impacts

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

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

c) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which

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

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

Findings of Fact:

- a) Due to the pre-existing development, the site shall not 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. Therefore, the impact is considered less than significant.
- b) Due to the pre-existing development of the project site, the project is not anticipated to violate any water quality standards or waste discharge requirements.
- c) The existing project will not substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted. Therefore, the impact is no impact.
- d) Due to the existing impervious surfaces within the project site, this proposal will not increase flow rates on downstream property owners. Therefore, no new flood control facilities or water quality mitigation will be required. Therefore, the impact is considered less than significant
- e) The project site is not located within a 100 year flood zone. Therefore, the project shall not 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) The project site is not located within a 100 year flood zone. Therefore, the project shall not place within a 100-year flood hazard area structures which would impede or redirect flood flows.
- g) The existing project is not anticipated to otherwise substantially degrade water quality. The project has been conditioned to provide to the Building and Safety Department evidence of compliance with

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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the N.P.D.E.S. (National Pollutant Discharge Elimination System) requirement and to obtain a construction permit from the State Water Resource Control Board (SWRCB) prior to issuance of any grading or construction permit (COA 60. BS GRADE.1). This is a standard condition of approval and is not considered mitigation pursuant to CEQA.

h) The project does not include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors or odors). Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

26. Floodplains

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

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

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

Findings of Fact:

a) The project is considered free from ordinary storm flood hazard. In addition, because of the pre-existing of the development of the project site, the project will not 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. Therefore, the project will have less than significant impact.

b) The project is considered free from ordinary storm flood hazard.. In addition, because of the pre-existing development of the project site, the project will not result in changes in absorption rates or the rate and amount of surface runoff within a floodplain. Therefore, the project will have less than significant impact.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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c) The project is considered free from ordinary storm flood hazard. The project will not 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). Therefore, the project will have less than significant impact.

d) Because of the pre-existing development of the project site, the project will not cause changes in the amount of surface water in any water body. Therefore, the project will have less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

LAND USE/PLANNING Would the project

27. Land Use

a) Result in a substantial alteration of the present or planned land use of an area?

b) Affect land use within a city sphere of influence and/or within adjacent city or county boundaries?

Source: RCIP, GIS database, Project Application Materials

Findings of Fact:

a) The proposed use is in compliance with the current land use of Medium Density Residential (MDR) (2-5 DU/AC) and the policies of the Western Coachella Valley Area Plan. Policy WCVAP 3.1 requires development to have available public facilities and services. The proposed conversion from a youth half way house and adult half way house (adult probationary home) will provide a rehabilitation service for up to 80 parolees for an approximate 90 day period within an existing 56,000 square foot complex. Security measures such as lighting and fencing will be provided with 24 hour supervision. The County has reviewed Ordinance No. 449.240 regarding Parolee Probationer Homes which is to be amended. The project will have a less than significant impact as it likely will not result in the substantial alteration of the present or planned land use of an area.

b) The project is not located within the sphere of influence of any city. The proposed revision to the public use permit has been advertised for public hearing to surrounding residents within 600 feet.

Mitigation: Comply with security measures such as fencing and lighting as indicated by recommended conditions (COA 80 PLANNING 4 – Fencing Plan).

Monitoring: Mitigation and monitoring program; compliance with applicable county ordinances.

28. Planning

a) Be consistent with the site's existing or proposed zoning?

b) Be compatible with existing surrounding zoning?

c) Be compatible with existing and planned surrounding land uses?

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Be consistent with the land use designations and policies of the Comprehensive General Plan (including those of any applicable Specific Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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: Riverside County General Plan Land Use Element, Staff review, GIS database

Findings of Fact:

a-b) The project will be consistent with the site's existing zoning. The project is surrounded by properties which are zoned Rural Residential (R-R).

c) The proposed complex for adult half way house will use 11 existing commercial/residential buildings. As a result, the project will be compatible with existing surrounding zoning and with existing and planned surrounding land uses.

d-e) The project is consistent with the land use designations and policies of the General Plan. In addition, the project will not disrupt or divide the physical arrangement of an established community.

f) The County has reviewed Ordinance No. 449.240 which is proposed to be amended to allow the proposed adult half way house.

Mitigation: Comply with security measures such as fencing and lighting and occupancy requirements as indicated by recommended conditions (COA 10 PLANNING 23 – Occupancy Reqs).

Monitoring: Mitigation and monitoring program; compliance with applicable county ordinances.

MINERAL RESOURCES Would the project

29. Mineral Resources

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

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

a-b) According to General Plan Figure OS-5, the proposed project is located in an area that is designated MRZ-3. MRZ-3 is an area where mineral deposits are likely to exist however the significance of the deposits is undetermined. In addition, the project site is a developed half way

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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house and potential impacts were covered under the grading permit for the original site. Therefore, the project will have a less than significant impact.

c-d) The proposed project is not located within the vicinity of a surface mine, therefore it is not subject to creating an incompatible land use. The proposed project will have no impact with regard to incompatible land uses located adjacent to an existing surface mine. The proposed project is not located within the vicinity of any quarries or mines which may pose a risk for people or property. The proposed project will have no impact with regard to exposure to quarries or mines. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

NOISE Would the project result in

Definitions for Noise Acceptability Ratings

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

NA - Not Applicable

A - Generally Acceptable

B - Conditionally Acceptable

C - Generally Unacceptable

D - Land Use Discouraged

30. Airport Noise

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

NA A B C D

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

NA A B C D

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

Findings of Fact:

a) The project site is not located within two miles of a public airport or public use airport that would expose people residing on the project site to excessive noise levels.

b) The project is located within the vicinity of a private airport, but would not expose people residing on the project site or area to excessive noise levels.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

31. Railroad Noise

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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NA A B C D

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

Findings of Fact: There are railroad tracks in the vicinity of this project site. The project has no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

32. Highway Noise

NA A B C D

Source: On-site Inspection, Project Application Materials

Findings of Fact: The project is adjacent to an existing highway with existing noise mitigation measures.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

33. Other Noise

NA A B C D

Source: Project Application Materials, GIS database

Findings of Fact: No additional noise sources have been identified near the project site that would contribute a significant amount of noise to the project. There will be no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

34. 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?

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

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

Findings of Fact:

The project would not expose 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 or expose persons to or generation of excessive ground-borne vibration or ground-borne noise levels. The project will have a less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

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

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

Findings of Fact:

a) The project will not create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income. The project will have no impact.

b) The project will not displace substantial numbers of people, necessitating the construction of replacement housing elsewhere. The project will have no impact.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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c) The project is not located within a Redevelopment Area. Therefore, the project will not affect a County Redevelopment Project Area. The project will have no impact.

e) The project will not cumulatively exceed official regional or local population projections. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

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

The project area is serviced by the Riverside County Fire Department. Any potential significant effects will be mitigated by the payment of standard fees to the County of Riverside. The project will not directly physically alter existing facilities or result in the construction of new facilities except for potential fire code compliance. Any construction of new facilities required by the cumulative effects of surrounding projects would have to meet all applicable environmental standards.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

37. Sheriff Services	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: RCIP

The proposed area is serviced by the Riverside County Sheriff's Department. The proposed project may have an incremental effect on the level of sheriff services provided in the vicinity of the project area.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

38. Schools	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Palm Springs Unified School District correspondence, GIS database

Findings of Fact: The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. The proposed project is located within the Banning Unified School

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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District. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

39. Libraries

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: RCIP

The proposed project will not create a significant incremental demand for library services. The project will not require the provision of new or altered government facilities at this time. Any construction of new facilities required by the cumulative effects of surrounding projects would have to meet all applicable environmental standards.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

40. Health Services

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: RCIP

The use of the proposed project would not cause a significant impact on health services. The site is located within the service parameters of County health centers. The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

RECREATION

41. Parks and Recreation

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

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

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

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

a) The project would include existing on-site recreational facilities but would not require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment.

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

c) The project is not located within a county service area. The project will have a less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

42. Recreational Trails

Source: RCIP

Findings of Fact: The RCIP does not identify a Class I Bikeway/Regional Trail in this area. The project will have a less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

TRANSPORTATION/TRAFFIC Would the project

43. Circulation

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

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

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Alter waterborne, rail or air traffic?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Substantially increase hazards due 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"/>
f) Cause an effect upon, or a need for new or altered maintenance of roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Cause an effect upon circulation during the project's construction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Result in inadequate emergency access or access to nearby uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: RCIP

Findings of Fact:

a) The project is affected by traffic in the area and regional transportation systems with potential need for further road dedications and road improvements to Tamarack Road (45 foot half width) and Haugen Lehmann Way (59 foot half width). The project will not conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system.

