

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

912B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
December 2, 2010

SUBJECT: CONDITIONAL USE PERMIT NO. 1192, REVISED PERMIT NO. 1 – Intent to Adopt a Mitigated Negative Declaration – Applicant: Rancho Caballero Mobile Home Park – Engineer/Representative: Secutrac – First Supervisorial District – Lake Mathews Zoning District – Lake Mathews / Woodcrest Area Plan: Community Development: Medium High Density Residential (CD:MHDR) (5-8 Dwelling Units Per Acre) – Location: Southerly of Van Buren Boulevard and easterly of Mockingbird Canyon Road – 19.24 Gross Acres – Zoning: Mobile Home Subdivisions and Mobile Home Parks (R-T) – **REQUEST:** The Conditional Use Permit proposes to add five (5) additional single family residential units to the existing mobile home park for a total of 207 dwelling units. The additional five (5) lots will be located in the northwestern corner of the project site.

RECOMMENDED MOTION:

RECEIVE AND FILE The Notice of Decision by the Planning Commission on September 15, 2010.

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

ADOPTED a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 39774**, 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,

Carolyn Syms Luna

Carolyn Syms Luna
Planning Director

Initials:
CSL:vc p.m.

(continued on attached page)

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Stone, seconded by Supervisor Tavaglione 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: December 14, 2010
xc: Planning, Applicant

Kecia Harper-Ihem
Clerk of the Board
By *Kecia Harper-Ihem*
Deputy

Prev. Agn. Ref.

District: First

Agenda Number:

ATTACHMENTS FILED
WITH THE CLERK OF THE BOARD

1.2

REVIEWED BY EXECUTIVE OFFICE

DATE

Departmental Concurrence

Jennifer Sargent

Policy

☐

Consent

☒

Dep't Recomm.:

Policy

☐

Consent

☒

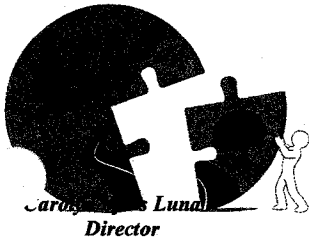
Per Exec. Ofc.:

The Honorable Board of Supervisors

Re: **CONDITIONAL USE PERMIT NO. 1192, REVISED PERMIT NO. 1**

Page 2 of 2

APPROVED CONDITIONAL USE PERMIT NO. 1992, REVISED PERMIT NO. 1, subject to the attached conditions of approval and based on 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, 12th Floor
P. O. Box 1409
Riverside, CA 92502-1409

☐ 38686 El Cerrito Road
Palm Desert, California 92211

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

EA39774, Conditional Use Permit No. 1192, Revised Permit No. 1
Project Title/Case Numbers

Christian Hinojosa
County Contact Person

(951) 955-0972
Phone Number

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

Rancho Caballero Mobile Home Park
Project Applicant

15181 Van Buren BLVD, Riverside CA 92504
Address

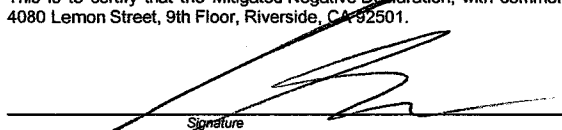
Southerly of Van Buren Boulevard and easterly of Mockingbird Canyon Road
Project Location

The Revised Conditional Use Permit proposes to add five (5) additional single family residential units to the existing mobile home park for a total of 207 dwelling units. The additional five (5) lots will be located in the northwestern corner of the project site.
Project Description

This is to advise that the Riverside County Planning Commission, as the lead agency, has approved the above-referenced project on September 15, 2010, and has made the following determinations regarding that project:

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

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


Signature

Project Planner Title

September 15, 2010
Date

Date Received for Filing and Posting at OPR: _____

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

12/16/10
Date

kb
Initial

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

Please charge deposit fee case#: ZEA39774 ZCFG03245

FOR COUNTY CLERK'S USE ONLY

DEC 14 2010 1.2

**FOR COUNTY CLERK'S USE ONLY**

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

J* REPRINTED * T0413218

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: RANCHO CABALLERO MOBILE HOME PAR \$64.00
paid by: CK 103430
CFG FOR EA39774
paid towards: CFG03245 CALIF FISH & GAME: DOC FEE
at parcel: 15181 VAN BUREN BLV RIV
appl type: CFG3

By _____ Sep 01, 2004 11:34
ALMILLER posting date Sep 01, 2004

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

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

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

J* REPRINTED * R1003550

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

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

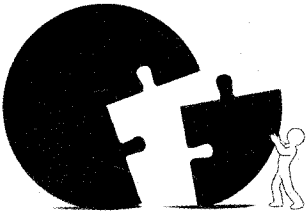
38686 El Cerrito Rd
Indio, CA 92211
(760) 863-8271

Received from: RANCHO CABALLERO MOBILE HOME PAR \$2,010.25
paid by: CK 100209
CFG FOR EA39774
paid towards: CFG03245 CALIF FISH & GAME: DOC FEE
at parcel: 15181 VAN BUREN BLV RIV
appl type: CFG3

By _____ Apr 06, 2010 11:58
SBROSTRO posting date Apr 06, 2010

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

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



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

912B

DATE: November 29, 2010

TO: Clerk of the Board of Supervisors

FROM: Planning Department - Riverside Office

SUBJECT: CONDITIONAL USE PERMIT NO. 1192, REVISED PERMIT NO. 1
(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 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 December 1, 2010
Please schedule on the December 14, 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 (CFG3245)

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

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

"Planning Our Future... Preserving Our Past"

12/14/10 1,2

**PLANNING COMMISSION
MINUTE ORDER SEPTEMBER 15, 2010
RIVERSIDE COUNTY ADMINISTRATION CENTER**

- I. **AGENDA ITEM 4.3: CONDITIONAL USE PERMIT NO. 1192, REVISED PERMIT NO. 1** – Intent to Adopt a Mitigated Negative Declaration – Applicant: Rancho Caballero Mobile Home Park – Engineer/Representative: Secutrac – First Supervisorial District – Lake Mathews Zoning District – Lake Mathews / Woodcrest Area Plan: Community Development: Medium High Density Residential (CD:MHDR) (5-8 Dwelling Units Per Acre) – Location: Southerly of Van Buren Boulevard and easterly of Mockingbird Canyon Road – 19.24 Gross Acres – Zoning: Mobile Home Subdivisions and Mobile Home Parks (R-T). (Quasi-judicial)

II.

PROJECT DESCRIPTION

The Conditional Use Permit proposes to add five (5) additional single family residential units to the existing mobile home park for a total of 207 dwelling units. The additional five (5) lots will be located in the northwestern corner of the project site. – APN: 273-030-056.

MEETING SUMMARY

The following staff presented the subject proposal:

Project Planner: Jeff Horn, Phone: (951) 955-4641 or E-mail jhorn@rctlma.org

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

Leonard Urquiza 28780 Old Town Front St. Suite D-7 Temecula, CA 92590 951-526-2294

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

- VII. **CONTROVERSIAL ISSUES**
NONE

VIII. **PLANNING COMMISSION ACTION**

The Planning Commission, by a vote of 4-0 (Commissioner Petty, Absent) recommended, with modifications, to the Board of Supervisors;

ADOPTION of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 39774**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

APPROVAL of **CONDITIONAL USE PERMIT NO. 1992, REVISED PERMIT NO. 1** subject to the attached conditions of approval and based on the findings and conclusions incorporated in the staff report.

- IX. **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

PUBLIC NOTICE REGARDING
MEETING OF THE
RIVERSIDE COUNTY PLANNING COMMISSION

NOTICE IS HEREBY GIVEN that due to lack of a quorum, the Commission meeting of August 18, 2010, has been cancelled. The items on the August 18, 2010, Agenda will be considered at the Commission meeting scheduled for September 15, 2010 at 9:00am located at the County Administration Center at 4080 Lemon St. Riverside CA, 92504 in the Board Chambers.

Dated: ***August 18, 2010***

Desiree Bowie
Signed by Commission Secretary

Agenda Item No.: 4.3
Area Plan: Lake Mathews / Woodcrest
Zoning District: Woodcrest
Supervisory District: First
Project Planner: Jeff Horn
Planning Commission: September 15, 2010

**CONDITIONAL USE PERMIT NO. 1192, REVISED
PERMIT NO. 1**
ENVIRONMENTAL ASSESSMENT NO. 39774
Applicant: Rancho Caballero Mobile Home Park
Engineer/Rep.: Secutrac

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

PROJECT DESCRIPTION AND LOCATION:

Conditional Use Permit No. 1192, Revised Permit No. 1 proposes to add five (5) additional single family residential units to the existing mobile home park for a total of 207 dwelling units. The additional five (5) lots will be located in the northwestern corner of the project site.

The proposed project is located in the Woodcrest Community of Lake Mathews/Woodcrest Area Plan of Western Riverside County; more specifically, Southerly of Van Buren Boulevard and easterly of Mockingbird Canyon Road.

BACKGROUND:

The proposed additional five (5) units are located on a portion of the property approved for use as a 0.92 acres recreational vehicle parking and storage area (number of vehicles not specified) through Conditional Use Permit No. 1192, Amended Permit No. 1, Approved by the Board of Supervisors on April 24, 1990.

The subject existing mobile home park was established under Conditional Use Permit No. 1192, approved by the Board of Supervisors on August 31, 1970. The project was expanded by 101 additional lots by Conditional Use Permit No. 2486, Approved by the Board of Supervisors on January 21, 1981. Two projects combined permit for 303 total units on APN 273-030-056.

SUMMARY OF FINDINGS:

- | | |
|-----------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1. Existing General Plan Land Use (Ex. #5): | Community Development: Medium High Density Residential (CD:MHDR) (5-8 Dwelling Units Per Acre) |
| 2. Surrounding General Plan Land Use (Ex.#5): | Rural Community: Very Low Density Residential (RC:LDR) (One Acre Minimum) to the north and east, Rural Community: Very Low Density Residential (RC:LDR) (One Acre Minimum) and Open Space: Conservation (OS:C) to the south, and Community Development: Medium High Density Residential (CD:MHDR), Rural Community: Very Low Density Residential (RC:LDR) (One Acre Minimum) and Open Space: Conservation (OS:C) to the west. |
| 3. Existing Zoning (Ex. #2): | Mobile Home Subdivisions and Mobile Home Parks (R-T) |
| 4. Surrounding Zoning (Ex. #2): | Residential Agricultural – 30,000 sq. ft. Minimum (R-A-30000) and One Family Dwellings – One Acre Minimum (R-A-1) to the north, Light Agricultural – One Acre Minimum (A-1-1) to the east, Light Agricultural – One Acre Minimum (A-1-1) and Watercourse, |

Watershed & Conservation Areas (W-1) to the south, and General Commercial (C-1/C-P), Residential Agricultural (R-A), Light Agricultural – One Acre Minimum (A-1-1), and Watercourse, Watershed & Conservation Areas (W-1) to the west.

- | | |
|-----------------------------------|-----------------------------------|
| 5. Existing Land Use (Ex. #1): | Mobile Home Park |
| 6. Surrounding Land Use (Ex. #1): | Residential and agricultural uses |
| 7. Project Data: | Total Acreage: 19.24 Gross Acres |

RECOMMENDATIONS:

ADOPTION of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 39774**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

APPROVAL of **CONDITIONAL USE PERMIT NO. 1992, REVISED PERMIT NO. 1** subject to the attached conditions of approval and based on the findings and conclusions incorporated in the staff report.

CONCLUSIONS:

1. The proposed project is in conformance with the Community Development: Medium High Density Residential (CD:MHDR) (5-8 Dwelling Units Per Acre) Land Use Designation, and with all other elements of the Riverside County General Plan.
2. The proposed project will be consistent with the Mobile Home Subdivisions and Mobile Home Parks (R-T) 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 Multi-Species Habitat Conservation Plan (MSHCP).

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 of Community Development: Medium High Density Residential (CD:MHDR) (5-8 Dwelling Units Per Acre).
2. The project site is surrounded by properties which are designated Rural Community: Very Low Density Residential (RC:LDR) (One Acre Minimum) to the north and east, Rural Community: Very Low Density Residential (RC:LDR) (One Acre Minimum) and Open Space: Conservation (OS:C)

to the south, and Community Development: Medium High Density Residential (CD:MHDR), Rural Community: Very Low Density Residential (RC:LDR) (One Acre Minimum) and Open Space: Conservation (OS:C) to the west.

3. The proposed use, five (5) additional single family residential units to the existing mobile home park, is a permitted in the Community Development: Medium High Density Residential (CD:MHDR) (5-8 Dwelling Units Per Acre) Land Use Designation.
4. The zoning for the subject site Mobile Home Subdivisions and Mobile Home Parks (R-T).
5. The project site is surrounded by properties which are zoned Residential Agricultural – 30,000 sq. ft. Minimum (R-A-30000) and One Family Dwellings – One Acre Minimum (R-A-1) to the north, Light Agricultural – One Acre Minimum (A-1-1) to the east, Light Agricultural – One Acre Minimum (A-1-1) and Watercourse, Watershed & Conservation Areas (W-1) to the south, and General Commercial (C-1/C-P), Residential Agricultural (R-A), Light Agricultural – One Acre Minimum (A-1-1), and Watercourse, Watershed & Conservation Areas (W-1) to the west.
6. The proposed use, five (5) additional single family residential units to the existing mobile home park, is a permitted use subject to approval of a conditional use permit, in the Mobile Home Subdivisions and Mobile Home Parks (R-T) zoning classification.
7. Residential and agricultural uses have been constructed and are operating in the project vicinity.
8. This project is not located within a Criteria Area of the Multi-Species Habitat Conservation Plan.
9. Environmental Assessment No. 39774 identified the following potentially significant impacts:
 - a. Biological Resources

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

INFORMATIONAL ITEMS:

1. As of this writing, no letters, in support or opposition have been received.
2. The project site is not located within:
 - a. A General Plan Policy Area;
 - b. A 100-year flood plain a drainage area or dam inundation area.
 - c. A MSCHP Criteria Cell.
 - d. A Liquefaction Zone.
 - e. A Fault Zone.
 - f. A High Fire Area,
 - g. California Gnatcatcher habitat, or
 - h. Quino Checkerspot Butterfly habitat.
3. The project site is located within:
 - a. The project site is located within the City of Riverside Sphere of influence,

- b. The boundaries of the Riverside Unified School District,
 - c. Zone B of Lighting Ord. 655, 47.00 miles,
 - d. March Air Reserve Base Airport Influence Area,
 - e. The Santa Ana River Watershed, and
 - f. The Stephens Kangaroo Rat Fee Area.
4. The subject site is currently designated as Assessor's Parcel Numbers 273-030-056.
5. This Conditional Use Permit was filed with the Planning Department on September 1, 2004.
6. Deposit Based Fees charged for this project, as of the time of staff report preparation, are \$24,475.64.

JH:jh

Y:\Planning Case Files-Riverside office\CUP01192R1\Staff Report.CUP01192R1.doc

Agenda Item No.: 4.3
Area Plan: Lake Mathews / Woodcrest
Zoning District: Woodcrest
Supervisory District: First
Project Planner: Jeff Horn
Planning Commission: August 18, 2010

CONDITIONAL USE PERMIT NO. 1192, REVISED
PERMIT NO. 1
ENVIRONMENTAL ASSESSMENT NO. 39774
Applicant: Rancho Caballero Mobile Home Park
Engineer/Rep.: Secutrac

COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

Conditional Use Permit No. 1192, Revised Permit No. 1 proposes to add five (5) additional single family residential units to the existing mobile home park for a total of 207 dwelling units. The additional five (5) lots will be located in the northwestern corner of the project site.

The proposed project is located in the Woodcrest Community of Lake Mathews/Woodcrest Area Plan of Western Riverside County; more specifically, Southerly of Van Buren Boulevard and easterly of Mockingbird Canyon Road.

BACKGROUND:

The proposed additional five (5) units are located on a portion of the property approved for use as a 0.92 acres recreational vehicle parking and storage area (number of vehicles not specified) through Conditional Use Permit No. 1192, Amended Permit No. 1, Approved by the Board of Supervisors on April 24, 1990.

The subject existing mobile home park was established under Conditional Use Permit No. 1192, approved by the Board of Supervisors on August 31, 1970. The project was expanded by 101 additional lots by Conditional Use Permit No. 2486, Approved by the Board of Supervisors on January 21, 1981. Two projects combined permit for 303 total units on APN 273-030-056.

SUMMARY OF FINDINGS:

1. Existing General Plan Land Use (Ex. #5): Community Development: Medium High Density Residential (CD:MHDR) (5-8 Dwelling Units Per Acre)
2. Surrounding General Plan Land Use (Ex.#5): Rural Community: Very Low Density Residential (RC:LDR) (One Acre Minimum) to the north and east, Rural Community: Very Low Density Residential (RC:LDR) (One Acre Minimum) and Open Space: Conservation (OS:C) to the south, and Community Development: Medium High Density Residential (CD:MHDR), Rural Community: Very Low Density Residential (RC:LDR) (One Acre Minimum) and Open Space: Conservation (OS:C) to the west.
3. Existing Zoning (Ex. #2): Mobile Home Subdivisions and Mobile Home Parks (R-T)
4. Surrounding Zoning (Ex. #2): Residential Agricultural – 30,000 sq. ft. Minimum (R-A-30000) and One Family Dwellings – One Acre Minimum (R-A-1) to the north, Light Agricultural – One Acre Minimum (A-1-1) to the east, Light Agricultural – One Acre Minimum (A-1-1) and Watercourse,

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Watershed & Conservation Areas (W-1) to the south, and General Commercial (C-1/C-P), Residential Agricultural (R-A), Light Agricultural – One Acre Minimum (A-1-1), and Watercourse, Watershed & Conservation Areas (W-1) to the west.

- | | |
|-----------------------------------|-----------------------------------|
| 5. Existing Land Use (Ex. #1): | Mobile Home Park |
| 6. Surrounding Land Use (Ex. #1): | Residential and agricultural uses |
| 7. Project Data: | Total Acreage: 19.24 Gross Acres |

RECOMMENDATIONS:

ADOPTION of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 39774**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

APPROVAL of **CONDITIONAL USE PERMIT NO. 1992, REVISED PERMIT NO. 1** subject to the attached conditions of approval and based on the findings and conclusions incorporated in the staff report.

CONCLUSIONS:

1. The proposed project is in conformance with the Community Development: Medium High Density Residential (CD:MHDR) (5-8 Dwelling Units Per Acre) Land Use Designation, and with all other elements of the Riverside County General Plan.
2. The proposed project will be consistent with the Mobile Home Subdivisions and Mobile Home Parks (R-T) 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 Multi-Species Habitat Conservation Plan (MSHCP).

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 of Community Development: Medium High Density Residential (CD:MHDR) (5-8 Dwelling Units Per Acre).
2. The project site is surrounded by properties which are designated Rural Community: Very Low Density Residential (RC:LDR) (One Acre Minimum) to the north and east, Rural Community: Very Low Density Residential (RC:LDR) (One Acre Minimum) and Open Space: Conservation (OS:C)

to the south, and Community Development: Medium High Density Residential (CD:MHDR), Rural Community: Very Low Density Residential (RC:LDR) (One Acre Minimum) and Open Space: Conservation (OS:C) to the west.

3. The proposed use, five (5) additional single family residential units to the existing mobile home park, is a permitted use in the Community Development: Medium High Density Residential (CD:MHDR) (5-8 Dwelling Units Per Acre) Land Use Designation.
4. The zoning for the subject site Mobile Home Subdivisions and Mobile Home Parks (R-T).
5. The project site is surrounded by properties which are zoned Residential Agricultural – 30,000 sq. ft. Minimum (R-A-30000) and One Family Dwellings – One Acre Minimum (R-A-1) to the north, Light Agricultural – One Acre Minimum (A-1-1) to the east, Light Agricultural – One Acre Minimum (A-1-1) and Watercourse, Watershed & Conservation Areas (W-1) to the south, and General Commercial (C-1/C-P), Residential Agricultural (R-A), Light Agricultural – One Acre Minimum (A-1-1), and Watercourse, Watershed & Conservation Areas (W-1) to the west.
6. The proposed use, five (5) additional single family residential units to the existing mobile home park, is a permitted use subject to approval of a conditional use permit, in the Mobile Home Subdivisions and Mobile Home Parks (R-T) zoning classification.
7. Residential and agricultural uses have been constructed and are operating in the project vicinity.
8. This project is not located within a Criteria Area of the Multi-Species Habitat Conservation Plan.
9. Environmental Assessment No. 39774 identified the following potentially significant impacts:
 - a. Biological Resources

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

INFORMATIONAL ITEMS:

1. As of this writing, no letters, in support or opposition have been received.
2. The project site is not located within:
 - a. A General Plan Policy Area;
 - b. A 100-year flood plain a drainage area or dam inundation area.
 - c. A MSCHP Criteria Cell.
 - d. A Liquefaction Zone.
 - e. A Fault Zone.
 - f. A High Fire Area,
 - g. California Gnatcatcher habitat, or
 - h. Quino Checkerspot Butterfly habitat.
3. The project site is located within:
 - a. The project site is located within the City of Riverside Sphere of Influence,

CONDITIONAL USE PERMIT NO. 1192, REVISED PERMIT NO. 1
ENVIRONMENTAL ASSESSMENT NO. 39774
Planning Commission Staff Report: August 18, 2010
Page 4 of 4

- b. The boundaries of the Riverside Unified School District,
 - c. Zone B of Lighting Ord. 655, 47.00 miles,
 - d. March Air Reserve Base Airport Influence Area,
 - e. The Santa Ana River Watershed, and
 - f. The Stephens Kangaroo Rat Fee Area.
4. The subject site is currently designated as Assessor's Parcel Numbers 273-030-056.
5. This Conditional Use Permit was filed with the Planning Department on September 1, 2004.
6. Deposit Based Fees charged for this project, as of the time of staff report preparation, are \$24,475.64.

JH:jh

Y:\Planning Case Files-Riverside office\CUP01192R1\Staff Report.CUP01192R1.doc

CONDITIONAL USE CASE NO. 1192
Unicorn Industries
Mobilehome Park
Zone A-1-1
Lake Mathews District
First Supervisorial District

B _____ CT
V _____ BH
E _____ CD
H _____ JR
F _____ BP
P _____ ST
X _____ HS
FILE _____

HEARING BOARD CONDITIONS
JULY 29, 1970 (Continued to 8-12-70)

1. The development of the premises shall conform with County Mobilehome Park Standards (attached) and shall be in substantial conformance with the plot plan marked Exhibit "A" on file with Conditional Use Case No. 1192 in the office of the Riverside County Planning Commission, unless otherwise amended by these conditions. Substantial conformance means that there shall be no enlargement of that area shown on said Exhibit "A" or reduction in the average size of the trailer ports, or change the general character of the plan.
- (a) Construction of the development permitted hereby may be done progressively in stages provided a plan for each stage of development is submitted to and approved by the Riverside County Planning Commission. Said plan shall conform substantially with the intent and purposes of this approval for the provision of open areas, drainage facilities, recreational facilities, and off-street automobile parking.
- (b) This permit shall become null and void on September 1, 1974 as it applies to any undeveloped portion of the property as shown on Exhibit "A".
- (c) Prior to occupancy of any portion of the mobilehome park permitted hereby, all required drainage facilities shall be constructed, which shall protect that portion of the park. Said drainage facilities shall be constructed in conformance with a preliminary plan reviewed by the Flood Control District on July 20, 1970. Plans for these facilities shall be prepared by a registered civil engineer, approved by the Flood Control District, and made a part of the construction plans submitted to the Department of Building and Safety.
- (d) Fencing and/or wall as indicated on Example "A". A 10 foot wide planting strip shall be established around entire perimeter of project. Any interior streets or channels shall be moved toward the interior to facilitate said planting strip. Said strip shall be established and perimeter maintained in shrubs or trees to provide for screening and shall be allowed to grow to a minimum height of 15 feet.
- In the event walls are used, openings shall be made to provide for on and off-site drainage. Fences and walls may be constructed progressively to completely enclose that portion of the mobilehome park being developed and prior to occupancy of the last phase of park development the entire project shall be fenced or walled.
- (e) All interior streets shall be 32 feet in width. All streets, driveways, and parking areas shall be improved with two inches of asphaltic concrete.
- (f) Prior to occupancy of any particular space the developer shall construct a concrete slab or wooden deck on that space.
- (g) Prior to final inspection and occupancy street planting Ordinance 457.19 shall be complied with.
- (h) Prior to the issuance of a certificate of occupancy of any trailer space, one or more shade trees shall be planted and maintained thereafter in a growing condition.

2. Prior to the issuance of a building permit, additional right-of-way along the Mockingbird Canyon Road frontage of the property (as shown on Exhibit A) shall be offered by the owner for public road purposes to provide for a 33 foot half-street without cost to any government agency.
3. Prior to the issuance of a building permit for construction of any use contemplated by this approval, the applicant shall first obtain permits and/or clearance from the following public agencies:

Riverside County Flood Control District
Road Department - *R/W - OCT 14, 1970*
State Water Quality Control Board No. *8*

3-8-71
Department of Public Health
State Division of Forestry

Prior to the issuance of a building permit the applicant shall submit to the County Health Department information indicating that sewage and waste disposal are feasible in accordance with existing regulations of the State and County, and that water is obtainable from an approved source.

Written evidence of said permit or clearance from the above agencies shall be presented to the Land Use Division of the Department of Building and Safety at the time of the issuance of a building permit for the use contemplated herewith.

4. This permit shall be used within two years after final proceedings before the Board of Supervisors, otherwise it shall become null and void and of no effect whatever. Or "use" is meant fabrication of materials on the site and the beginning of construction of permanent buildings.

AGREEMENT

I accept and agree, prior to use of this permit or approval, to comply with all of the conditions set forth, and understand that the office of Building and Safety will not issue a building permit, or allow occupancy of the use permitted until this signed confirmation, in quadruplicate, has been received by the Planning Commission.

Date 9/16/70

Applicant's Signature VNIGORN INDUSTRIES *J. Phillips*
P.M.

Date 9/16/70

Owner's Signature VNIGORN INDUSTRIES *J. Phillips*
P.M.

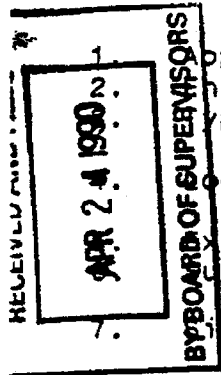
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SEP 24 1970

RIVERSIDE COUNTY
PLANNING COMMISSION

Zoning District: Lake Mathews
Supervisory District: First
Regional Team No.: One

REVISED CONDITIONAL USE PERMIT 1192
Planning Commission: 2-28-90
Agenda Item No.: 7-4

RIVERSIDE COUNTY PLANNING DEPARTMENT
STAFF REPORT



1. Applicant: Rancho Caballero Mobile Home Park
2. Engineer/Rep.: Vedder Park Management/Mike Murphy
3. Type of Request: Addition of an RV storage parking lot.
4. Location: West of Mockingbird Canyon, south of Van Buren Blvd.
5. Existing Zoning: R-T
6. Surrounding Zoning: R-A, R-A-5, R-A-20,000, R-A-30,000, A-1-1, A-1-10, and C-1/C-P
7. Site Characteristics: Mobile Home Park composed of 303 units
8. Area Characteristics: Single family, residential, vacant land, and agriculture
9. Comprehensive General Plan Designation: Land Use: Category III/II
10. Land Division Data: Total Acreage: 78
Total Lots: 300 ±
11. Agency Recommendations: Road: 3-21-89
Health: 3-30-89
Flood: 5-15-89
Fire: 3-21-89
Building and Safety:
Grading: 3-20-89
Land Use: 6-5-89
Opposing/Supporting: None received
City of Riverside
12. Letters:
13. Sphere of Influence:

ANALYSIS

Project Description

Revised Conditional Use Permit No. 1192, Amended No. 1, is a request for formal approval of an existing parking lot as part of an existing mobilehome park. The parking area is just under one acre (.92 acre), and would be used as a recreational vehicle storage/parking area.

The subject mobilehome park was established under Conditional Use Permit No. 1192 which was approved August 31, 1970. The mobilehome park was enlarged through Conditional Use Permit No. 2486 which was approved by the West Area Planning Council on December 21, 1981.