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

c-d) The project does not propose any design issues that would cause a change in air traffic patterns, alter waterborne, or rail and air traffic. The project will have no impact.

e-f) The project may increase hazards due to a design feature or cause an effect upon a need for new or altered maintenance of roads.

g) The project will not cause inadequate emergency access or access to nearby uses. The project will have no impact.

h) The project site will not conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities. The project will have no impact.

Compliance with County Transportation Department conditions including, but not limited to, COA 20 TRANS 1 – ROW Dedication.

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
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44. Bike Trails

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: RCIP

Findings of Fact: The RCIP does not identify a Class I Bikeway/Regional Trail. The project will have a less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

UTILITY AND SERVICE SYSTEMS Would the project

45. 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?

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Department of Environmental Health Review

Findings of Fact:

a-b) The proposed project will not require or result in the construction of new water treatment facilities or expansion of existing facilities subject to the Mission Springs Water District.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

46. Sewer

<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 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?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Department of Environmental Health Review

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a-b) The proposed project will not require or result in the construction of new water treatment facilities or expansion of existing facilities subject to C42 Certification.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

47. Solid Waste

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

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

Source: RCIP, Riverside County Waste Management District correspondence

Findings of Fact:

a-b) The project will be served by Riverside County Waste Management Department. The proposed project will not require or result in the construction of new landfill facilities, including the expansion of existing facilities. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

48. Utilities

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

a) Electricity?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>
g) Other governmental services?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: RCIP

Findings of Fact:

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

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.

49. Energy Conservation

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

Source:

a-b) The proposed project will not project conflict with any adopted energy conservation plans. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

MANDATORY FINDINGS OF SIGNIFICANCE

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

Source: Staff review, Project Application Materials

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

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

Source: Staff review, Project Application Materials

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
52. Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Staff review, project application

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

VI. EARLIER ANALYSES

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

Earlier Analyses Used, if any:

- SCAQMD CEQA Air Quality Handbook
- RCIP: Riverside County Integrated Project.
- RCLIS: Riverside County Land Information System

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

Location: County of Riverside Planning Department
4080 Lemon Street, 9th Floor
Riverside, CA 92505

VII. AUTHORITIES CITED

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

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Riverside County LMS
CONDITIONS OF APPROVAL

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PUBLIC USE PERMIT Case #: PUP00214R4

Parcel: 517-340-006

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 USE - PROJECT DESCRIPTION RECOMMND

The use hereby permitted is for an adult half way house for up to 80 adults for both men and women within an existing complex of 11 buildings including dormitory, school, dining facility, pool building, and offices totaling approximately 56,000 square feet which complex would be supervised by a private operator under contract with the California Department of Corrections and Rehabilitation located within Assessors Parcel Numbers 517-340-006 and 517-340-008.

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 PUP00214R4. 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 Plot Plan No. 214, Revised Permit No. 4 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Exhibit A (site plan) and Exhibits B-1 through B-10 (floor plans and elevations).

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

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Riverside County LMS
CONDITIONS OF APPROVAL

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PUBLIC USE PERMIT Case #: PUP00214R4

Parcel: 517-340-006

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 USE - PROJECT DESCRIPTION

RECOMMND

The use hereby permitted is for an adult half way house for up to 80 adults for both men and women within an existing complex of 11 buildings including dormitory, school, dining facility, pool building, and offices totaling approximately 56,000 square feet which complex would be supervised by a private operator under contract with the California Department of Corrections and Rehabilitation located within Assessors Parcel Numbers 517-340-006 and 517-340-008.

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 PUP00214R4. 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.

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RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Plot Plan No. 214, Revised Permit No. 4 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Exhibit A (site plan) and Exhibits B-1 through B-10 (floor plans and elevations).

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

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Riverside County LMS
CONDITIONS OF APPROVAL

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PUBLIC USE PERMIT Case #: PUP00214R4

Parcel: 517-340-006

10. GENERAL CONDITIONS

10.BS GRADE. 1 USE -GIN INTRODUCTION (cont.) RECOMMND

Department Grading Division conditions of approval.

10.BS GRADE. 3 USE-G1.2 OBEY ALL GDG REGS RECOMMND

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

10.BS GRADE. 4 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. 5 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.

E HEALTH DEPARTMENT

10.E HEALTH. 1 MISSION SPRINGS WATER DISTRICT RECOMMND

This project is proposing Mission Springs Water District (MSWD) potable water service only. It is the responsibility

PUBLIC USE PERMIT Case #: PUP00214R4

Parcel: 517-340-006

10. GENERAL CONDITIONS

10.E HEALTH. 1 MISSION SPRINGS WATER DISTRICT (cont.) RECOMMND

of the developer to ensure that all requirements to obtain water service are met with MSWD 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-#89-KNOX RAPID ENTRY BOX RECOMMND

Rapid entry key storage cabinet shall be installed on the outside of the building. Plans shall be submitted to the Riverside County Fire Department for approval prior to installation. IF APPLICABLE: Knox padlocks will be required on all access gates.

10.FIRE. 4 USE-#88A-AUTO/MAN GATES RECOMMND

Gate(s) shall be automatic operated, minimum 20 feet in width, 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.

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 USE FLOOD HAZARD REPORT RECOMMND

Public Use Permit 00214, Revised Permit No. 4, is a proposal to change the use of an existing development from a youth to adult half way house. The site is approximately 7.2-acres in size. The site is located in the San Gorgonio Pass area north of Interstate 10 on the south side of Tamarack Road between Verbena Avenue and Mesquite Road. No grading, construction or other physical alternations to the

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Riverside County LMS
CONDITIONS OF APPROVAL

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PUBLIC USE PERMIT Case #: PUP00214R4

Parcel: 517-340-006

10. GENERAL CONDITIONS

10.FLOOD RI. 1 USE FLOOD HAZARD REPORT (cont.)

RECOMMND

property are proposed.

Previous reviews of this site indicate that except for nuisance nature local runoff that may traverse portions of the property, the site is considered free of ordinary storm flood hazard. However, a storm of unusual magnitude may cause damage.

Since no grading or construction is proposed, a Water Quality Management Plan (WQMP) is not required.

The District does not object to this proposal.

PLANNING DEPARTMENT

10.PLANNING. 1 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. 2 GEN - INADVERTANT ARCHAEO FIND

RECOMMND

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

PUBLIC USE PERMIT Case #: PUP00214R4

Parcel: 517-340-006

10. GENERAL CONDITIONS

10.PLANNING. 2

GEN - INADVERTANT ARCHAEO FIND (cont.)

RECOMMND

project:

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

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. 3

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

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10. GENERAL CONDITIONS

10.PLANNING. 3 USE - LOW PALEO (cont.)

RECOMMND

the fossil remains are encountered. Earthmoving activities may be diverted to other areas of the site.

2.The owner of the property shall be immediately notified of the fossil discovery who will in turn immediately notify the County Geologist of the discovery.

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

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

5.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.

6.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.

7.Any recovered fossil remains will be prepared to the point of identification and identified to the lowest taxonomic level possible by knowledgeable paleontologists. The remains then will be curated (assigned and labeled with museum* repository fossil specimen numbers and corresponding fossil site numbers, as appropriate; places in specimen trays and, if necessary, vials with completed specimen data cards) and catalogued, an associated specimen data and corresponding geologic and geographic site data will be archived (specimen and site numbers and corresponding data entered into appropriate museum repository catalogs and computerized data bases) at the museum repository by a laboratory technician. The remains will then be accessioned into the museum* repository fossil collection, where they will be permanently stored, maintained, and, along with associated specimen and site

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10. GENERAL CONDITIONS

10.PLANNING. 3 USE - LOW PALEO (cont.) (cont.) RECOMMND

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. 4 USE - LC VIABLE LANDSCAPING RECOMMND

All plant materials within landscaped areas shall be maintained in a viable growth condition throughout the life of this permit. All irrigation components shall be maintained in optimal working condition.

10.PLANNING. 6 USE - LC LANDSCAPE SPECIES RECOMMND

The developer/ permit holder/landowner shall use the County of Riverside's California Friendly Plant List when making plant selections. The list can be found at the following web site
<http://www.rctlma.org/planning/content/devproc/landscape/landscape.html> . Use of plant material with a "low" or "very low" water use designation is strongly encouraged.

10.PLANNING. 7 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. 8 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.

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10. GENERAL CONDITIONS

10.PLANNING. 9 USE - LIGHTING HOODED/DIRECTED RECOMMND

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

10.PLANNING. 11 USE - LAND DIVISION REQUIRED RECOMMND

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

10.PLANNING. 12 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. 13 USE - NO OUTDOOR ADVERTISING RECOMMND

No outdoor advertising display, sign or billboard (not including on-site advertising or directional signs) shall be constructed or maintained within the property subject to this approval.