The parking lot is located near the northwest corner of the mobilehome park off of Camino De Estrilla. This project is located south of Van Buren Blvd., west of Mockingbird Canyon Road, in the Lake Mathews Area.

Land Use/Zoning

The site is an existing mobilehome park. Surrounding land uses include, vacant land, single family residential uses, some agriculture uses, and commercial uses.

REVISED CONDITIONAL USE PERMIT NO. 1192
AMENDED NO. 1
Staff Report
Page 2

The site is zoned R-T. Surrounding zoning includes R-A, R-A-5, R-A-20,000, R-A-30,000, A-1-1, A-1-10, and C-1/C-P.

General Plan Consistency/Compatibility

The project site falls within the Lake Mathews Land Use Planning area. The existing mobilehome park was initially found to be compatible with surrounding land uses, and the addition of this Recreational Vehicle storage area/parking lot will not affect this determination. Therefore, this project is in conformance with the General Plan.

When the subject mobilehome park was expanded through Conditional Use Permit No. 2486, concern was raised regarding visual impacts. These concerns were mitigated through the use of landscaping and block walls. A landscaping plan will be required as a condition of approval for the parking lot in order to address potential visual impacts.

Staff has determined that the subject project will not add any significant environmental impacts that will require mitigation beyond that required for the original mobilehome park approvals.

The applicant has requested that a caretaker be allowed to occupy a self-contained recreational vehicle on the site. However, the Department of Building and Safety has indicated that this will not be allowed.

FINDINGS:

1. Revised Conditional Use Permit No. 1192 is a proposal to add an RV storage area parking lot to Conditional Use Permit 1192.
2. The project is located within the Lake Mathews Land Use Planning Area, west of Mockingbird Canyon, south of Van Buren, near Camino De Estrilla.
3. The project is within a Mobilehome Park. Surrounding land uses include vacant land, single family residential, some agricultural uses, and commercial uses.
4. The site is zoned R-T. Surrounding zoning includes R-A, R-A-5, R-A-20,000, R-A-30,000, A-1-1, A-1-10, and C-1/C-P.

CONCLUSIONS:

1. The project is consistent with the Lake Mathews Land Use Planning Area, therefore, consistent with the Comprehensive General Plan.
2. The project will not add to or cause any significant environmental concerns.

RECOMMENDATIONS:

APPROVAL of REVISED CONDITIONAL USE PERMIT NO. 1192, AMENDED NO. 1 subject to the conditions of approval.

LC:lgg
2/20/90

**RIVERSIDE COUNTY PLANNING DEPARTMENT
CONDITIONS OF APPROVAL**

Rancho Caballero Mobile Home Park, Ltd
15181 Van Buren Avenue
Riverside, CA 92504

**REVISED
CONDITIONAL USE PERMIT NO. 1192
AMENDED NO. 1**
Project Description: Addition of RV
storage
Assessor's Parcel No.: 273-030-056
District: Lake Mathews

RECEIVED AND FILED

APR 24 1990

BOARD OF SUPERVISORS

The use hereby permitted is for Revised Conditional Use Permit No. 1192, Amended No. 1 located within Assessor's Parcel Number(s) 273-030-056.

The permittee shall defend, indemnify, and hold harmless the County of Riverside, its agents, officers, and employees from any claims, action, or proceeding against the County of Riverside or its agents, officers, or employees to attack, set aside, void, or annul, an approval of the County of Riverside, its advisory agencies, appeal boards, or legislative body concerning REVISED CONDITIONAL USE PERMIT NO. 1192, AMENDED NO. 1. The County of Riverside will promptly notify the permittee of any such claim, action, or proceeding against the County of Riverside and will cooperate fully in the defense. If the County fails to promptly notify the permittee of any such claim, action or proceeding or fails to cooperate fully in the defense, the permittee shall not, thereafter, be responsible to defend, indemnify, or hold harmless the County of Riverside.

3. This approval shall be used within two (2) years of approval date; otherwise, it shall become null and void and of no effect whatsoever. By use is meant the beginning of substantial construction contemplated by this approval within the two (2) year period which is thereafter diligently pursued to completion or the beginning of substantial utilization contemplated by this approval.
4. The development of the premises shall conform substantially with that as shown on Conditional Use Permit marked Exhibit A, Amended No. 1, or as amended by these conditions.
5. In the event the use hereby permitted ceases operation for a period of one (1) year or more, this approval shall become null and void.
6. Any outside lighting shall be hooded and directed so as not to shine directly upon adjoining property or public rights-of-way.
7. The subdivider shall comply with the street improvement recommendations outlined in the County Road Department's letter dated March 21, 1989, a copy of which is attached.
8. Water and sewerage disposal facilities shall be installed in accordance with the provisions set forth in the Riverside County Health Department's transmittal dated March 30, 1989, a copy of which is attached.
9. Flood protection shall be provided in accordance with the Riverside County Flood Control District's transmittal dated May 15, 1989, a copy of which is attached.

REVISED CONDITIONAL USE PERMIT NO. 1192
AMENDED NO. 1
Conditions of Approval
Page 2

10. Fire protection shall be provided in accordance with the appropriate section of Ordinance No. 546 and the County Fire Warden's transmittal dated March 21, 1989, a copy of which is attached.
11. The applicant shall comply with the recommendations set forth in the Department of Building and Safety - Land Use Section's transmittal dated June 5, 1989, a copy of which is attached.
12. The applicant shall comply with the recommendations set forth in the Department of Building and Safety - Grading Section's transmittal dated March 30, 1989, a copy of which is attached.
13. All landscaped areas shall be planted in accordance with approved landscape, irrigation, and shading plans prior to the issuance of occupancy permits. An automatic sprinkler system shall be installed and all landscaped areas shall be maintained in a viable growth condition. Planting within ten (10) feet of an entry or exit driveway shall not be permitted to grow higher than thirty (30) inches.
14. Prior to the issuance of grading or building permits, nine (9) copies of a Shading, Parking, Landscaping, and Irrigation Plan to assure visual buffering shall be submitted to the Planning Department for approval. The location, number, genus, species, and container size of the plants shall be shown. Plans shall meet all requirements of Ordinance No. 348, Section 18.12. (Amended at Planning Commission on 2-28-90)
15. All landscaping and irrigation shall be installed in accordance with approved plans prior to any use allowed by this permit.
16. All of the foregoing conditions shall be complied with prior to any use allowed by this permit.

LC:lgg
2/21/90

17. The above conditions of approval shall apply to the subject Recreational Vehicle Storage/Parking lot. All previously approved conditions of approval for Conditional Use Permit No. 1192 and No. 2486 shall remain applicable to the subject mobilehome park. (Added at Planning Commission on 2-28-90)
18. In the event that the mobilehome park permitted by Conditional Use Permits No. 1192 and No. 2486 ceases operation for a period of one year or more, this approval shall become null and void. (Added at Planning Commission on 2-28-90)

LC:lgg
3/6/90

CUP01192R1

Date Drawn: 10/05/09
Vicinity Map



Assessors Bk. Pg. 273-03
Thomas Bros. Pg. 745 E4
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 Redlands at (951) 955-3200 (Western County), or in Indio at (760) 863-8277 (Eastern County) or visit our website at <http://www.co.riverside.ca.us/index.html>.



RIVERSIDE COUNTY PLANNING DEPARTMENT

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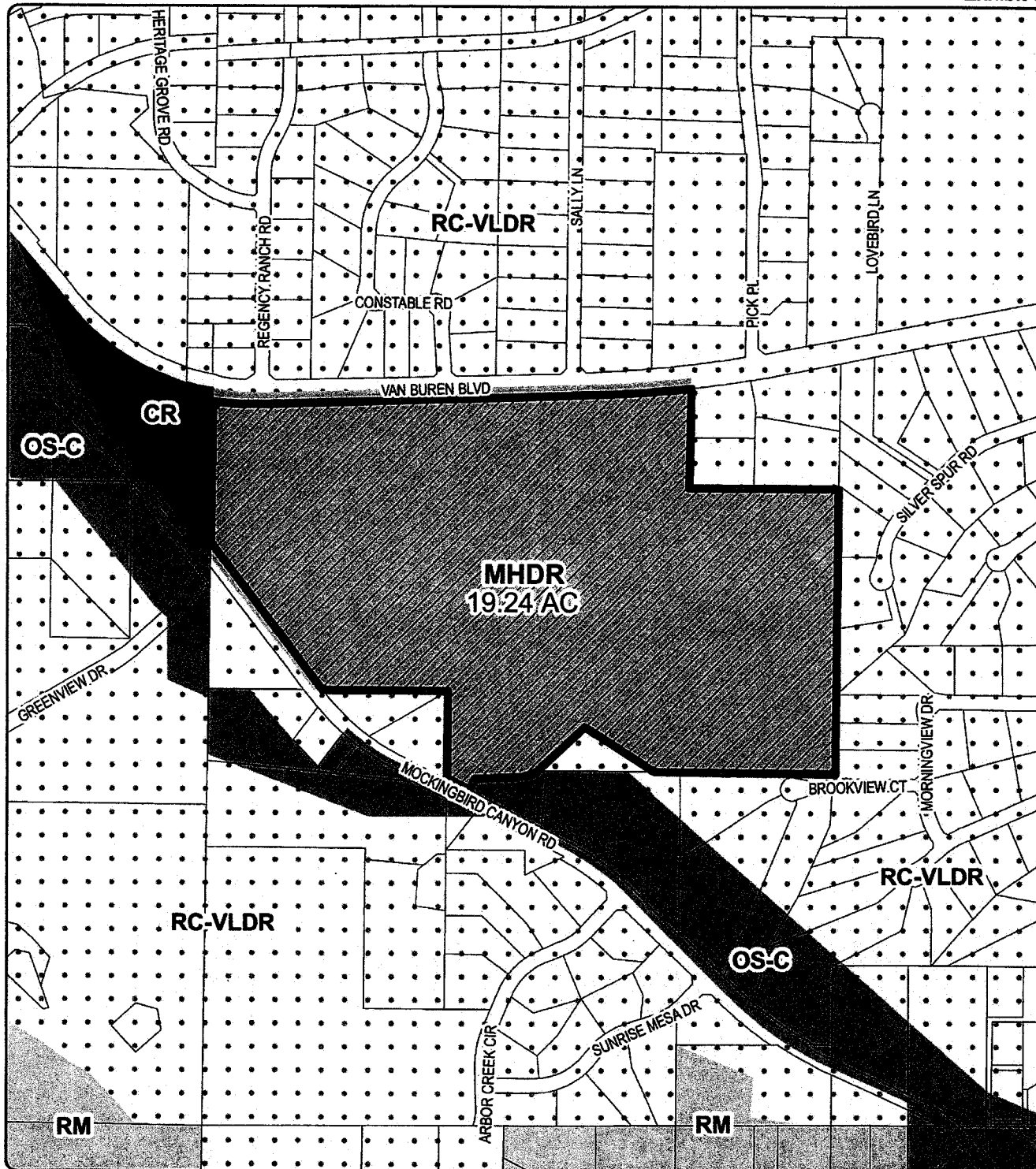
EXISTING GENERAL PLAN

Supervisor Buster

District: 1

Date Drawn: 10/05/09

Exhibit 5



Zoning District: Lake Elsinore
Township/Range: T3SR5W
Section: 27

Assessors Bk. Pg. 273-03
Thomas Bros. Pg. 745 E4
Edition 2009



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RIVERSIDE COUNTY PLANNING DEPARTMENT

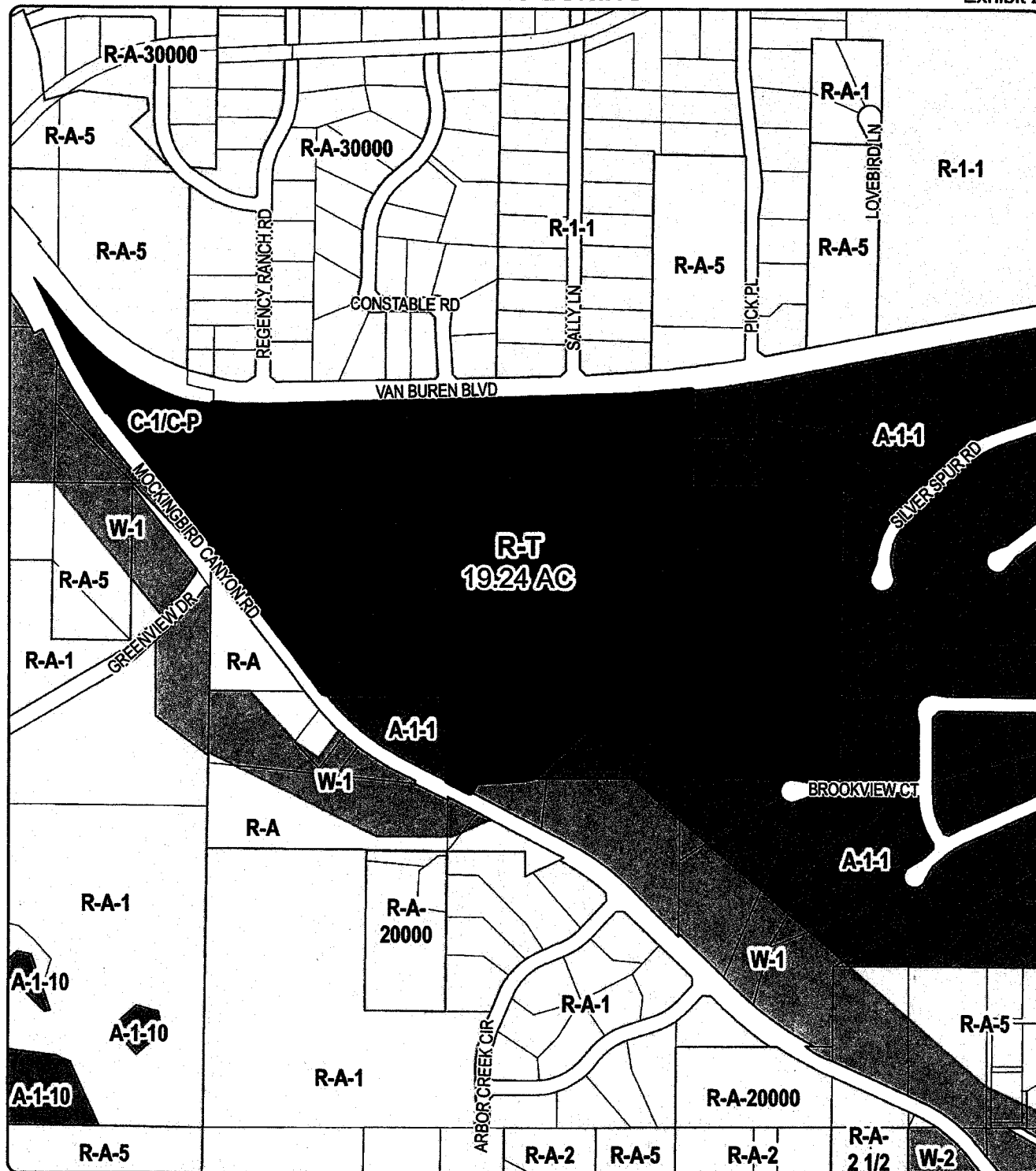
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EXISTING ZONING