10.PLANNING. 14 USE - MAINTAIN LICENSING RECOMMND

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

10.PLANNING. 15 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

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10. GENERAL CONDITIONS

10.PLANNING. 15 USE - EXTERIOR NOISE LEVELS (cont.) RECOMMND

successor-in-interest shall take the necessary steps to remedy the situation, which may include discontinued operation of the facilities. he permit holder shall comply with the applicable standards of Ordinance No. 847.

10.PLANNING. 16 USE - NOISE MONITORING REPORTS RECOMMND

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

10.PLANNING. 17 USE - VOID RELATED PROJECT RECOMMND

Any approval for use of or development on this property that was made pursuant to PUP00214R3 shall become null and void upon final approval of PUP00214R4 by the County of Riverside.

10.PLANNING. 18 USE - 90 DAYS TO PROTEST RECOMMND

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

10.PLANNING. 19 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.

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10. GENERAL CONDITIONS

10.PLANNING. 21 USE - PERMIT "USED"

RECOMMND

The effective date of the issuance of this permit is the Planning Department's approval date. This permit shall be considered "used" as of the day of the effective date. The permit holder shall apply to the Building and Safety Department for all necessary permits, including the submission of all required documents and fees, for any plan check as determined by the Building and Safety Department, in order to ensure compliance with all applicable requirements of Ordinance Nos. 348 (Land Use & Zoning) and 457 (Building Code) and the conditions of approval of this permit. The permit holder shall pursue diligently to completion all necessary permits and obtain final inspection approval thereof.

10.PLANNING. 23 USE - OCCUPANCY REQS

RECOMMND

The following regulations shall apply to the occupancy and use of the property included under this permit.

- a.) A maximum of 80 adult parolee's shall be present within the premises at any one time.
- b.) No approval is granted for a youth half way house.
- c.) No permanent occupancy shall be permitted within the property as a principal place of residence, except caretakers dwelling.
- d.) No approval is given for an "established facility" as defined under Section 19.52 of Ordinance No. 348. (Temporary Outdoor Events)
- e.) No approval is given for commercial uses of the dining facility open to the general public.

10.PLANNING. 25 USE - MT PALOMAR LIGHTING AREA

RECOMMND

Within the Mt. Palomar Special Lighting Area, as defined in Ordinance No. 655, low pressure sodium vapor lighting or overhead high pressure sodium vapor lighting with shields or cutoff luminaires, shall be utilized.

10.PLANNING. 27 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

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10. GENERAL CONDITIONS

10.PLANNING. 27 USE - PREVENT DUST & BLOWSAND (cont.) RECOMMND

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. 28 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. 29 USE - RECLAIMED WATER RECOMMND

The permit holder shall connect to a reclaimed water supply for landscape watering purposes when secondary or reclaimed water is made available to the site.

TRANS DEPARTMENT

10.TRANS. 6 USE - COUNTY WEB SITE RECOMMND

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

10.TRANS. 9 USE-STD INTRO 3 (ORD 460/461) RECOMMND

With respect to the conditions of approval for the referenced tentative exhibit, the landowner shall provide all street improvements, street improvement plans and/or road dedications set forth herein in accordance with Ordinance 460 and Riverside County Road Improvement Standards (Ordinance 461). It is understood that the exhibit correctly shows acceptable centerline elevations, all existing easements, traveled ways, and drainage courses with appropriate Qs, 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

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10. GENERAL CONDITIONS

10.TRANS. 9 USE-STD INTRO 3 (ORD 460/461) (cont.) RECOMMND

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.

20. PRIOR TO A CERTAIN DATE

E HEALTH DEPARTMENT

20.E HEALTH. 1 C42 CERTIFICATION w/ PLOT PLAN RECOMMND

The applicant must address the following issues PRIOR TO BOARD OF SUPERVISOR approval of the project:

1) Provide an original copy of C42 Certification for all existing septic systems along with a detailed contoured plot plan drawn to an appropriate scale showing the location of all septic system components.

20.E HEALTH. 2 USE- CONTACT DES / HAZMAT RECOMMND

PRIOR TO BOARD OF SUPERVISORS APPROVAL OF THIS PROJECT:

The applicant must contact the Department of Environmental Health (DEH) District Environmental Services as well as DEH Hazardous Materials Management section to obtain all required permits to operate.

DEH District Environmental Services - (760) 320-1048
Attn: Shantel Bacon

DEH Hazardous Materials Management - (760) 863-8976
Attn: Nick Crain

PLANNING DEPARTMENT

20.PLANNING. 1 USE - LC LANDSCAPE PLOT PLAN RECOMMND

Within 120 days of Board Approval, the applicant shall meet the following landscape requirements:

A.The developer/permit holder shall file a Landscaping Minor Plot Plan Application to the Riverside County Planning Department for review and approval along with the current fee. The landscaping plans shall be in conformance with the APPROVED EXHIBITS; in compliance with Ordinance

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20. PRIOR TO A CERTAIN DATE

20.PLANNING. 1 USE - LC LANDSCAPE PLOT PLAN (cont.)

RECOMMND

No. 348, Section 18.12; Ordinance No. 859; and, be prepared consistent with the County of Riverside Guide to California Friendly Landscaping. At minimum, plans shall include the following components:

- 1.Landscape and irrigation working drawings "stamped" by a California certified landscape architect;
- 2.Weather based controllers and necessary components to eliminate water waste;
- 3.A copy of the "stamped" approved grading plans; and,
- 4.Emphasis on native and drought tolerant species.
- 5.Utilization of existing landscape components is acceptable provided that such components are in good working order, they comply with the water efficiency requirements of Ord. No. 859, they meet the requirements of Ord. No. 348 Section 18.12 (e.g. shading canopy, etc.), and are clearly identified as existing components on the landscape plans.

When applicable, plans shall include the following components:

- 1.Identification of all common/open space areas;
- 2.Natural open space areas and those regulated/conserved by the prevailing MSHCP;
- 3.Shading plans for projects that include parking lots/areas;
- 4.The use of canopy trees (24" box or greater) within the parking areas;
- 5.Landscaping plans for slopes exceeding 3 feet in height;
- 6.Landscaping and irrigation plans associated with entry monuments. All monument locations and dimensions shall be provided on the plan; and/or,

NOTE:

- 1.Landscaping plans for areas within the road right-of-way shall be submitted for review and approval by the Transportation Department only. The Planning Department does not approve landscape plans within the Road Right-of-Way.
- 2.When the Landscaping Plot Plan is located within a special district such as Valley-Wide Recreation and Park District, Jurupa Community Services District, Coachella Valley Water District, a County Service Area (CSA) or other maintenance district, the developer/permit holder shall submit plans for review to the appropriate special district for simultaneous review. The permit holder shall show evidence to the Planning Department that the subject

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20. PRIOR TO A CERTAIN DATE

20.PLANNING. 1 USE - LC LANDSCAPE PLOT PLAN (cont.) (cont.) RECOMMND

District has approved said plans.

As part of the plan check review process and request for condition clearance, the developer/permit holder shall show proof of the approved landscaping plot plan by providing the Plot Plan number. The Planning Department shall verify the landscape plan is approved and the Plot Plan is in TENTAPPR status. Upon verification of compliance with this condition and the APPROVED EXHIBITS, the Planning Department shall clear this condition.

TRANS DEPARTMENT

20.TRANS. 1 USE - ROAD IMPROVEMENTS RECOMMND

Within five (5) years of Board of Supervisors approval of this project, the applicant shall deposit fifty thousand dollars (50,000.00) to include fair share cost of road improvements for Haugen Lehmann Way and Tamarack Road.

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.

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80. PRIOR TO BLDG PRMT ISSUANCE

E HEALTH DEPARTMENT

80.E HEALTH. 1 USE - FOOD PLANS REQD

RECOMMND

A total of 3 complete set of plans for each food establishment are needed including a fixture schedule, a finish schedule, and a plumbing schedule in order to ensure compliance with current State and Local regulations.

80.E HEALTH. 2 USE - POOL PLANS REQD

RECOMMND

A set of three complete plans for the swimming pool/spa must be submitted to verify compliance with the California Administrative Code, the California Health and Safety Code and the Uniform Plumbing Code.

FIRE DEPARTMENT

80.FIRE. 1 USE* - #51-WATER CERTIFICATION

RECOMMND

The applicant or developer shall be responsible to submit written certification from the water company noting the location of the existing fire hydrant and that the existing water system is capable of delivering A MINIMUM OF 1500 GPM fire flow for a 2 hour duration at 20 PSI residual operating pressure. If a water system currently does not exist, the applicant or developer shall be responsible to provide written certification that financial arrangements have been made to provide them.

PLANNING DEPARTMENT

80.PLANNING. 2 USE - CONFORM TO FLOOR PLANS

RECOMMND

As-built floor plans shall be in substantial conformance with that shown on APPROVED EXHIBIT A.

80.PLANNING. 4 USE - FENCING PLAN REQUIRED

RECOMMND

A detailed fencing plan (3 sets with site plan and elevations) shall be submitted showing all existing wall and fence locations and typical views of all types of fences or walls existing on the site. This plan shall require anti-graffiti coatings on fences and walls, where applicable.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 8 USE - SHERIFF'S LETTER

RECOMMND

A clearance letter from Riverside County Sheriff's Department shall be provided to the Riverside County Planning Department. The developer shall provide a graffiti resistant surface on all walls and structures; walkways and parking areas shall be visible to the public and emergency vehicles; lighting shall discourage illicit activities.

80.PLANNING. 9 USE - FEE BALANCE

RECOMMND

Prior to issuance of building permits, the Planning Department shall determine if the deposit based fees for project are in a negative balance. If so, any outstanding fees shall be paid by the applicant/developer.

80.PLANNING. 10 USE - LIGHTING PLANS

RECOMMND

All street lights and other outdoor lighting shall be shown on electrical plans submitted to the Department of Building and Safety for plan check approval and shall comply with the requirements of Riverside County Ordinance No. 655 and the Riverside County Comprehensive General Plan.

80.PLANNING. 11 USE - LC LANDSCAPING SECURITIES

RECOMMND

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

NOTE:

A cash security shall be required when the estimated cost is \$2,500.00 or less. It is highly encouraged to allow adequate time to ensure that securities are in place. The performance security shall be released following a successful completion of the One Year Post-Establishment Inspection, and the inspection report confirms that the

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 11 USE - LC LANDSCAPING SECURITIES (cont.) RECOMMND

planting and irrigation components are thriving and in good working order consistent with the approved landscaping plans.

80.PLANNING. 12 USE - LC LANDSCP INSPECTN DEPOS RECOMMND

Prior to building permit, the developer/permit holder shall file an Inspection Request Form and deposit sufficient funds to cover the costs of the Pre-Installation, the Installation, and One Year Post-Establishment landscape inspections. In the event that an open landscape case is not available, then the applicant shall open a FEE ONLY case to conduct inspections. The deposit required for landscape inspections shall be determined by the Riverside County Landscape Division. The Planning Department shall clear this condition upon determination of compliance.

80.PLANNING. 13 USE - LC LANDSCP INSPECT REQUIR RECOMMND

The permit holder's landscape architect responsible for preparing the Landscaping and Irrigation Plans (or on-site representative) shall arrange for a PRE-INSTALLATION INSPECTION with the Planning Department at least five (5) working days prior to the installation of any landscape or irrigation components.

Upon successful completion of the PRE-INSTALLATION INSPECTION, the applicant will proceed with the installation of the approved landscape and irrigation system and arrange for an INSTALLATION INSPECTION at least five 5 working days prior to the building final inspection or issuance of occupancy permit, whichever occurs first and comply with the Planning Department's Milestone 80 conditions entitled "USE-LANDSCAPING SECURITY" and the Milestone 80 condition entitled "LANDSCAPE INSPECTION DEPOSIT." Upon successful completion of the INSTALLATION INSPECTION, the County Planning Department's Landscape Inspector and the permit holder's landscape architect (or on-site representative) shall execute a Landscape Certificate of Completion that shall be submitted to the Planning Department and the Department of Building and Safety. The Planning Department shall clear this condition upon determination of compliance.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 14 USE - LC COMPLY W/LNDSCP/IRRIG

RECOMMND

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

90. PRIOR TO BLDG FINAL INSPECTION

E HEALTH DEPARTMENT

90.E HEALTH. 1 USE - HAZMAT BUS PLAN

RECOMMND

The facility will require a business emergency plan for the storage of hazardous materials greater than 55 gallons, 200 cubic feet or 500 pounds, or any acutely hazardous materials or extremely hazardous substances.

90.E HEALTH. 2 USE - HAZMAT REVIEW

RECOMMND

If further review of the site indicates additional environmental health issues, the Hazardous Materials Management Division reserves the right to regulate the business in accordance with applicable County Ordinances.

90.E HEALTH. 3 USE - HAZMAT CONTACT

RECOMMND

Contact a Hazardous Materials Specialist, Hazardous Materials Management Division, at (951) 358-5055 for any additional requirements.

FIRE DEPARTMENT

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

RECOMMND

The applicant shall prepare and submit to the Fire Department for approval, a site plan designating required

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90. PRIOR TO BLDG FINAL INSPECTION

90.FIRE. 1 USE-#45-FIRE LANES (cont.) RECOMMND

fire lanes with appropriate lane painting and/or signs.

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

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

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

Install a complete fire sprinkler system per NFPA 13 1999 edition in all buildings requiring a fire flow of 1500 GPM or greater. Sprinkler system(s) with pipe sizes in excess of 4" in diameter will require the project structural engineer to certify (wet signature) the stability of the building system for seismic and gravity loads to support the sprinkler system. All fire sprinkler risers shall be protected from any physical damage. The post indicator valve and fire department connection shall be located to the front, within 50 feet of a hydrant, and a minimum of 25 feet from the building(s). A statement that the building(s) will be automatically fire sprinkled must be included on the title page of the building plans.

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

90.FIRE. 4 USE-#83-AUTO/MAN FIRE ALARM RECOMMND

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

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90. PRIOR TO BLDG FINAL INSPECTION

90.FIRE. 5 USE-#27-EXTINGUISHERS

RECOMMND

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

90.FIRE. 6 USE-#36-HOOD DUCTS

RECOMMND

A U.L. 300 hood duct fire extinguishing system must be installed over the cooking equipment. Wet chemical extinguishing system must provide automatic shutdown of all electrical componets and outlets under the hood upon activation. System must be installed by a licensed C-16 contractor. Plans must be submitted with current fee to the Fire Department for review and approval prior to installation.

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

90.FIRE. 7 FINAL INSPECTION

RECOMMND

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

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

PLANNING DEPARTMENT

90.PLANNING. 1 USE - PARKING PAVING MATERIAL

RECOMMND

A minimum of 40 existing parking spaces shall be provided as shown on the APPROVED EXHIBIT A, unless otherwise approved by the Planning Department. The parking area shall be maintained with asphaltic concrete or concrete to current standards as approved by the Department of Building and Safety.

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 2

USE - ACCESSIBLE PARKING

RECOMMND

A minimum of four (4) accessible parking spaces for persons with disabilities shall be provided as shown on APPROVED EXHIBIT A. Each parking space reserved for persons with disabilities shall be identified by a permanently affixed reflectorized sign constructed of porcelain on steel, beaded text or equal, displaying the International Symbol of Accessibility. The sign shall not be smaller than 70 square inches in area and shall be centered at the interior end of the parking space at a minimum height of 80 inches from the bottom of the sign to the parking space finished grade, or centered at a minimum height of 36 inches from the parking space finished grade, ground, or sidewalk. A sign shall also be posted in a conspicuous place, at each entrance to the off-street parking facility, not less than 17 inches by 22 inches, clearly and conspicuously stating the following:

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

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

90.PLANNING. 3

USE - ROOF EQUIPMENT SHIELDING

RECOMMND

Any new roof mounted equipment shall be shielded from ground view. Screening material shall be subject to Planning Department approval.

90.PLANNING. 6

USE - EXISTING STRUCTURES

RECOMMND

All existing buildings, structures and uses on the entire property shall conform to all the applicable requirements of Ordinance No. 348 and Ordinance No. 457, and the conditions of this permit.

90.PLANNING. 7

USE - WALL & FENCE LOCATIONS

RECOMMND

Wall and/or fence locations shall be in conformance with the approved fencing plan.

11/15/10
13:33

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 22

PUBLIC USE PERMIT Case #: PUP00214R4

Parcel: 517-340-006

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 10

USE - LIGHTING PLAN COMPLY

RECOMMND

All street lights and other outdoor lighting shall be shown on electrical plans submitted to the Department of Building and Safety for plan check approval and shall comply with the requirements of Riverside County Ordinance No. 655 and the Riverside County Comprehensive General Plan.