Supervisor Buster
District 1

Date Drawn: 10/05/09

Exhibit 2



Zoning District: Lake Mathews
Township/Range: T3SR5W
Section: 27

Assessors Bk. Pg. 273-03
Thomas Bros. Pg. 745 E4
Edition 2009



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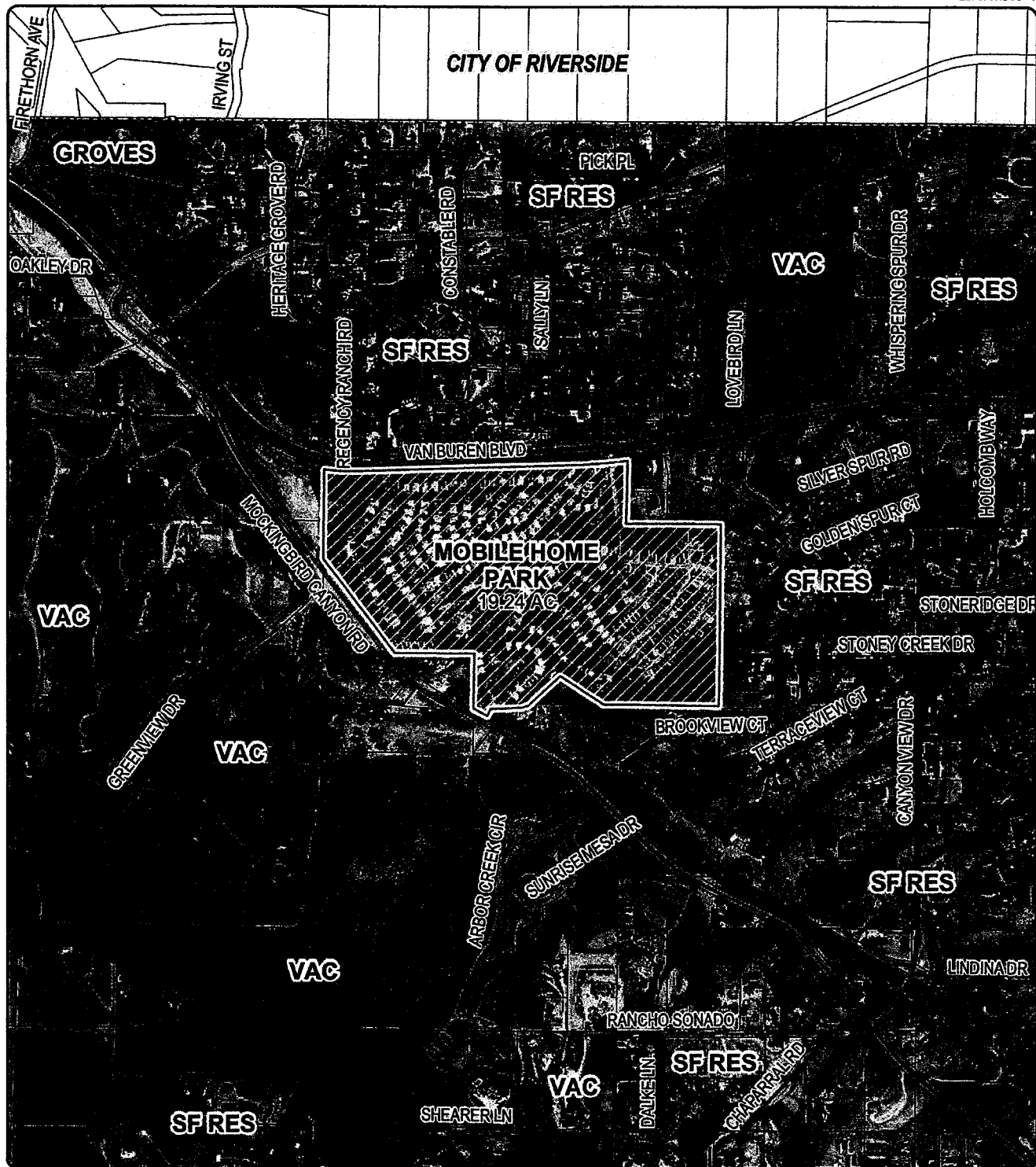
RIVERSIDE COUNTY PLANNING DEPARTMENT

CUP01192R1

LAND USE

Supervisor Buster
District 1

Date Drawn: 10/05/09
Exhibit 1



Zoning District: Lake Mathews
Township/Range: T3SR5W
Section: 27

Assessors Bk. Pg. 273-04
Thomas Bros. Pg. 745 E4
Edition 2009

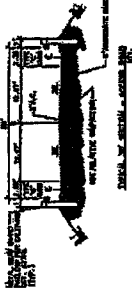
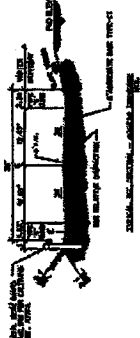
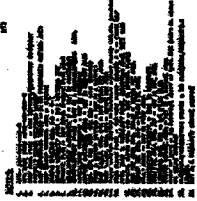
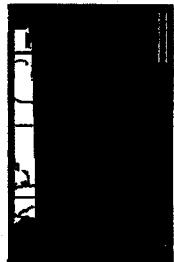
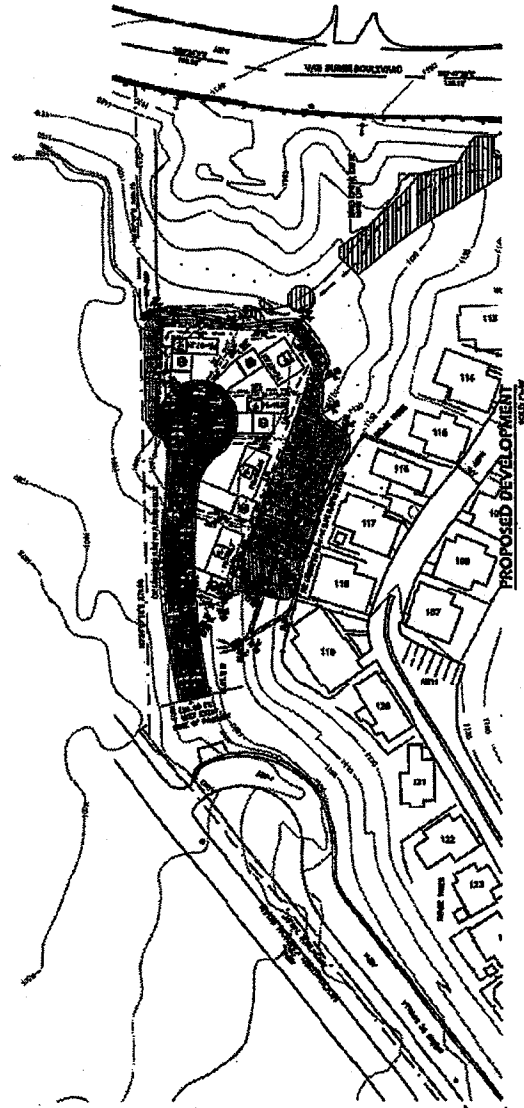
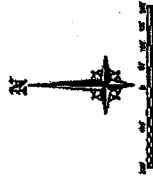


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RANCHO CABALLERO MOBILE HOME PARK

- DATA:**
- OWNER: RANCHO CABALLERO MOBILE HOME PARK, INC.
 - PROJECT: RANCHO CABALLERO MOBILE HOME PARK, INC.
 - LOCATION: 10000 S. RANCHO CABALLERO ROAD, RANCHO CABALLERO, CALIF. 92085
 - DATE: 10/1/80
 - DESIGNER: SOUTHWEST ENGINEERING, INC.
 - PROJECT NO.: 1192
 - SCALE: AS SHOWN
 - REVISIONS: 1. 10/1/80 - PRELIMINARY DESIGN
 - 2. 10/1/80 - PRELIMINARY DESIGN
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FOR INFORMATION ONLY
DO NOT SCALE FROM THIS
DRAWING FOR DIMENSIONS

FOR INFORMATION ONLY
DO NOT SCALE FROM THIS
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SWINGING



CIVIL ENGINEERING
10000 S. RANCHO CABALLERO ROAD
RANCHO CABALLERO, CALIF. 92085
TELEPHONE: (619) 335-0000
FAX: (619) 335-0000
WWW: WWW.SOUTHWEST-ENG.COM

REVISED C.U.P. 1192



Capallero Ranch
Mobile Home Park
MOCKING BIRD CANYON ROAD & CAMINO ESTRELLA ST
Beverly Hills, Ca. 92504
A.P.N. 273-030-056/057/058



Paradiso
landscape architecture
Cecily Leone
dp 7100
cun 8175
651/345-1927-F
714/372-4666-F

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PLANTING PLAN

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NOTES:

- 1) UNDEVELOPING AND REDEMPTION TO BE INITIATED BY DEVELOPER OR AGENT, IN ACCORDANCE WITH ALL LOCAL LAWS.
- 2) ALL UNDEVELOPING SHALL BE MAINTAINED BY DEVELOPER, AGENT UNTIL OCCUPANCY BY HOMEOWNER.
- 3) UNDEVELOPING SHALL BE MAINTAINED WITHIN PROPERTY LINE OF THE LOT.
- 4) UNDEVELOPING SHALL BE MAINTAINED WITHIN PROPERTY LINE OF THE LOT.
- 5) UNDEVELOPING AND PLANTING SHALL BE INITIATED TO PROGRESS EFFICIENT USE OF PLOT.
- 6) ALL STREET TREES AND ANY TREES WITHIN 5 FT. OF PAVEMENT, HEREINAFTER, OR ANY OTHER TREE WITHIN 5 FT. OF ANY OTHER PAVED AREA, SHALL BE MAINTAINED BY THE CITY.
- 7) ALL PLANTING SHALL BE MAINTAINED BY THE CITY.
- 8) ALL PLANTING IS TYPICAL PER SHEET L-3.
- 9) ALL PLANTING IS TYPICAL PER LOT. CONTRACTOR SHALL MAKE FIELD ADJUSTMENTS TO PLANT LOCATIONS AND QUANTITIES TO ACCOMMODATE FOR LOTS WITH UNUSUAL SHAPES.
- 10) ALL TREES SHALL BE DOUBLE STEMMED.
- 11) REFER TO SHEET L-3 & 4 FOR PLANTING DETAILS AND SPECIFICATIONS.
- 12) TREE PLANTING MATERIALS SHALL BE 10" HIGH LIGHT STANDARDS AND 8" HIGH LIGHT STANDARDS.
- 13) ALL PLANTING SHALL BE MAINTAINED BY THE CITY.
- 14) ALL PLANTING SHALL BE MAINTAINED BY THE CITY.
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COUNTY OF RIVERSIDE

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: 39774

Project Case Type (s) and Number(s): CONDITIONAL USE PERMIT NO. 1192, REVISED PERMIT NO. 1

Lead Agency Name: County of Riverside Planning Department

Address: P.O. Box 1409, Riverside, CA 92502-1409

Contact Person: Jeff Horn

Telephone Number: (951) 955-4641

Applicant's Name: Rancho Caballero Mobile Home Park

Applicant's Address: 15181 Van Buren BLVD, Riverside CA 92504

I. PROJECT INFORMATION

A. Project Description: CONDITIONAL USE PERMIT NO. 1192, REVISED PERMIT NO. 1 proposes to add five (5) additional single family residential units to the existing mobile home park for a total of 207 dwelling units. The additional five (5) lots will be located in the northwestern corner of the project site.

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

C. Total Project Area: 19.24 Gross Acres

Residential Acres: 19.24

Lots:

Units: 5

Projected No. of Residents: 16

Commercial Acres:

Lots:

Sq. Ft. of Bldg. Area:

Est. No. of Employees:

Industrial Acres:

Lots:

Sq. Ft. of Bldg. Area:

Est. No. of Employees:

Other:

D. Assessor's Parcel No(s): 273-030-056

E. Street References: Southerly of Van Buren Boulevard and easterly of Mockingbird Canyon Road.

F. Section, Township & Range Description or reference/attach a Legal Description: Township 3 South, Range 5 West, Section 27NW and Township 3 South, Range 5 West, Section 27P

G. Brief description of the existing environmental setting of the project site and its surroundings: The project proposes infill development on the northwesterly portion of an existing mobilehome park.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

- 1. Land Use:** The project site is currently designated Community Development: Medium High Density Residential (CD:MHDR) (5-8 Dwelling Units Per Acre).
- 2. Circulation:** The project site bounded Van Buren Boulevard and Mockingbird Canyon Road. Access shall not be permitted from Mockingbird Canyon Road. The project shall comply with the Circulation element of the General Plan and all other applicable policies.

3. **Multipurpose Open Space:** The project site is located within the Western Riverside County Multispecies Habitat Conservation Plan; however, the project is not located with a criteria area. The project shall meet all applicable Multipurpose Open Space element policies.
4. **Safety:** The project site is not located within a high fire area. The project site is not located within a flood plain. The project site is also not within a fault zone and an area that is subject to liquefaction and subsidence. The project site has adequate access and any subsequent development shall comply with the applicable building codes to ensure the safety of the structures. The project shall comply with all applicable policies of the safety element.
5. **Noise:** The proposed project shall alter the land use designation of the site to allow for very low residential and commercial uses. Neither use is considered to be a significant noise generating use. The project shall comply with all applicable policies of the noise element.
6. **Housing:** The conditional use permit will result in additional housing units within the project site. The project complies with all applicable policies of the housing element.
7. **Air Quality:** The revision to the conditional use permit will result in additional vehicle trips in the vicinity of the project. The project shall comply with all applicable policies of the air quality element.