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

DATE: July 20, 2010

TO:

Transportation Dept.
Environmental Health Dept.
Fire Department
Riv. Co. Dept. of Bldg. & Safety - Grading
Riv. Co. Environmental Programs Dept.
Regional Parks & Open Space District
P.D. Geologist / Paleontologist - D. Jones
P.D. Archaeology Section - L. Mouriquand

P.D. Landscape Programs Department
P.D. Trails Coordinator - J. Jolliffe
Riv. Co. Flood Control District
5th District Supervisor Ashley
5th District Commissioner Zuppardo
Riv. Co. Palm Desert Sherriff's Dept.
West Desert Municipal Advisory Council (6)
Mission Springs Water District

Southern California Edison Co
Southern California Gas Co.
Verizon Telephone Company
Banning Unified School District
Desert File / Central Files

PUBLIC USE PERMIT NO. 00214, REVISED PERMIT NO. 4 - EA42343 - Applicant: E2 Development, LLC - Engineer/Representative: Ernest H. Wright - Fifth Supervisorial District - Whitewater Zoning District - Western Coachella Valley Community Area Plan: Community Development: Medium Density Residential (CD: MDR) (2 - 5 DU/AC) - Location: Northerly of I-10, southerly of Tamarack Road, easterly of Verbena Avenue, westerly of Mesquite Road - 7.23 Gross Acres - Zoning: Rural Residential (R-R) - REQUEST: The public use permit proposes to change use from youth to adult half way house for approximately 80 adults with a typical length of stay of 90 days with supervision to be conducted by a private operator under contract with the Ca. Dept. of Corrections and Rehabilitation. No Physical changes are proposed to the property. - APN(s): 517-340-006 & 517-340-008 - Concurrent Cases: EA42343, CFG05705 - Related Cases: PUP00214, PUP00214R1, PUP00214R2, PUP00214R3

Please review the case described above, along with the attached map(s) and/or exhibit(s): Exhibit A. This case is scheduled for a **LDC meeting agenda on August 12, 2010**. All LDC Members please have draft conditions in the Land Management System (LMS) on or before the above date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the routing on or before the above date. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing.

All other transmitted entities, please have your comments, questions and recommendations to the Planning Department on or before the above date. Your comments/recommendations/conditions are requested so that they may be incorporated in the staff report for this particular case. Should you have any questions regarding this project, please do not hesitate to contact **Jay Olivas, Project Planner**, at **(951) 955-1195** or email at jolivas@rctlma.org / **MAILSTOP# 1070**.

COMMENTS:

- When sanitary sewers become available to this property in the future, sewer connection will be required.

DATE: 8-3-2010

SIGNATURE: 

760 329 5149
ext. 131

PLEASE PRINT NAME AND TITLE: Brent Gray - Dir. of Engineering Projects

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

V:\11_PLANNING Primary Folder\Planning Cases-Desert Office\PUP00214R4\LDC Transmittal Forms\PUP00214R4. tml.docx

TML: C.M.



PROJECT RECORD

DATE: August 30, 2010
PROJECT: County of Riverside Inspection Services (R0930)
CASE NO: PUP00214R4 – Trinity Center Whitewater
SUBJECT: Landscape Review
FROM: Luke Taylor
TO: Ron Dyo, County of Riverside (RDYO@rctlma.org)
Jay Olivas, County of Riverside (jolivas@tctlma.org)
C: Ron Gregory, RGA Landscape Architects, Inc.
Bill Kortsch, RGA Landscape Architects, Inc.

On 8/27/10, I conducted a landscape review of the Trinity Center Whitewater project in Whitewater for the County of Riverside. I met with Ernest Wright II on site to discuss the landscape. The following are my observations:

1. There are many weeds and Bermuda grass throughout the site that must be removed.
2. The lawn areas need to be mowed.
3. Tamarix (Salt cedar), an invasive species, is growing in the project's landscape. These shrubs/trees must be removed.
4. There are areas where PVC lateral lines are exposed. These lines need to be buried under a minimum of 8" of soil.
5. The lawn area's spray and rotor systems must be adjusted to allow for proper head to head coverage as well as to eliminate overspray onto the buildings and hardscape.
6. Two (2) valves have faulty solenoids that must be replaced.
7. The water for the gym area landscape has been turned off. This water must be turned on to allow for irrigation of the plant material. I was unable to observe the irrigation working in this area, so I'm unaware if any additional repairs need to be made for proper irrigation in this area.
8. I noticed that some of the palm trees and pine trees did not have irrigation. While these trees appear to be doing well, it is my recommendation that all trees and palms have irrigation installed in the future.

Once these items are addressed, please contact the County Planning Department.

LT/bc

1 the supervision of the California Department of Corrections and Rehabilitation, Division of Adult Parole
2 Operations; or an adult or juvenile sentenced to a term in the California Department of Corrections and
3 Rehabilitation, Division of Juvenile Facilities (formerly known as the "California Youth Authority")
4 who has received conditional and revocable release in the community under the supervision of the
5 California Department of Corrections and Rehabilitation, Division of Juvenile Parole Operations.

6 c. Probationer. A person convicted of a felony who has received a
7 suspension of the imposition or execution of a sentence and an order of conditional and revocable
8 release in the community under the supervision of a probation officer, or a person convicted of a
9 misdemeanor who has received a suspension of the imposition or execution of a sentence and an order
10 of revocable release in the community subject to conditions established by the court without the
11 supervision of a probation officer, as provided in Penal Code section 1203.

12 d. State-Licensed Residential Care Facility. A facility licensed by the State
13 of California to provide residential care services, including those facilities described in Health & Safety
14 Code sections 1250 et seq., 1500 et seq., 1568.01 et seq., 1569 et seq., 1760 et seq., and 11834.20 et seq.
15 and those facilities described in Welfare and Institutions Code section 5116.

16 Section 2. Pursuant to section 65858 of the Government Code and section 20.4 of
17 Ordinance No. 348, this ordinance is hereby declared to be an urgency measure and shall take effect
18 upon its adoption. It shall be of no further force or effect ten (10) months and fifteen (15) days from the
19 date of expiration of Ordinance No. 449.239, unless extended pursuant to law. In adopting this
20 ordinance, the Board finds that parolee-probationer homes pose a current and immediate threat to the
21 public health, safety and welfare for the following reasons:

22 Parolee-probationer homes are proliferating in Riverside County as a result of new laws
23 mandating the early release of certain state prisoners;

24 Riverside County can expect over 5,000 inmates to be paroled in the next twelve (12)
25 months with ties to the area;

26 The California Department of Corrections and Rehabilitation is increasingly placing
27 parolees and probationers in the County even when they committed crimes in other counties and have no
28 ties to the area;

1 Based on reports generated by various public agencies throughout California, parolee-
2 probationer homes often result in increased criminal activity and generate a disproportionate number of
3 requests for law enforcement services; this adversely affects other segments of the community needing
4 such services and unduly imposes a burden on law enforcement services in general;

5 Parolee-probationer homes often result in parking and noise problems and have other
6 harmful secondary effects, such as encouraging the illegal conversion of garages and living spaces into
7 sleeping spaces;

8 The harmful secondary effects associated with parolee-probationer homes may negatively
9 affect surrounding home values and result in increased foreclosures and resident displacement;

10 Existing zoning regulations do not adequately address parolee-probationer homes and
11 absent this ordinance, parolee-probationer homes could be located near schools, day care centers, parks,
12 playgrounds and other sensitive uses.

13 Section 3. In adopting this ordinance, the Board finds each of the following:
14 continued approval of the development of multi-family housing projects that parolee-probationers may
15 occupy would have the specific, adverse impacts upon the public health or safety described in Section 2.
16 of this ordinance; this ordinance is necessary to mitigate or avoid these specific, adverse impacts; and
17 there is no feasible alternative to satisfactorily mitigate or avoid the specific, adverse impacts as well or
18 better, with a less burdensome or restrictive effect, than the adoption of this ordinance.

19 Section 4. In adopting this ordinance, the Board reports that the following measures
20 have been taken to alleviate the condition which led to its adoption and the adoption of Ordinance No.
21 449.239: the Planning Department, in consultation with the Office of County Counsel, is currently
22 engaged in a comprehensive revision of the County's zoning ordinance. As part of this comprehensive
23 revision, the Planning Department is studying and formulating regular zoning regulations, consistent
24 with State law, that adequately address parolee-probationer homes and protect the public from their
25 harmful secondary effects. Planning Commission workshops regarding the revised zoning ordinance
26 have been scheduled in October and December of this year.

27 Section 5. The Clerk shall schedule a public hearing before the Board to consider any
28 extension of this ordinance which shall normally be at its second regular meeting before expiration of

1 the ten (10) month and fifteen (15) day period. The Clerk shall publish notice ten (10) days before the
2 hearing. A public hearing need not, however, be scheduled if any of the following occurs: a regular
3 zoning ordinance addressing parolee-probationer homes is adopted and effective before such expiration,
4 this ordinance is repealed, or the Board otherwise orders.

5 Section 6. At or before the public hearing on any proposed extension, and at least ten
6 (10) days prior to the expiration of this ordinance, the Board, in consultation with the Planning Director,
7 shall issue a written report describing therein all measures taken to alleviate the condition which led to
8 the adoption of this ordinance and Ordinance No. 449.239.

9
10 BOARD OF SUPERVISORS OF THE COUNTY
OF RIVERSIDE, STATE OF CALIFORNIA

11 By: _____
12 Chairman, Board of Supervisors

13 ATTEST:
14 CLERK OF THE BOARD

15 By: _____
16 Deputy
17 (SEAL)

18
19 APPROVED AS TO FORM
20 August ____, 2010

21 By: _____
22 KATHERINE A. LIND
Assistant County Counsel

23 KAL:mdk
24 07/28/10
25 G:\PROPERTY\KLIND\ORD.449.240 PAROLEE-PROBATIONER HOME INTERIM ZONE 0729101.DOC
26
27
28

1 ORDINANCE NO. 902

2 AN ORDINANCE OF THE COUNTY OF RIVERSIDE

3 ESTABLISHING SEX OFFENDER RESIDENCY AND

4 LOITERING PROHIBITIONS

5

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

7 Section 1. FINDINGS. Studies have consistently shown that sex offenders are a

8 substantial threat to the community. A 1998 U.S. Department of Justice study found that sex offenders

9 are the most likely of all parolees to reoffend and that they prey on the most innocent members of our

10 society. More than two-thirds of the victims of rape and sexual assault are under the age of eighteen (18).

11 A 2003 U.S. Department of Justice study found that over five (5) percent of sex offenders were arrested

12 for another crime within three (3) years of being paroled. The same study also found an estimated three

13 (3) percent of child molesters were rearrested for another sex crime against a child within three (3) years

14 of release, and that most of the children they were alleged to have molested were thirteen (13) years old or

15 younger. Studies conducted in California and throughout the United States substantiate the U.S.

16 Department of Justice findings.

17 The Board of Supervisors is concerned about the public safety threat posed by multiple sex

18 offenders living in dwellings or transient occupancy facilities within Riverside County, and is further

19 concerned about the public safety threat posed by the presence of sex offenders near locations within the

20 County that are frequented by children, such as day care facilities, schools and playgrounds. The Board

21 of Supervisors finds that these public safety threats have not been adequately addressed by subdivisions

22 (a) and (b) of Penal Code section 3003.5, or by the placement and oversight policies of the California

23 Department of Corrections and Rehabilitation. The Board of Supervisors further finds that it must take

24 the additional steps described in this ordinance to safeguard its residents from sex offenders, particularly

25 those that prey on children.

26 Section 2. PURPOSE. The purpose of this ordinance is to restrict the residency of

27 sex offenders to a further extent than that specified in subdivisions (a) and (b) of Penal Code section

28 3003.5 and to restrict the areas where sex offenders may loiter.

1 Section 3. AUTHORITY. This ordinance is adopted pursuant to subdivision (c) of
2 Penal Code section 3003.5 which authorizes local jurisdictions to enact ordinances that further restrict the
3 residency of sex offenders.

4 Section 4. APPLICATION. This ordinance shall apply to sex offenders released from
5 custody for any criminal offense on or after the effective date of this ordinance.

6 Section 5. DEFINITIONS. As used in this ordinance, the following terms shall have
7 the following meanings:

- 8 a. Building. A structure supported by columns or walls that is more or
9 less permanently located on the ground or affixed to something permanently
10 located on the ground, including a mobile home or manufactured home.
- 11 b. Child Day Care Facility. A facility licensed by the State of California
12 that meets the definition set forth in Health and Safety Code section
13 1596.750.
- 14 c. Child Safety Zone. The area located within three hundred (300) feet of
15 any of the following: a child day care facility, a public or private school, a
16 public or private school bus stop, a park, a public library, a public
17 swimming or wading pool, a commercial establishment that has an on-site
18 or adjacent children's playground, or a place where classes or group
19 activities for children are held.
- 20 d. Dwelling. A building, or portion thereof, designed or occupied for
21 residential purposes, including a building used to house a single family or
22 two or more families, but not including a transient occupancy facility or a
23 state-licensed residential care facility serving six (6) or fewer persons in the
24 limited circumstance described in Section 5.a. of this ordinance.
- 25 e. Knowingly. With knowledge of the existence of the facts in question.
26 Knowledge of the unlawfulness of any act or omission is not required.
- 27 f. Loiter. To delay, to linger or to idle without lawful business for being
28 present.

- 1 g. Park. Any area owned, leased, controlled, managed or maintained by
2 Riverside County or the Riverside County Regional Park and Open-Space
3 District on which the public may engage in recreational, cultural or
4 community service activities, including, but are not limited to, playgrounds,
5 playfields, athletic courts, and dog parks.
- 6 h. Property Owner. The person designated on the latest equalized County
7 assessment roll as the owner of the parcel in question, or the holder of a
8 subsequently recorded deed to the parcel in question, including, but not
9 limited to, a part owner, joint owner, joint tenant or tenant in common of
10 the whole or any part of the parcel in question. Property owner shall
11 include any person or entity authorized by the property owner to act on his
12 or her behalf.
- 13 i. Released From Custody. Released on parole, probation or otherwise
14 following conviction.
- 15 j. Reside. Occupy for any period of time whether pursuant to a legal right
16 or otherwise.
- 17 k. Sex Offender. A person required to register pursuant to Penal Code
18 section 290.
- 19 l. State-Licensed Residential Care Facility. A facility licensed by the
20 State of California to provide residential care services, including those
21 facilities described in Health & Safety Code sections 1250 et seq., 1500 et
22 seq., 1568.01 et seq., 1569 et seq., 1760 et seq., and 11834.20 et seq. and
23 those facilities described in Welfare and Institutions Code section 5116.
- 24 m. Transient Occupancy Facility. A building, or portion thereof, designed or
25 occupied for temporary residential purposes, typically for a period of not
26 more than thirty (30) days, including, but not limited to, a hotel, motel or
27 inn.

28 Section 6. SEX OFFENDER RESIDENCY PROHIBITIONS. A sex offender shall

not do any of the following:

- 1 a. Reside in a dwelling if a sex offender already resides there, unless the sex
2 offenders are legally related by blood, marriage or adoption.
3 Notwithstanding this prohibition, a sex offender on parole, may, during the
4 period of parole, reside in a state-licensed residential care facility serving
5 six (6) or fewer persons even if the facility is already occupied by a sex
6 offender. As provided in subdivision (a) of Penal Code section 3003.5,
7 such a facility shall not be considered a dwelling in this limited
8 circumstance. In determining whether a state-licensed residential care
9 facility serves six (6) or fewer persons, the licensee, members of the
10 licensee's family and persons employed as facility staff shall not be
11 counted.
- 12 b. Reside in a room in a transient occupancy facility if a sex offender already
13 resides there, unless the sex offenders are legally related by blood, marriage
14 or adoption.
- 15 c. Reside in a transient occupancy facility if sex offenders already reside in ten
16 percent (10%) of the facility, or they already reside in more than six (6)
17 rooms, whichever is less.

18 Section 7. PROPERTY OWNER PROHIBITIONS. A property owner shall not do

19 any of the following:

- 20 a. Knowingly rent or lease a dwelling to more than one sex offender, unless
21 the sex offenders are legally related by blood, marriage or adoption.
22 Notwithstanding this prohibition, a property owner may, for the reasons set
23 forth in Section 5. a. of this ordinance, rent or lease space to a sex offender
24 on parole, during the period of parole, in a state-licensed residential care
25 facility serving six (6) or fewer persons, even if the facility is already
26 occupied by a sex offender.
- 27 b. Knowingly rent or lease a room in a transient occupancy facility to more
28 than one sex offender, unless the sex offenders are legally related by
blood, marriage or adoption.

- 1 c. Knowingly rent or lease a room in a transient occupancy facility to a sex
2 offender if sex offenders already reside in ten percent (10%) of the
3 facility, or they already reside in more than six (6) rooms, whichever is
4 less.

5 Section 8. SEX OFFENDER LOITERING PROHIBITIONS. A sex offender shall
6 not loiter in a Child Safety Zone. It shall not be considered loitering for a sex offender to do any of the
7 following:

- 8 a. Remain in a Child Safety Zone if the sex offender is a minor and
9 accompanied by a parent or legal guardian.
10 b. Escort a minor to a place within a Child Safety Zone if the sex offender is
11 the parent or legal guardian of the minor, and if the sex offender remains in
12 the Child Safety Zone only for so long as is necessary to provide care or
13 supervision to the minor.
14 c. Exercise First Amendment rights protected by the United States
15 Constitution, such as the free exercise of religion at a place of worship, or
16 freedom of speech or the right of assembly at a traditional public forum.