B. General Plan Area Plan(s): Lake Mathews/Woodcrest

C. Foundation Component(s): Community Development

D. Land Use Designation(s): Medium High Density Residential (CD:MHDR) (5-8 Dwelling Units Per Acre)

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

F. Policy Area(s), if any: N/A

G. Adjacent and Surrounding Area Plan(s), Foundation Component(s), Land Use Designation(s), and Overlay(s) and Policy Area(s), if any: Rural Community: Very Low Density Residential (RC:LDR) (One Acre Minimum) to the north and east, Rural Community: Very Low Density Residential (RC:LDR) (One Acre Minimum) and Open Space: Conservation (OS:C) to the south, and Community Development: Medium High Density Residential (CD:MHDR), Rural Community: Very Low Density Residential (RC:LDR) (One Acre Minimum) and Open Space: Conservation (OS:C) to the west.

H. Adopted Specific Plan Information

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

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

I. Existing Zoning: Mobile Home Subdivisions and Mobile Home Parks (R-T)

J. Proposed Zoning, if any: N/A

K. Adjacent and Surrounding Zoning: Residential Agricultural – 30,000 sq. ft. Minimum (R-A-30000) and One Family Dwellings – One Acre Minimum (R-A-1) to the north, Light Agricultural – One Acre Minimum (A-1-1) to the east, Light Agricultural – One Acre Minimum (A-1-1) and Watercourse, Watershed & Conservation Areas (W-1) to the south, and General Commercial (C-1/C-P), Residential Agricultural (R-A), Light Agricultural – One Acre Minimum (A-1-1), and Watercourse, Watershed & Conservation Areas (W-1) to the west.

III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

- | | | |
|----------------------------------------------------------|--------------------------------------------------------|-------------------------------------------------------------|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Recreation |
| <input type="checkbox"/> Agriculture & Forest Resources | <input type="checkbox"/> Hydrology / Water Quality | <input type="checkbox"/> Transportation / Traffic |
| <input type="checkbox"/> Air Quality | <input type="checkbox"/> Land Use / Planning | <input type="checkbox"/> Utilities / Service Systems |
| <input checked="" 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 | |

IV. DETERMINATION

On the basis of this initial evaluation:

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED

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

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

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

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED

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

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

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

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

Signature



May 27, 2010

Date

Jeff Horn, Project Planner
Printed Name

For Ron Goldman, Planning Director

V. ENVIRONMENTAL ISSUES ASSESSMENT

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
AESTHETICS Would the project				
1. Scenic Resources				
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-7 "Scenic Highways"

Findings of Fact:

a) The project is located within the vicinity of a scenic highway. Scenic Highways provide the motorist with views of distinctive natural characteristics that are not typical of other areas in the County. The intent of these policies is to conserve significant scenic resources along scenic highways for future generations and to manage development along scenic highways and corridors so that it will not detract from the area's natural characteristics.

There is one State Eligible Scenic Highway adjacent to the proposal. Mockingbird Canyon Road runs along the westerly property line of the project site. The project site conforms to the intent of the Scenic Highway policy through design by adhering to a 50-foot property line setback for all buildings fronting on Mockingbird Canyon Road. This design future will ensure scenic views along the highway will remain intact.

b) The project will not 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.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

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

Findings of Fact:

a) The project site is located 47.00 miles from Mt. Palomar Observatory and within Zone B of Ordinance 655. The project has the potential to interfere with the Observatory. The project is required to comply with Riverside County Ordinance No. 655 which is intended to restrict the use of certain light fixtures emitting light into the night sky that can create undesirable light glow and detrimentally effect astronomical observations and research and a general planning condition has been placed on the project. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring 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

a) The proposed project will create a new source of light which would accompany any new residential development; however the new source of light is not anticipated to be of significant levels. Lighting will be hooded and shielded in accordance with County requirements to prevent creation of substantial light. Reflective surfaces will be minimized in construction of the development which would limit the potential for substantial glare created by the project. With adherence to the Ordinance No. 655 lighting control measures and landscape buffering it is not anticipated that spill-over light would adversely surrounding properties. Therefore, the project shall not create a new source of substantial light or glare which would adversely affect day or nighttime views in the area. Therefore, the impact is considered less than significant. (10.PLANNING.09)

b) The amount of light that will be created is consistent with levels found in typical commercial developments. There are existing residences surrounding the proposed project to the north, east, and west. The amount of light created by the proposed project is not anticipated to be at substantial levels. Lighting will be hooded and shielded in accordance with City requirements to prevent spillover onto adjacent properties. With adherence to the Ordinance No. 655 lighting control measures and landscape buffering it is not anticipated that spill-over light would adversely surrounding properties. Therefore, it is not anticipated that the proposed project shall expose residential property to unacceptable light levels. Therefore, the impact is considered less than significant

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

a) The project site is designated as Urban/Built Up land. Therefore the project will not 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) The proposed project is not Conflict with existing agricultural use, or a Williamson Act (agricultural preserve) contract (Riv. Co. Agricultural Land Conservation Contract Maps).

c) The project would result in the creation of residential uses within 300 feet of property zoned for Agricultural uses. The parcels to the south and west of the site are zoned Light Agriculture – 1 Acre Minimum (A-1-1); however, they do not currently contain active agricultural uses. The majority of the subject site is currently developed in conformance with the previous land use approval. Therefore, any impacts are considered less than significant.

d) The land uses surrounding the project site do not include active agricultural activities and are primarily residential. Therefore, the project is not anticipated to result in other changes in the existing environment, which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use. Therefore, the impact is considered less than significant.

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
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))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

a) The project site and surrounding area are designated as Urban/Built Up land. Therefore the project will not 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) The project site and surrounding area are designated as Urban/Built Up land. Therefore, the project would result in the loss of forest land or conversion of forest land to non-forest use

c) The land uses surrounding the project site do not include active forest land and are primarily residential. Therefore, the project is not anticipated to result in other changes in the existing environment, which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use. Therefore, the impact is considered less than significant.

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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose sensitive receptors which are located within 1 mile of the project site to project substantial point source	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
emissions?				
e) Involve the construction of a sensitive receptor located within one mile of an existing substantial point source emitter?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: SCAQMD CEQA Air Quality Handbook Table 6-2

Findings of Fact: The South Coast Air Quality Management District (SCAQMD) is responsible for developing a regional air quality management plan to insure compliance with state and federal air quality standards. The SCAQMD has adopted the 2003 Air Quality Management Plan (AQMP). The primary implementation responsibility assigned to the County (i.e. local governments) by the 2003 AQMP is the implementation of air quality control measures associated with transportation facilities. This project does not propose any transportation facilities that would require transportation control measures, and therefore will not obstruct implementation of the AQMP.

a) The 2003 AQMP is based on socioeconomic forecasts (including population estimates) provided by the Southern California Association of Governments (SCAG). The County General Plan is consistent with SCAG's Regional Growth Management Plan and SCAQMD's Air Quality Management Plan. The revision to CUP01992 will allow a increase in the population projected for the site; however, the population proposed by this project is not substantial and will not obstruct the implementation of the 2003 AQMP. Therefore, the impact is considered less than significant.

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 General Plan (2003) is a policy document that reflects the vision for the future of Riverside County. The General Plan is organized into eight separate elements, including an Air Quality Element. The purpose of the Air Quality Element is to protect 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 project would impact air quality in the short-term during construction and in the long-term through operation. Construction activities associated with the Project would result in emissions of carbon monoxide (CO), volatile organic gases (VOC), nitrogen dioxide (NOX), particulate sulfate (SOX) and particulate matter (PM10 and PM2.5). Construction emissions are expected from the use of construction equipment (including heavy diesel trucks) and fugitive dust (associated with site preparation and equipment travel on paved and unpaved roads). Construction emissions would occur in close proximity to the disturbance area, but some spillover into the surrounding community may occur. In accordance with standard 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.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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. The project will be required to provide water efficient landscaping and irrigation, bicycle racks, and pedestrian walkways per standard County requirements. 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. The nearest sensitive receptors include residential uses to the north, east and west, of the site. Air emissions will be emitted by construction equipment and fugitive dust will be generated during demolition, site preparation and construction activities. However, due to the temporary nature of the project construction, activities are anticipated to produce less than significant impacts. Additionally, adherence to County Ordinances would minimize these emissions through construction method and equipment standards. The proposed residential uses would not be creating substantial point source emissions. Therefore, the impact is considered less than significant.

e) The proposed project will result in the development of commercial use; however, there are no existing substantial point source emitters within one-mile of the project site. Therefore, the impact is considered less than significant.

f) The proposed project is not anticipated to result in or create objectionable odors. Therefore, the impact is considered less than significant.

Mitigation: No mitigation required.

Monitoring: No monitoring 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?

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: GIS database, WRC-MSHCP and/or CV-MSHCP, On-site Inspection

Findings of Fact:

a) The proposed project is located within the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP); however, it is not in a Multi Species Habitat Conservation Plan (MSHCP) criteria cell area. A watercourse traverses the northern portion of the project site. Therefore, the project will be required to comply with the Western Riverside Multiple-Species Habitat Conservation Plan (MSHCP) Sections 6.1.4 Urban/Wildlands Interface Guidelines (UWIG) and 7.5.3 Construction Guidelines if the watercourse is determined to contain riparian/riverine habitat. Areas of compliance include, but are not limited to: 1. All landscaping shall conform to MSHCP, Section 6 in Table 6.2. on pages 6-44 through 6-64; 2. All drainages shall be kept clear of toxins and ensure that the quantity and quality of runoff discharged from the site are not adversely altered from existing conditions; 3. Night lighting shall be directed away from the MSHCP Conservation Area(s) and/or PQP Lands and shielding shall be incorporated in project designs to ensure ambient lighting in the MSCHP Conservation Area(s) and/or PQP Lands does not increase. Therefore, this impact is considered less than significant with mitigation incorporated. (60.EPD.10)

b) The project site has been disturbed by previous agricultural activity. Therefore, the proposed project is not anticipated to contain endangered or threatened species as listed on Title 14 of

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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California Code of Regulations or in Title 50, Code of Federal Regulations. Therefore, there is considered less than significant.

c) The project site has been disturbed by previous agricultural activity. It is not anticipated that the project will 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, the impact is considered less than significant.

d) The project site is located in an area that has been disturbed by agricultural uses in the past. The site is primarily devoid of wildlife habitat. Although wildlife currently can move freely throughout the site, this parcel is not considered a corridor or constrained linkage area. Therefore the project shall 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, the impact is considered less than significant.

e-f) A watercourse traverses the northern portion of the project site. Therefore, the project will be required to comply with the Western Riverside Multiple-Species Habitat Conservation Plan (MSHCP) Sections 6.1.4 Urban/Wildlands Interface Guidelines (UWIG) and 7.5.3 Construction Guidelines if the watercourse is determined to contain riparian/riverine habitat. Areas of compliance include, but are not limited to: 1. All landscaping shall conform to MSHCP, Section 6 in Table 6.2. on pages 6-44 through 6-64; 2. All drainages shall be kept clear of toxins and ensure that the quantity and quality of runoff discharged from the site are not adversely altered from existing conditions; 3. Night lighting shall be directed away from the MSHCP Conservation Area(s) and/or PQP Lands and shielding shall be incorporated in project designs to ensure ambient lighting in the MSCHP Conservation Area(s) and/or PQP Lands do not increase. If any grading or construction is proposed within or along the banks of any natural watercourse or wetland located either on-site or on any required off-site improvement areas, the land divider/permit holder shall provide written notification to the County Planning Department that the appropriate California Department of Fish and Game notification pursuant to Sections 1601/1603 of the California Fish and Game Code has taken place. Also, written notifications shall be provided to the County Planning Department from the land divider/permit holder that alteration of any watercourse or wetland, located either on-site or on any required off-site improvement areas, complies with the U.S. Army Corp of Engineers Nationwide Permit Conditions. Therefore, the impact would be considered less than significant with mitigation incorporated. (60.EPD.10)

g) The proposed project site does not contain any oak trees or other protected resources. Therefore, the project shall 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: The project shall comply with the Western Riverside Multiple-Species Habitat Conservation Plan (MSHCP) Sections 6.1.4 Urban/Wildlands Interface Guidelines (UWIG) and 7.5.3 Construction Guidelines. (60.EPD.10)

Monitoring: Monitoring shall be conducted by the Environmental Programs Department during the Building and Safety plan check process

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
CULTURAL RESOURCES Would the project				
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) The project site is vacant and does not contain any historical structures. Therefore, no impacts are anticipated.
- b) The proposed project would not cause substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5. Therefore, no impacts are anticipated.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

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

Source: Project Application Materials

Findings of Fact:

- a) Per the review conducted by the Riverside County Archaeologist, the proposed project will not alter or destroy an archaeological site. In the event that during ground disturbance activities, unique cultural resources are discovered that were not assessed by the archaeological report(s) and/or environmental assessment conducted prior to project approval, specific procedures as outlined in the conditions of approval must be followed. Therefore, less than significant impacts are anticipated.
- b) Per the review conducted by the Riverside County Archaeologist, the proposed project will not cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5. In the event that during ground disturbance activities, unique cultural resources are discovered that were not assessed by the archaeological report(s) and/or environmental assessment conducted prior to project approval, specific

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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procedures as outlined in the conditions of approval must be followed. Therefore, less than significant impacts are anticipated.

- c) Per the review conducted by the Riverside County Archaeologist, the proposed project will not disturb any human remains, including those interred outside of formal cemeteries. If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the Riverside County Coroner has made the necessary findings as to origin. Further, pursuant to Public Resource Code Section 5097.98(b) remains shall be left in place and free from disturbance until a final decision as to the treatment and disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within a reasonable timeframe. Subsequently, the Native American Heritage Commission shall identify the "most likely descendant." The most likely descendant shall then make recommendations and engage in consultation concerning the treatment of the remains as provided in Public Resources Code Section 5097.98. Therefore, less than significant impacts are anticipated.
- d) The proposed project will not restrict known existing religious or sacred uses within the potential impact area. Therefore, no impacts are anticipated.

Mitigation: No mitigation required.

Monitoring: No monitoring 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"/>
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Source: Riverside County General Plan Figure OS-8 "Paleontological Sensitivity"

Findings of Fact:

- a) The project site is located within a low potential for paleontological sensitivity area within the Riverside County. Therefore, impacts to directly or indirectly destroy a unique paleontological resource, or site, or unique geologic feature is less than significant.

Mitigation: No mitigation measures required.

Monitoring: No monitoring measures required.

GEOLOGY AND SOILS Would the project

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

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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- 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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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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or based on other substantial evidence of a known fault?

Source: Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones," GIS database, Geologist Comments

Findings of Fact: The project site is not within an Alquist-Priolo Earthquake Fault Zone. The Riverside County Geologist has reviewed the project proposal and has deemed it designed to protect the public health, safety, and welfare.

Mitigation: No mitigation measures required.

Monitoring: No monitoring measures required.

12. Liquefaction Potential Zone

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

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

Findings of Fact:

a) The project is located in an area of low liquefaction potential. Therefore, impacts are considered to be less than significant.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

13. Ground-shaking Zone

Be subject to strong seismic ground shaking?

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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)

Findings of Fact:

a) 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 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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14. Landslide Risk

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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a) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, collapse, or rockfall hazards?

Source: On-site Inspection, Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slope"

Findings of Fact:

a) Due to the relatively level terrain in the area, the project site is not subject to landslide, collapse, or rockfall hazards. In addition, the project site is not located within an area subject to unstable geologic units or soil.

Mitigation: No mitigation required.

Monitoring: No monitoring required

15. Ground Subsidence

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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a) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in ground subsidence?

Source: Riverside County General Plan and GIS information.

a) The project site is located in an area susceptible to subsidence, but not located near any documented areas of subsidence. California Building Code (CBC) requirements pertaining to commercial development will mitigate the potential impact to less than significant. As CBC requirements are applicable to all commercial development, they are not considered mitigation for CEQA implementation purposes.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

16. Other Geologic Hazards

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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a) Be subject to geologic hazards, such as seiche, mudflow, or volcanic hazard?

Source: On-site Inspection, Project Application Materials

Findings of Fact: The project site is not subject to any other geologic hazards, such as seiche, mudflow, or volcanic hazards

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.

17. Slopes

a) Change topography or ground surface, relief features?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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b) Create cut or fill slopes greater than 2:1 or higher than 10 feet?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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c) Result in grading that affects or negates subsurface sewage disposal systems?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Building & Safety Grading Review, Project Application Materials

Findings of Fact:

a) The project area is relatively flat and will not require an extensive amount of grading. The design and safety of proposed slopes has been reviewed by the Building and Safety – Grading Division, Riverside County Geologist and the Riverside County Planning Department. All agencies have deemed the project proposal to be designed to protect the health, safety, and welfare of the public. Standard conditions of approval have been issued regarding slopes that will further ensure protection of public health, safety, and welfare upon final engineering of the project and are not considered mitigation for CEQA implementation purposes.

b) The project does not propose slopes greater than 2:1 or higher than 10 feet.

c) Grading will not negate or affect the subsurface sewage disposal systems.

Mitigation: No mitigation measures are required

Monitoring: No monitoring measures are required

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

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- a) The development of the project may have the potential to result in soil erosion during grading and construction. Standard conditions of approval have been issued regarding soil erosion that will further ensure protection of public health, safety, and welfare upon final engineering of the project and are not considered mitigation for CEQA implementation purposes. Therefore, impacts are considered less than significant.
- b) The geologic reports prepared for the project did not identify any expansive soils on the surface of the site. The project may be located on expansive soil; however, California Building Code (CBC) requirements pertaining to commercial 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. Therefore, impacts are considered less than significant.
- c) The proposal is serviced by sewer, and therefore will be affected by 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.

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

- a) The proposed project will not change deposition, siltation, or erosion that may modify the channel of a river or stream or the bed of a lake. Therefore, there will be no impact as a result of the project.
- b) The inclusion of flood control facilities and impermeable surfaces will increase runoff from the site. Existing flood control facilities will provide adequate capture of these increased flows. Riverside County Flood Control and Water Conservation District has provided standard conditions of approval to ensure erosion impacts are mitigated to less than significant levels upon final engineering and are not considered mitigation for CEQA implementation purposes.

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

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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 area of wind erosion. The project will decrease the amount of exposed dirt, which is subject to wind erosion, with the incorporation of concrete, asphalt, and landscaping. The project will be condition to control dust created during grading activities. This is a standard condition of approval and is not considered mitigation pursuant to CEQA. Therefore, impacts are considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

GREENHOUSE GAS EMISSIONS Would the project

21. Greenhouse Gas Emissions

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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?

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Source: SQAMD, "Draft Guidance Document – Interim CEQA GHG Significance Threshold" (Oct. 2008)

Findings of Fact:

a) The proposed project, the addition of five (5) residential mobile home space requiring an area of constructions of less than one (1) acre, would not generate enough GHG emissions from its construction or operation to be deemed cumulatively significant sufficient to warrant quantitative or qualitative GHG analysis The proposed residential units will not generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment.

b) As an extension of the anticipated existing development patterns, the proposed addition of five (5) residential units to an existing mobile home park will not conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
HAZARDS AND HAZARDOUS MATERIALS Would the project				
22. Hazards and Hazardous Materials	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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) The project proposes residential land uses; therefore, the project will not create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials. The proposed project will be located on land, which is currently being used for growing avocados. The use of pesticides may occur as a result of this agricultural use. Since the avocado orchards currently exist, the current use of pesticides is considered part of the baseline, or existing conditions. It is not anticipated that the proposed use would increase the use of pesticides or other hazardous materials on site. The amount of pesticides is minimal due to the size of the parcels and the proposed development, thus resulting in a less than significant impact.
- b) The project proposes residential land uses; therefore, the project will not create a significant hazard to the public or the environment through reasonably foreseeable upset or accident conditions involving the release of hazardous materials into the environment.
- c) The project will provide adequate access to the proposed residential use and will not encroach onto public right-of-way; the project will not impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan.
- d) The project proposes residential land uses and no schools are located within one-quarter mile of the project site. Therefore, the project will not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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e) The project is not 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, it would not create a significant hazard to the public or the environment.

Mitigation: No mitigation is required.

Monitoring: No monitoring is 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"/>
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b) Require review by the Airport Land Use Commission?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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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"/>
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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"/>
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Source: Riverside County General Plan Figure S-19 "Airport Locations," GIS database

Findings of Fact: The project site is not located within the vicinity of any public or private airport.

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?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan Figure S-11 "Wildfire Susceptibility," GIS database

Findings of Fact:

The project is located in a high fire hazard area. Any building constructed within this project shall comply with the special construction provisions contained in Riverside County Ordinance 787.1. (This is a standard condition of approval and is not considered mitigation under CEQA.

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
HYDROLOGY AND WATER QUALITY Would the project				
25. Water Quality Impacts	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors and odors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

- a) A natural watercourse exists along the northern portion of the subject parcel. There is adequate area outside of the natural watercourses for building sites. The natural watercourses should be kept free of buildings and obstructions in order to maintain the natural drainage patterns of the area and to prevent flood damage to new buildings. Implementation of the project will not substantially alter the existing drainage pattern of the site or area in a manner that would result in substantial erosion or siltation on- or off-site.
- b) The creation of a five additional mobile home lots will not violate any water quality standards or waste discharge requirements. The project has been conditioned prior to grading permit issuance to submit copies of the BMP improvement plans, a copy of the project specific WQMP, and any other necessary documentation to the RCFCD for review. All proposed

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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BMP's shall be shown on the grading plan. Therefore, the impact is considered less than significant with mitigation incorporated.

Additionally, the project has been conditioned to provide to the Building and Safety Department evidence of compliance with 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. The permit requirement applies to grading and construction sites of "ONE" acre or larger. The owner/operator would 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. Therefore, the impact is considered less than significant with mitigation incorporated.

- c) The Western Municipal Water District will provide water during construction, and after construction to the development through its established system and various water resources. There should be no significant impact to aquifers. Surface runoff has been designed to filtrate and should contribute to recharge the groundwater. The proposed development shall not create or contribute runoff water that would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff.
- d) Proposed site is not located within a 100-year zone and does not propose housing, therefore, the project will 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 maps.
- e) The project will not place any structures within a 100-year flood hazard area which would impede or redirect flood flows.
- f) The project will not otherwise substantially degrade water quality.
- g) The project will 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 and odors).

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"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam (Dam Inundation Area)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Changes in the amount of surface water in any water body?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

- a) A natural watercourse exists along the northern portion of the subject parcel. There is adequate area outside of the natural watercourses for building sites. The natural watercourses should be kept free of buildings and obstructions in order to maintain the natural drainage patterns of the area and to prevent flood damage to new buildings. Implementation of the project will be designed to 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.
- b) The proposed commercial center shall not create changes in absorption rates or the rate and amount of surface runoff.
- c) Proposed pads are not located within a flood plain and 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).
- d) The project will not cause changes in the amount of surface water in any water body.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

Source: RCIP, RCLIS, 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 proposing residential uses which are in compliance with the future anticipated growth within the Lake Mathews/Woodcrest Area Plan. The proposed project will not result in an alteration of the present or planned land use of this area.

b) The proposed project is located within the Riverside city sphere of influence. The revision to the existing conditional use permit will not affect the existing land use, therefore the project will have a less than significant impact.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

28. Planning

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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b) Be compatible with existing surrounding zoning?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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c) Be compatible with existing and planned surrounding land uses?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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d) Be consistent with the land use designations and policies of the Comprehensive General Plan (including those of any applicable Specific Plan)?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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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"/>
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Source: Riverside County General Plan Land Use Element, Staff review, RCLIS

Findings of Fact:

a) The proposed project site is currently zoned Mobile Home Subdivisions and Mobile Home Parks (R-T). The proposed use, five (5) additional single family residential units to the existing mobile home park, is a permitted use subject to approval of a conditional use permit, in the Mobile Home Subdivisions and Mobile Home Parks (R-T) zoning classification.

b) The project site is surrounded by properties which are zoned Residential Agricultural – 30,000 sq. ft. Minimum (R-A-30000) and One Family Dwellings – One Acre Minimum (R-A-1) to the north, Light Agricultural – One Acre Minimum (A-1-1) to the east, Light Agricultural – One Acre Minimum (A-1-1) and Watercourse, Watershed & Conservation Areas (W-1) to the south, and General Commercial (C-1/C-P), Residential Agricultural (R-A), Light Agricultural – One Acre Minimum (A-1-1), and Watercourse, Watershed & Conservation Areas (W-1) to the west. The proposed project is compatible with the existing and surrounding zoning.

c) The project is surrounded by single-family residences on large lots and vacant and agricultural lands. The proposed project is in conformance with the existing and planned residential uses for the area. The project will have no impact with regard to compatibility of existing or future uses in the area.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- d) The land use designation for the proposed project site Community Development: Medium High Density Residential (CD:MHDR) (5-8 Dwelling Units Per Acre). Development of this project will be consistent with the land use designation and policies of the General Plan.
- e) The proposed project will not disrupt or divide the physical arrangement of an established community.

Mitigation: No mitigation required.

Monitoring: No monitoring is required.

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

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

Findings of Fact:

- a. The project site is located in an area where mineral resources have not been studied; however upon the County Geologist's review, the significance of the loss of availability of a known mineral resource shall be less than significant.
- b. The project is not located within a locally-important mineral resource recovery site designated on a local general plan, specific plan or other land use plan.
- c. The project site is not located adjacent to a State classified or designated area or existing surface mine.
- d. The project will not expose people or property to hazards from proposed, existing or abandoned quarries or mines.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

NOISE Would the project result in

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Definitions for Noise Acceptability Ratings

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

NA - Not Applicable

A - Generally Acceptable

B - Conditionally Acceptable

C - Generally Unacceptable

D - Land Use Discouraged

28. Airport Noise

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

NA ☒ A ☐ B ☐ C ☐ D ☐

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

NA ☒ A ☐ B ☐ C ☐ D ☐

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

Findings of Fact:

a-b) The project site is not located within an Airport Influence Area or within the vicinity of a private airstrip therefore no impacts will occur as a result of the proposed project.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

29. Railroad Noise

NA ☒ A ☐ B ☐ C ☐ D ☐

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

Findings of Fact: The project site is not located adjacent to or near an active railroad line. No impacts will occur as a result of the proposed project.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

30. Highway Noise

NA ☒ A ☐ B ☐ C ☐ D ☐

Source: On-site Inspection, Project Application Materials

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Findings of Fact: The project site is not located adjacent to or within the vicinity of a highway. No impacts are expected to

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

31. Other Noise	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
NA <input checked="" type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials, GIS database

Findings of Fact: No other noise impacts are expected in or immediately surrounding the project area.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

32. Noise Effects on or by the Project	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials

Findings of Fact:

a) The proposed project will result in the increase of permanent existing ambient noise levels due to the vehicle traffic associated with the on-going operation of a commercial development. However, due to the minimal number of additional trips generated through implementation of this project, impacts are anticipated to be less than significant.

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

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

c) The proposed project also has the potential to result in the exposure of persons to, or generation of, noise levels in excess of standards established in the County of Riverside General Plan or noise ordinance, since the project has no proposed residential pads within the site. Impacts however, will be less than significant, since noise levels in the project vicinity are typical of a low-density residential area.

d) The proposed project will not expose a person to excessive ground-borne vibration or ground-borne noise levels.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

POPULATION AND HOUSING Would the project

30. Housing

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"/>
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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"/>
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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"/>
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d) Affect a County Redevelopment Project Area?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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e) Cumulatively exceed official regional or local population projections?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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f) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Project Application Materials, RCLIS, Riverside County General Plan Housing Element

Findings of Fact:

a) The project propose to add five (5) additional units to an existing 187 unit mobile home park; thus, the proposed project will not displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- b) The proposed project will not create permanent employment opportunities; therefore, it will not create a demand for additional housing.
- c) The proposed project site is currently vacant; therefore, it will not displace substantial numbers of people, necessitating the construction of replacement housing elsewhere.
- d) The project is not located within or near a County Redevelopment Project Area.
- e) The project proposes the addition of five (5) residential units, which equates to an increase of fifteen (15) additional persons. This population increase will not exceed official regional or local population projections.

Mitigation: No mitigation required.