17 Section 9. VIOLATIONS AND PENALTIES. Any person violating any provision of
18 this ordinance shall be deemed guilty of a misdemeanor offense and punished by a fine not exceeding one
19 thousand dollars (\$1000) or six months (6) in jail, or both. Such person shall be deemed guilty of a
20 separate offense for each and every day or portion thereof during which any violation of any of the
21 provisions of this ordinance is committed, continued, or permitted. The penalties herein are in addition to
22 any other remedies provided by law and the imposition of any penalty herein shall not relieve a person of
23 the obligation to correct the violation or prevent the County from commencing any proceeding to ensure
24 that the violation is corrected.

25 Section 10. CIVIL ACTIONS. Any person violating any provision of this ordinance
26 shall be subject to a civil enforcement action filed by the County in any court of competent jurisdiction
27 and shall be subject to reasonable abatement costs, costs of suit and attorney's fees incurred by the
28 County.

Deputy County Counsel

G:\PROPERTY\KLIND\ORDINANCES\ORD. 902 SEX OFFENDER PROHIBITIONS.DOC

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

APPLICATION FOR LAND USE AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

- | | | |
|--|---|---|
| <input type="checkbox"/> PLOT PLAN | <input type="checkbox"/> CONDITIONAL USE PERMIT | <input type="checkbox"/> TEMPORARY USE PERMIT |
| <input checked="" type="checkbox"/> REVISED PERMIT | <input checked="" type="checkbox"/> PUBLIC USE PERMIT | <input type="checkbox"/> VARIANCE |

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: PUP00214 R4 DATE SUBMITTED: 06/24/2010

APPLICATION INFORMATION

Applicant's Name: E2 Development LLC E-Mail: ehwii@cox.net

Mailing Address: 801 Calle Lagasca
Chula Vista, CA 91910
Street City State ZIP

Daytime Phone No: (619) 985-0122 Fax No: (619) 862-2250

Engineer/Representative's Name: Ernest H. Wright, II E-Mail: ehwii@cox.net

Mailing Address: 801 Calle Lagasca
Chula Vista, CA 91910
Street City State ZIP

Daytime Phone No: (619) 985-0122 Fax No: (619) 862-2250

Property Owner's Name: Trinity Youth Services E-Mail: info@trinityys.org

Mailing Address: 1470 E. Cooley Drive, PO BOX 848
Colton, CA 92324
Street City State ZIP

Daytime Phone No: (909) 825-5588 Fax No: (909) 926-0941

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

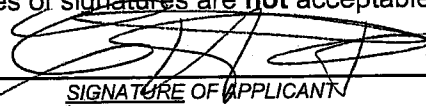
The Planning Department will primarily direct communications regarding this application to the person identified above as the Applicant. The Applicant may be the property owner, representative, or other assigned agent.

APPLICATION FOR LAND USE AND DEVELOPMENT

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

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

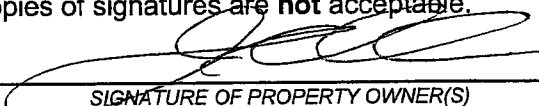
All signatures must be originals ("wet-signed"). Photocopies of signatures are **not** acceptable.

Ed Development
ERNEST H. WALLACE III 
PRINTED NAME OF APPLICANT SIGNATURE OF APPLICANT

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

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

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

TRINITY YOUTH SERVICES - JAW MEYER 
PRINTED NAME OF PROPERTY OWNER(S) SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S) SIGNATURE OF PROPERTY OWNER(S)

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

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

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 517-340-008, 517-340-006

Section: see legal descript Township: _____ Range: _____

Approximate Gross Acreage: 7.23 acres

General location (nearby or cross streets): North of Interstate 10, South of Tamarack Rd, East of Verbena Ave, West of Mesquite Rd

Thomas Brothers map, edition year, page number, and coordinates: 3rd Ed, 2010, 724, F2

APPLICATION FOR LAND USE AND DEVELOPMENT

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

This is an application to change the permitted use of the property to a half way house (§18.29 (6) and §27.37, Riverside County Zoning Ordinance). There are no proposed physical changes to the property. The facility will be named Desert Pass Education and Training Center.

Related cases filed in conjunction with this request:

none

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

If yes, provide Case No(s). Public Use Permit 214, Revision No. 1 (Parcel Map, Zone Change, etc.)

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

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

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

Is water service available at the project site: Yes No

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

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

Is sewer service available at the site? Yes No

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

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

How much grading is proposed for the project site?

Estimated amount of cut = cubic yards: none

Estimated amount of fill = cubic yards none

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

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

APPLICATION FOR LAND USE AND DEVELOPMENT

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

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

How many anticipated truckloads? n/a truck loads.

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

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

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

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

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

Santa Ana River Santa Margarita River San Jacinto River Whitewater River

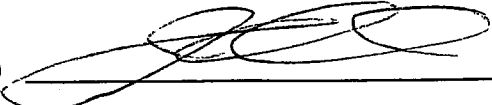
HAZARDOUS WASTE SITE DISCLOSURE STATEMENT

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

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

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

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

Owner/Representative (1)  Date 6/21/10
Owner/Representative (2) _____ Date _____

APPLICATION FOR LAND USE AND DEVELOPMENT

Checklist for Identifying Projects Requiring a Project-Specific Water Quality Management Plan (WQMP) within the Whitewater River Region

Project File No.	
Project Name:	Public Use Permit 214, Revision No. 1
Project Location:	55860 (Verbena Ave (Haugen Lehman Way), Whitewater, CA 92282 (APN 517340008, 517340006)
Project Description:	Convert use to half way house (§18.29 (6) §27.37 Riverside County Zoning Ordinance)
Project Applicant Information:	

Proposed Project Consists of, or includes:	YES	NO
Single-family hillside residences that create 10,000 square feet, or more, of impervious area where the natural slope is 25% or greater.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Single-family hillside residences that create 10,000 square feet of impervious area where the natural slope is 10% or greater where erosive soil conditions are known.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Commercial and Industrial developments of 100,000 square feet or more.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Automotive repair shops (Standard Industrial Classification (SIC) Codes 5013–Motor vehicle supplies or parts, 5014–Tires & Tubes, 5541–Gasoline Service Stations, 7532–Top, Body & Upholstery Repair Shops and Paint Shops, 7533–Automotive Exhaust System Repair Shops, 7534–Tire Retreading and Repair Shops, 7536–Automotive Glass Replacement Shops, 7537–Automotive Transmission Repair Shops, 7538–General Automotive Repair Shops, 7539–Automotive Repair Shops, not elsewhere classified)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Retail gasoline outlets disturbing greater than 5,000 square feet.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Restaurants disturbing greater than 5,000 square feet. (Standard Industrial Classification (SIC) Code 5812: Establishments primarily engaged in the retail sale of prepared food and drinks for on-premise or immediate consumption, including, but not limited to: Automats (eating places), Beaneries, Box lunch stands, Buffets (eating places), Cafes, Cafeterias, Carry-out restaurants, Caterers, Coffee shops, Commissary restaurants, Concession stands, prepared food (e.g., in airports and sports arenas), Contract feeding, Dairy bars, Diners (eating places), Dining rooms, Dinner theaters, Drive-in restaurants, Fast food restaurants, Food bars, Food service (institutional), Frozen custard stands, Grills, (eating places), Hamburger stands, Hot dog (frankfurter) stands, Ice cream stands, Industrial feeding, Lunch bars, Lunch counters, Luncheonettes, Lunchrooms, Oyster bars, Pizza parlors, Pizzerias, Refreshment stands, Restaurants, Sandwich bars or shops, Snack shops, Soda fountains, Soft drink stands, Submarine sandwich shops, and Tea rooms.)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Home subdivisions with 10 or more housing units.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Parking lots of 5,000 square feet or more, or with 25 or more parking spaces, and potentially exposed to Urban Runoff.	<input type="checkbox"/>	<input checked="" type="checkbox"/>

DETERMINATION: Circle appropriate determination.

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

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



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



George A. Johnson
Agency Director

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

TO BE COMPLETED BY APPLICANT:

This agreement is by and between the County of Riverside, hereafter "County of Riverside",
and ER DEVELOPMENT LLC hereafter "Applicant" and TRINITY YOUTH SERVICES "Property Owner".