Monitoring: No monitoring 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:

31. Fire Services ☐ ☐ ☒ ☐

Source: Riverside County General Plan Safety Element

Findings of Fact: The project area is serviced by the Riverside County Fire Department. Any 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 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. This project has been conditioned to comply with County Ordinance No. 659 in order to mitigate the potential effects to fire services.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

32. Sheriff Services ☐ ☐ ☒ ☐

Source: RCIP

Findings of Fact: The proposed area is serviced by the Riverside County Sheriff's Department. The proposed project would not have an incremental effect on the level of sheriff services provided in the vicinity of the project area. The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. The proposed area is serviced by the Riverside County Sheriff's Department. The proposed project would not have an incremental effect on the level of sheriff services provided in the vicinity of the project area. Any construction of new facilities

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards. This project has been conditioned to comply with County Ordinance No. 659 in order to mitigate the potential effects to fire services. This is a standard Condition of Approval and pursuant to CEQA is not considered mitigation.

Additionally, the project will not 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. Any construction of new facilities required by the cumulative effects will have to meet all applicable environmental standards.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

33. Schools

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: 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 Riverside Unified School 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. This project has been conditioned to comply with School Mitigation Impact fees in order to mitigate the potential effects to school services. This is a standard condition of approval and pursuant to CEQA is not considered mitigation.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

34. Libraries

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

Findings of Fact: Library services for existing residences on the project site are provided by the Riverside County Public Library System. Development fees are required by the Riverside County Public Library System. The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. Development fees required by the Riverside County Ordinance No. 659 may be used at the County's discretion to provide additional library 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. This project has been conditioned to comply with County Ordinance No. 659 in order to mitigate the potential effects to library services. This is a standard condition of approval and pursuant to CEQA is not considered mitigation.

Additionally, the project will not 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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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governmental facilities. Any construction of new facilities required by the cumulative effects will have to meet all applicable environmental standards.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

35. Health Services

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

Findings of Fact: The proposed commercial uses will cause a less than 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. The presence of medical communities generally corresponds with the increase in population associated with the new development. 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

36. Parks and Recreation

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

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

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: GIS database, Ord. No. 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

Findings of Fact:

- a) The proposed commercial uses and potential land subdivision on the low density residential portion to remain will not be required to provide recreational facilities or the construction or expansion of recreational facilities which might have an adverse physical effect on the environment.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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b-c) The residential portion of the project site will be required to pay parks and recreation fees to the appropriate parks district which would mitigate impacts on use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated. However, the area being changed to commercial uses is not subject to QUIMBY fees. Since this is not unique mitigation, impacts are determined to be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

37. Recreational Trails

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: RCIP, Open Space and Conservation Map for Western County trail alignments

Findings of Fact: There are no General Plan Trails located adjacent to or within the vicinity of the proposed project site. Therefore no recreational trails shall be proposed.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

TRANSPORTATION/TRAFFIC Would the project

38. Circulation

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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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?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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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?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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d) Alter waterborne, rail or air traffic?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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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 checked="" type="checkbox"/>	<input type="checkbox"/>
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 checked="" type="checkbox"/>	<input type="checkbox"/>
h) Result in inadequate emergency access or access to nearby uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>

Source: RCIP, Transportation Department Review, *Trip Generation*, 8th Edition.

Findings of Fact:

a) The project has an existing primary access point located on the southerly side of Van Buren Blvd, a Urban Arterial Highway within the circulation element. Therefore, the map will not 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) The proposed project will increase vehicular traffic. Trip generation surveys conducted by the Institute of Transportation Engineers concluded that the national average rate of daily trip generation for single-family detached housing to be approximately 10 vehicle trips per day. The proposed subdivision will allow five (5) additional residential lots, contributing an additional 50 trips per day generated from the project site. The project's only access point is along Mitchell Road, classified as a four lane Major Highway within the County's Circulation Plan (Figure C-1). Figure C-3, Link/Volume Capacity/Level of Service for Riverside County Roadways, of the Circulation Element describes a Service Level "C" four lane Urban Arterial Highway as having 28,700 average daily trips (ADT). As such, the proposed project's additional 30 ADT will not cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system or result in inadequate parking capacity. 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. The impact is considered less than significant.

c) The proposed project is not located within an Airport Influence Area. The project will not change air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks. Therefore, there is no impact.

d) The proposed project will not change or alter waterborne, rail or air traffic. Therefore, there is no impact.

e) The proposed project will not substantially increase hazards to a design feature (e.g. sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment). Therefore, there is no impact.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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f) No new roads are proposed by the project. Therefore, the project will not create any new county maintained roads and will not cause a need for new or altered maintenance.

g) Implementation of the project will not cause a substantial effect upon circulation during the proposed project's construction. Therefore, this impact is considered less than significant.

h) The proposed project will not result in inadequate emergency access or access to nearby uses. Therefore, there is no impact.

i) The proposed project will not conflict with adopted policies supporting alternative transportation (e.g. bus turnouts, bicycle racks). Therefore, there is no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

39. Bike Trails	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: RCIP

Findings of Fact: RCIP, Riverside Extended Mountainous Area Plan, Figure 9 "Trails and Bikeway System"

Findings of Fact: There are no general plan designated bike trails adjacent to the project site therefore no bike trails are proposed.

Mitigation: No mitigation measures are required

Monitoring: No monitoring measures are required.

UTILITY AND SERVICE SYSTEMS Would the project				
40. Water	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

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

Source: Department of Environmental Health Review, Staff Review, application materials.

Findings of Fact: The project will be served by Western Municipal Water District with existing water facilities pursuant to the arrangement of financial agreements. The Department of Environmental Health has required the project to obtain a will serve letter from the Beaumont/Cherry Valley Water District. The proposed project will not require or result in the construction of new water treatment facilities or expansion of existing facilities.

Mitigation: No mitigation required.

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

Monitoring: No monitoring required.

41. Sewer

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--------------------------	--------------------------	-------------------------------------	--------------------------

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--------------------------	--------------------------	-------------------------------------	--------------------------

Source: Department of Environmental Health Review.

Findings of Fact:

a-b) The project will be served by sewer provided by Western Municipal Water District. The Riverside County Department of Environmental Health has reviewed this project. The project does not require or will not result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects. There is a sufficient water supply available to serve the project from existing entitlements and resources.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

42. Solid Waste

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--------------------------	--------------------------	-------------------------------------	--------------------------

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--------------------------	--------------------------	-------------------------------------	--------------------------

Source: RCIP, Riverside County Waste Management District correspondence

Findings of Fact: The project will be served by Riverside County Waste Management Department with solid waste removal pursuant to the arrangement of financial agreements. The proposed project will not require nor result in the construction of new landfill facilities, including the expansion of existing facilities.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
43. Utilities				
Would the project impact the following facilities requiring or resulting in the construction of new facilities or the expansion of existing facilities; the construction of which could cause significant environmental effects?				
a) Electricity?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Natural gas?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Communications systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Storm water drainage?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Street lighting?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Maintenance of public facilities, including roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Other governmental services?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: RCIP

Findings of Fact:

a-c) The project proposes the addition of five (5) residential units. The project will require utility services in the form of electricity, natural gas, and telecommunications. Each of the utility systems is available at the project site and lines will have to be extended onto the site, which will already be disturbed by grading and other construction activities. These impacts are considered less than significant based on the availability of existing public facilities that support local systems. Compliance with the requirements of SCE, propane provider, and the telephone company will ensure that potential impacts to utility systems are reduced to a non-significant level.

d) Storm water drainage will be handled off site.

e) Cumulative traffic impacts from the project will result in the need for additional street lights. Electricity is available at the project site and lines will have to be extended onto the site, which will already be disturbed by grading and other construction activities. These impacts are considered less than significant based on the availability of existing public facilities that support local systems.

f) Based on data available at this time, no offsite utility improvements will be required to support this project.

g) The project will not require additional government services.

Mitigation: No mitigation required.

Monitoring: No monitoring required

44. Energy Conservation

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

☐ ☐ ☒ ☐

Source: RCIP

Findings of Fact: The project design does not conflict with adopted energy conservation plans.

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

Mitigation: No mitigation required.

Monitoring: No monitoring required

OTHER

45. Other: ☐ ☐ ☐ ☐

Source: Staff review

Findings of Fact:

Mitigation:

Monitoring:

MANDATORY FINDINGS OF SIGNIFICANCE

46. 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.

47. 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
48. Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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:

PDB-4878 "MSHCP Compliance Report, Including: Burrowing Owl Habitat Assessment, Riparian/Riverine and Vernal Pool Assessment (RRVP)." Prepared by Jeff W. Kidd Biological Consulting, dated January 26, 2007.

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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10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 USE - PROJECT DESCRIPTION

RECOMMND

The use hereby permitted is for to add five (5) additional single family residential units to the existing mobile home park for a total of 207 dwelling units. The additional five (5) lots will be located in the northwestern corner of the project site.

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 CUP01192R1. The COUNTY will promptly notify the applicant/permittee of any such claim, action, or proceeding against the COUNTY and will cooperate fully in the defense. If the COUNTY fails to promptly notify the applicant/permittee of any such claim, action, or proceeding or fails to cooperate fully in the defense, the applicant/permittee shall not, thereafter, be responsible to defend, indemnify, or hold harmless the COUNTY.

10. EVERY. 3 USE - DEFINITIONS

RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Conditional Use Permit No. 1192, Revised Permit No. 1 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Site Plan for Conditional Use Permit No. 1192, Revised Permit No. 1, Amended No. 3, dated November 21, 2008.

APPROVED EXHIBIT L = Conceptual Landcaping Plan for Conditional Use Permit No. 1192, Revised Permit No. 1, dated November 21, 2008.

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10. GENERAL CONDITIONS

BS GRADE DEPARTMENT

10.BS GRADE. 1 USE -GIN INTRODUCTION RECOMMND

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

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

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

10.BS GRADE. 6 USE-G2.3SLOPE EROS CL PLAN RECOMMND

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

10.BS GRADE. 7 USE-G2.5 2:1 MAX SLOPE RATIO RECOMMND

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

10.BS GRADE. 8 USE-G2.6SLOPE STABL'TY ANLYS RECOMMND

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

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10. GENERAL CONDITIONS

10.BS GRADE. 8 USE-G2.6SLOPE STABL'TY ANLYS (cont.) RECOMMND

height - unless addressed in a previous report.

10.BS GRADE. 9 USE-G2.7DRNAGE DESIGN Q100 RECOMMND

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

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

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

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

10.BS GRADE. 11 USE-G2.9DRNAGE & TERRACING RECOMMND

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

10.BS GRADE. 12 USE-G2.10 SLOPE SETBACKS RECOMMND

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

10.BS GRADE. 13 USE-G2.23 OFFST. PAVED PKG RECOMMND

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

10.BS GRADE. 14 USE-G.3.1NO B/PMT W/O G/PMT RECOMMND

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

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10. GENERAL CONDITIONS

10.BS GRADE. 15

USE-G3.3RETAINING WALLS

RECOMMND

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

10.BS GRADE. 16

USE-G3.4CRIB/RETAIN'G WALLS

RECOMMND

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

10.BS GRADE. 17

USE-G4.1E-CL 4:1 OR STEEPER

RECOMMND

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

10.BS GRADE. 18

USE-G4.3PAVING INSPECTIONS

RECOMMND

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

10.BS GRADE. 19

USE-G2.17LOT TO LOT DRN ESMT

RECOMMND

A recorded easement is required for lot to lot drainage.

10.BS GRADE. 20

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

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10. GENERAL CONDITIONS

10.BS GRADE. 20

USE-G1.4 NPDES/SWPPP (cont.)

RECOMMND

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

USE - NO PERMITS REQD

RECOMMND

Based on the information provided, no permits from the Hazardous Materials Division will be required.

10.E HEALTH. 2

USE - RE-REVIEW POSSIBLE

RECOMMND

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

10.E HEALTH. 3

RWQCB - GENERAL COMMENTS

RECOMMND

This facility is operating a large scale dedicated wastewater treatment facility that is permitted by the State of California, Santa Ana Regional Water Quality Control Board (SARWQCB). Please contact SARWQCB for further requirements at (951) 782-4130.

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10. GENERAL CONDITIONS

EPD DEPARTMENT

10.EPD. 1

- UWIG

RECOMMND

The project must avoid indirect impacts to conserved habitats and must be compliant with section 6.1.4 of the MSHCP. The following guidelines must be incorporated into the project design.

* Drainage

Proposed Developments in proximity to the MSHCP Conservation Area shall incorporate measures, including measures required through the National Pollutant Discharge Elimination System (NPDES) requirements, to ensure that the quantity and quality of runoff discharged to the MSHCP Conservation Area is not altered in an adverse way when compared with existing conditions. In particular, measures shall be put in place to avoid discharge of untreated surface runoff from developed and paved areas into the MSHCP Conservation Area. Stormwater systems shall be designed to prevent the release of toxins, chemicals, petroleum products, exotic plant materials or other elements that might degrade or harm biological resources or ecosystem processes within the MSHCP Conservation Area. This can be accomplished using a variety of methods including natural detention basins, grass swales or mechanical trapping devices. Regular maintenance shall occur to ensure effective operations of runoff control systems.

* Toxics

Land uses proposed in proximity to the MSHCP Conservation Area that use chemicals or generate bioproducts such as manure that are potentially toxic or may adversely affect wildlife species, Habitat or water quality shall incorporate measures to ensure that application of such chemicals does not result in discharge to the MSHCP Conservation Area. Measures such as those employed to address drainage issues shall be implemented.

* Lighting

Night lighting shall be directed away from the MSHCP Conservation Area to protect species within the MSHCP Conservation Area from direct night lighting. Shielding shall be incorporated in project designs to ensure ambient lighting in the MSHCP Conservation Area is not increased.

* Noise

Proposed noise generating land uses affecting the MSHCP Conservation Area shall incorporate setbacks, berms or walls to minimize the effects of noise on MSHCP

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10. GENERAL CONDITIONS

10.EPD. 1

- UWIG (cont.)

RECOMMEND

Conservation Area resources pursuant to applicable rules, regulations and guidelines related to land use noise standards. For planning purposes, wildlife within the MSHCP Conservation Area should not be subject to noise that would exceed residential noise standards.