Description of application/permit use:

APPLICATION TO AMEND PUBLIC USE PERMIT 214R1

If your application is subject to Deposit-based Fee, the following applies

Section 1. Deposit-based Fees

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

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

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

4080 Lemon Street, 14th Floor • Riverside, California 92501 • (951) 955-6838
P. O. Box 1605 • Riverside, California 92502-1605 • FAX (951) 955-6879

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

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

Section 4. Applicant and Owner Information

1. PROPERTY INFORMATION:

Assessors Parcel Number(s): 517-340-008, 517-340-006

Property Location or Address:

55860 HAUGEN LEHMAN WAY, WHITEWATER CA 92282

2. PROPERTY OWNER INFORMATION:

Property Owner Name: TRINITY YOUTH SERVICES

Phone No.: (909) 825-5588

Firm Name: _____

Email: info@trinityys.org

Address: 1460 EAST COOLEY

COLTON, CA 92324

3. APPLICANT INFORMATION:

Applicant Name: EQ DEVELOPMENT LLC

Phone No.: (619) 985-0122

Firm Name: _____

Email: chwilc@cox.net

Address (if different from property owner)

801 CALLE LAGUNA
LAJOLA VISTA CA 91910

4. SIGNATURES:

Signature of Applicant: 

Date: 6/24/10

Print Name and Title: ERNEST M. WILKINS, II MANAGING MEMBER

Signature of Property Owner: 

Date: 6/23/10

Print Name and Title: JOHN NEUBER, CHIEF EXECUTIVE OFFICER

Signature of the County of Riverside, by _____

Date: _____

Print Name and Title: _____

FOR COUNTY OF RIVERSIDE USE ONLY	
Application or Permit (s)#: _____	
Set #: _____	Application Date: _____



**Board of Directors
June 11, 2010**

Be it resolved that Trinity Youth Services Board of Directors appoints John Neuber, CEO, as signature authority for an application to amend Riverside County Public Use Permit 214 and all documents related to Public Use Permit 214.

Certificate of Secretary

I, the undersigned, do hereby certify:

- (1) That I am the appointed and acting Recording Secretary of Trinity Youth Services, a California non-profit public benefit corporation; and
- (2) That the foregoing is included in the June 11, 2010 Board of Directors minutes for ratification

A handwritten signature in black ink that reads 'John Alexandres'. The signature is written in a cursive style with a large initial 'J' and a plus sign at the beginning.

Fr. John Alexandres, Trinity Youth Services Board of Directors Appointed Recording Secretary

D. # 2006-0229779

03/31/2006 08:00A Fee: 13.00

Page 1 of 3

Recorded in Official Records

County of Riverside

Larry U. Ward

Assessor, County Clerk & Recorder

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL TO
Trinity Youth Services,
A California non-profit corporation
1470 Cooley Drive
P.O. Box 848
Colton, CA 92324



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CORPORATE GRANT DEED

The undersigned declares that the DOCUMENTARY TRANSFER
TAX is \$0. NAME CHANGE ONLY

_____ Computed on the full value of the interest or property conveyed

OR IS

_____ Computed on the full value less value of liens or encumbrances
remaining at the time of sale

EXEMPT TRANSFER PURSUANT TO REVENUE AND
TAXATION CODE, SECTION 11925(d)
Corporate Name Change Only

Signature of declarant or agent determining tax



APN 517-340-006; 517-340-008

Trinity Youth Services, a California non-profit corporation, formerly known as
Trinity Children and Family Services, a California non-profit corporation, Grantor,

grants to

Trinity Youth Services, a California non-profit corporation, Grantee,

The real property located at 55860 Haugen Lehman Way, City of Whitewater, County of Riverside,
State of California, described as follows:

See attached Exhibit A, incorporated by reference and made a part hereof.

THIS CORPORATE GRANT DEED DOES NOT REPRESENT A CHANGE OF OWNERSHIP,
BUT IS EXECUTED FOR THE PURPOSES OF A CORPORATE NAME CHANGE ONLY
PURSUANT TO THE CERTIFICATE OF AMENDMENT OF ARTICLES OF
INCORPORATION OF TRINITY YOUTH SERVICES FILED IN THE OFFICE OF THE
SECRETARY OF STATE OF THE STATE OF CALIFORNIA ON JUNE 3, 2005.
THIS TRANSACTION IS EXEMPT FROM DOCUMENTARY TRANSFER TAX
(CALIFORNIA REVENUE & TAXATION CODE, §11925(d)) AND FROM REASSESSMENT
(CALIFORNIA CONSTITUTION, ARTICLE XIII A, §2). GRANTOR/GRANTEE IS A NON-
PROFIT CORPORATION WITH NO MEMBERS AND NO CAPITAL STOCK.

Trinity Youth Services
A California Non-Profit Corporation

Date

2/24/06

By:  John Neuber

Title: Chief Executive Officer

EXHIBIT A

APN 517-340-006

APN 517-340-008

Legal Description

The land referred to herein is situated in the State of California, County of Riverside, unincorporated area, described as follows:

Lot(s) 95 of San Gorgonio Pass No. 1, as shown by Map on file in Book 30 Page(s) 27 and 28, of Maps, Records of Riverside County, California.

Except that portion thereof included in San Gorgonio Pass No. 2, as shown by Map on file in Book 30 Page(s) 55 and 56, of Maps, Records of Riverside County, California;

Also except that portion granted to the State of California, by deed recorded December 3, 1958 in Book 2374 Page 355 of Official Records, described as follows:

Beginning at the Southwest corner of said Lot 111; thence along the Southerly line of said Lot 111, South $87^{\circ}30'09''$ East 20.45 feet; thence North $2^{\circ}27'27''$ West 112.42 feet to the Northerly line of said Lot 111; thence along a non-tangent curve concave southeasterly and having a radius of 15 feet from a tangent bearing North $87^{\circ}30'09''$ West through an angle of $92^{\circ}31'19''$, a distance of 24.22 feet to the West line of said Lot 111, said West line being also the East line of Verbenia Avenue, 60 feet in width as shown by said Map; thence along said West line South $0^{\circ}01'28''$ East 96.43 feet to the point of beginning.

Together with Lots 98 to 111, inclusive, of San Gorgonio Pass No. 2, as shown by Map on file in Book 30 Page(s) 55 and 56, of Maps, Records of Riverside County, California.

Except that portion granted to the State of California, by deed from West Palm Springs Land Company, a Nevada Corporation, recorded December 3, 1958, as instrument No. 87215 of official records, described as follows:

Beginning at the intersection of said Southerly line of Lots 98 to 111 of San Gorgonio Pass No. 2 with the East line of Verbenia Avenue, 60 feet in width as shown by said Map of San Gorgonio Pass No 2; thence along said Southerly line South $87^{\circ}30'09''$ East 20.45 feet; thence South $2^{\circ}27'27''$ East 102.38 feet; thence South $67^{\circ}31'20''$ East 232.42 feet; thence South $79^{\circ}42'22''$ East 207.25 feet to the Northerly line of said Verbenia Avenue 60 feet in width said Northerly line being also the Southerly line of said Lot 95 as shown on said Map of San Gorgonio Pass No. 1; thence along said Northerly line and the Easterly line of said Verbenia Avenue the following courses and distances, North $85^{\circ}48'00''$ West 421.39 feet; thence along a tangent curve concave Northeasterly with a radius of 25 feet; through an angle of $89^{\circ}46'32''$, a distance of 37.43 feet; thence North $0^{\circ}01'28''$ West 173.28 feet to the point of beginning.

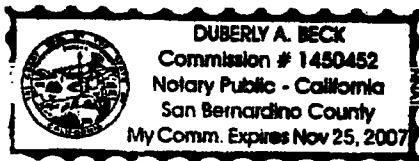
STATE OF CALIFORNIA

COUNTY OF SAN BERNARDINO

On February 21, 2006, before me, Duberly A. Beck
personally appeared John Neuber,

Personally known to me -OR- proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by this signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

Witness my hand and official seal



(Seal)

Duberly A. Beck
(Signature of Notary)

RIGHT THUMBPRINT
(OPTIONAL)



Capacity claimed by signer(s)

- Individual
- Corporate
- Officer(s)
CEO
- Partner(s)
- Attorney in fact
- Trustee (s)
- Guardian/Conservator
- Other _____

SIGNER IS REPRESENTING
(name of person(s) or entity(ies):
Trinity Youth Services, a California non-profit corporation

ATTENTION NOTARY:
however, prevent fraudulent attachment of this certificate to any unauthorized document

This information requested below is OPTIONAL. It could,

THIS CERTIFICATE
MUST BE ATTACHED
TO THE DOCUMENT
DESCRIBED AT RIGHT

Title of Type of Document: Corporate Grant Deed
Number of pages 3 Date of Document _____
Signer(s) Other than the name above _____