* Invasives

When approving landscape plans for Development that is proposed adjacent to the MSHCP Conservation Area, Permittees shall consider the invasive, non-native plant species listed in Table 6-2 and shall require revisions to landscape plans (subject to the limitations of their jurisdiction) to avoid the use of invasive species for the portions of Development that are adjacent to the MSHCP Conservation Area. Considerations in reviewing the applicability of this list shall include proximity of planting areas to the MSHCP Conservation Areas, species considered in the planting plans, resources being protected within the MSHCP Conservation Area and their relative sensitivity to invasion, and barriers to plant and seed dispersal, such as walls, topography and other features.

TABLE 6-2

PLANTS THAT SHOULD BE AVOIDED

ADJACENT TO THE MSHCP CONSERVATION AREA

BOTANICAL NAME-COMMON NAME

Acacia spp. (all species)-acacia
Achillea millefolium-var. millefolium common yarrow
Ailanthus altissima-tree of heaven
Aptenia cordifolia-red apple
Arctotheca calendula-cape weed
Arctotis spp. (all species & hybrids)-African daisy
Arundo donax-giant reed or arundo grass
Asphodelus fistulosus-asphodel
Atriplex glauca-white saltbush
Atriplex semibaccata-Australian saltbush
Carex spp. (all species*)-sedge
Carpobrotus chilensis-ice plant
Carpobrotus edulis-sea fig
Centranthus ruber -red valerian
Chrysanthemum coronarium-annual chrysanthemum
Cistus ladanifer-(incl. hybrids/varieties) gum rockrose
Cortaderia jubata [syn.C. Atacamensis]-jubata grass, pampas grass
Cortaderia dioica [syn. C. sellowana]-pampas grass
Cotoneaster spp. (all species)-cotoneaster
Cynodon dactylon-(incl. hybrids varieties) Bermuda grass
Cyperus spp. (all species*)-nutsedge, umbrella plant

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10. GENERAL CONDITIONS

10.EPD. 1

- UWIG (cont.) (cont.)

RECOMMEND

Cytisus spp. (all species)-broom
 Delosperma 'Alba' -white trailing ice plant
 Dimorphotheca spp. (all species)-African daisy, Cape
 marigold
 Drosanthemum floribundum-rosea ice plant
 Drosanthemum hispidum-purple ice plant
 Eichhornia crassipes-water hyacinth
 Elaegnus angustifolia-Russian olive
 Eucalyptus spp. (all species)-eucalyptus or gum tree
 Eupatorium coelestinum [syn. Ageratina sp.]-mist flower
 Festuca arundinacea-tall fescue
 Festuca rubra-creeping red fescue
 Foeniculum vulgare-sweet fennel
 Fraxinus uhdei-(and cultivars) evergreen ash, shamel ash
 Gaura (spp.) (all species)-gaura
 Gazania spp. (all species & hybrids)-gazania
 Genista spp. (all species)-broom
 Hedera canariensis-Algerian ivy
 Hedera helix-English ivy
 Hypericum spp. (all species)-St. John's Wort
 Ipomoea acuminata-Mexican morning glory
 Lampranthus spectabilis-trailing ice plant
 Lantana camara-common garden lantana
 Lantana montevidensis [syn. L. sellowiana]-lantana
 Limonium perezii -sea lavender
 Linaria bipartita-toadflax
 Lolium multiflorum-Italian ryegrass
 Lolium perenne -perennial ryegrass
 Lonicera japonica-(incl. 'Halliana') Japanese honeysuckle
 Lotus corniculatus-birdsfoot trefoil
 Lupinus arboreus-yellow bush lupine
 Lupinus texanus-Texas blue bonnets
 Malephora crocea-ice plant
 Malephora luteola -ice plant
 Mesembryanthemum nodiflorum-little ice plant
 Myoporum laetum-myoporum
 Myoporum pacificum-shiny myoproum
 Myoporum parvifolium-(incl. 'Prostratum') ground cover
 myoporum
 Oenothera berlandieri-Mexican evening primrose
 Olea europea-European olive tree
 Opuntia ficus-indica-Indian fig
 Osteospermum spp. (all species)-trailing African daisy,
 African daisy,
 Oxalis pes-caprae-Bermuda buttercup
 Parkinsonia aculeate-Mexican palo verde

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10. GENERAL CONDITIONS

10.EPD. 1

- UWIG (cont.) (cont.) (cont.)

RECOMMND

Pennisetum clandestinum-Kikuyu grass
Pennisetum setaceum-fountain grass
Phoenix canariensis-Canary Island date palm
Phoenix dactylifera-date palm
Plumbago auriculata-cape plumbago
Polygonum spp. (all species)-knotweed
Populus nigra 'italica-' Lombardy poplar
Prosopis spp. (all species*)-mesquite
Ricinus communis-castorbean
Robinia pseudoacacia-black locust
Rubus procerus-Himalayan blackberry
Sapium sebiferum-Chinese tallow tree
Saponaria officinalis-bouncing bet, soapwort
Schinus molle-Peruvian pepper tree, California pepper
Schinus terebinthifolius-Brazilian pepper tree
Spartium junceum-Spanish broom
Tamarix spp. (all species)-tamarisk, salt cedar
Trifolium fragiferum-strawberry clover
Tropaeolum majus-garden nasturtium
Ulex europaeus-prickly broom
Vinca major-periwinkle
Yucca gloriosa -Spanish dagger
An asterisk (*) indicates some native species of the genera exist that may be appropriate.

Sources: California Exotic Pest Plant Council, United States Department of Agriculture-Division of Plant Health and Pest Prevention Services, California Native Plant Society, Fremontia Vol. 26 No. 4, October 1998, The Jepson Manual; Higher Plants of California, and County of San Diego-Department of Agriculture.

* Barriers

Proposed land uses adjacent to the MSHCP Conservation Area shall incorporate barriers, where appropriate in individual project designs to minimize unauthorized public access, domestic animal predation, illegal trespass or dumping in the MSHCP Conservation Area. Such barriers may include native landscaping, rocks/boulders, fencing, walls, signage and/or other appropriate mechanisms.

* Grading/Land Development

Manufactured slopes associated with proposed site development shall not extend into the MSHCP Conservation Area.

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10. GENERAL CONDITIONS

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-#23-MIN REQ FIRE FLOW

RECOMMND

Minimum required fire flow shall be 1000 GPM for a 2 hour duration at 20 PSI residual operating pressure, which must be available before any combustible material is placed on the job site. Fire flow is based on type VB construction per the 2007 CBC.

10.FIRE. 3 USE-#76-STANDARD FH 330/165

RECOMMND

Approved standard fire hydrants (6"x4"x2 1/2") shall be located at alternate street intersections and spaced not more than 330 feet apart in any direction with no portion of any lot frontage more than 165 feet from a fire hydrant.

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 USE FLOOD HAZARD REPORT

RECOMMND

Conditional Use Permit No. 01192R1 is a proposal to increase the number of spaces in an existing mobile home park. The mobile home park is located in the Woodcrest area on the south side of Van Buren Boulevard and on the north side of Mockingbird Canyon Road.

Runoff from Van Buren Boulevard dumps into a small watercourse which flows westerly along the northerly portion of 2 of the proposed spaces. To protect the building pads, rip rap, concrete slope protection or other erosion control measures may be needed to prevent erosion of the banks of the watercourse. The proposal will disturb less than one acre.

This project is located in the Mockingbird Canyon Watershed. The District is concerned about development occurring in this watershed. Normally, a mitigation fee is charged to development based upon the fee structures set for land division having a comparable anticipated

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10. GENERAL CONDITIONS

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

RECOMMND

impervious surface area. The increase in impervious area of this project is insignificant and therefore no mitigation fee will be charged with this proposal. However, should additional development be proposed, the mitigation fee may be levied at that time.

PLANNING DEPARTMENT

10.PLANNING. 3 USE - GEO02130

RECOMMND

County Geologic Report (GEO) No. 2130, submitted for this project (CUP01192R1) was prepared by Allied Earth Technology and is entitled: "Geotechnical Investigation, Proposed Mobile Home Sites, Rancho Caballero Mobile Home Park, 15181 Van Buren Boulevard, County of Riverside, State of California, Project No. 07-RC", dated August 10, 2008. In addition, Allied Earth Technology prepared response to County comments entitled "Project No. 07-RC, Geotechnical Investigation, Proposed Mobile Home Sites, Rancho Caballero Mobile Home Park, 15181 Van Buren Boulevard, Riverside County, California", dated October 1, 2009. This document is herein incorporated as a part of GEO02130.

GEO02130 concluded:

1.No evidence of faulting was noted during the geologic reconnaissance or in the exploratory trenches.

2.Soil liquefaction does not present a significant geotechnical hazard to the propose site development.

3.Results of the geologic reconnaissance indicated no evidence of past slope movements on the site or adjacent properties. The bedrock unit underlying the site, which consists of granitic rock and dense residuum, is not generally susceptible to deep-seated landsliding.

4.No signs of any seepage or instability was noted during eh site investigation.

GEO02130 recommended:

1.The currently proposed site development is feasible from a geotechnical engineering standpoint provided that the recommendations presented in this report (GEO02130) are incorporated into the design plan(s) and are properly

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10.PLANNING. 3 USE - GEO02130 (cont.)

RECOMMND

implemented during the construction phase.

2.It is recommended the loose upper fill soils similar to those encountered in Trench Nos. 1 and 2 to a depth of 18 inches within each lot be removed.

GEO No. 2130 satisfies the requirement for a Geologic Study for Planning / CEQA purposes. GEO No. 2130 is hereby accepted for Planning purposes. This approval is not intended, and should not be misconstrued as approval for grading permit. Engineering and other building code parameters will be reviewed and additional comments and/or conditions may be imposed by the Building and Safety Department upon application for grading and/or building permits.

10.PLANNING. 4 USE - LC LANDSCAPE REQUIREMENT

RECOMMND

The developer/ permit holder shall:

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

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

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

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

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

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

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10.PLANNING. 4 USE - LC LANDSCAPE REQUIREMENT (cont.) RECOMMND

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

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

10.PLANNING. 5 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. 6 GEN - INADVERTANT ARCHAEO FIND RECOMMND

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

If during ground disturbance activities, cultural resources 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

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10. GENERAL CONDITIONS

10.PLANNING. 6

GEN - INADVERTANT ARCHAEO FIND (cont.)

RECOMMND

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. 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. 21 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.

10.PLANNING. 25 USE - NO OFF-ROAD USES ALLOWED RECOMMND

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

10.PLANNING. 26 USE - EXTERIOR NOISE LEVELS RECOMMND

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

10.PLANNING. 32 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. 34 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

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10. GENERAL CONDITIONS

10.PLANNING. 34 USE - 90 DAYS TO PROTEST (cont.)

RECOMMND

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. 39 USE - ORD 810 O S FEE (1)

RECOMMND

In accordance with Riverside County Ordinance No. 810, to assist in providing revenue to acquire and preserve open space and habitat, an Interim Open Space Mitigation Fee shall be paid for each development project or portion of an expanded development project to be constructed in Western Riverside County. The amount of the fee for commercial or industrial development shall be calculated on the basis of "Project Area," which shall mean the net area, measured in acres, from the adjacent road right-of-way to the limits of the project development.

Any area identified as "NO USE PROPOSED" on the APPROVED EXHIBIT shall not be included in the Project Area.

10.PLANNING. 40 USE - 2ND DIST LS GUIDELINES

RECOMMND

The permit holder shall comply with the intent of the "DESIGN AND LANDSCAPE GUIDELINES FOR DEVELOPMENT IN THE SECOND SUPERVISORIAL DISTRICT (Revised)", approved by the Board of Supervisors, September 15, 1998, and revised October 23, 1998.

TRANS DEPARTMENT

10.TRANS. 1 USE - TS/EXEMPT

RECOMMND

The Transportation Department has not required a traffic study for the subject project. The Transportation Department has determined that the project is exempt from traffic study requirements.

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

RECOMMND

With respect to the conditions of approval for the referenced tentative exhibit, the landowner shall provide all street improvements, street improvement plans and/or road dedications set forth herein in accordance with Ordinance 460 and Riverside County Road Improvement tandards (Ordinance 461). It is understood that the exhibit

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10. GENERAL CONDITIONS

10.TRANS. 3

USE - STD INTRO 3 (ORD 460/461) (cont.)

RECOMMND

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

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 1

USE-G2.1 GRADING BONDS

RECOMMND

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

60.BS GRADE. 3

USE-G2.4GEOTECH/SOILS RPTS

RECOMMND

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

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

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

60.BS GRADE. 4

USE-G2.7DRNAGE DESIGN Q100

RECOMMND

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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 4 USE-G2.7DRNAGE DESIGN Q100 (cont.)

RECOMMND

year storm flows.

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

60.BS GRADE. 6 USE-G2.14OFFSITE GDG ONUS

RECOMMND

Prior to the issuance of a grading permit, it shall be the sole responsibility of the owner/applicant to obtain any and all proposed or required easements and/or permissions necessary to perform the grading herein proposed.

60.BS GRADE. 7 USE-G2.15NOTRD OFFSITE LTR

RECOMMND

A notarized letter of permission, from the affected property owners or easement holders, is required for any proposed off site grading.

60.BS GRADE. 9 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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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 10

USE IMPORT/EXPORT

RECOMMND

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

EPD DEPARTMENT

60.EPD. 1

- EPD GRADING PLAN CHECK

RECOMMND

The areas mapped as "Riparian Riverine Habitat (TYP.)" on CUP01192R1 Amd. 3, Exhibit A, dated 11/21/08, will be clearly delineated on the Grading Plan to ensure that no disturbances are proposed within these areas. These areas shall be mapped and labeled "Delineated Constraint Area (Riparian/Riverine)" on the Grading Plan to the satisfaction of the Environmental Programs Department.

60.EPD. 2

- FENCING

RECOMMND

The areas mapped as "Riparian Riverine Habitat (TYP.)" on CUP01192R1 Amd. 3, Exhibit A, dated 11/21/08, will be fenced to avoid impacts during grading and construction. Signs must clearly indicate that no impacts will occur within the fenced areas. The fencing shall be inspected by Environmental Programs Department staff prior to grading permit issuance.

PLANNING DEPARTMENT

60.PLANNING. 1

USE - GRADING PLANS

RECOMMND

If grading is proposed, the project must comply with the following:

a. The developer shall submit one print of a comprehensive grading plan to the Department of Building and Safety which complies with the Uniform Building Code,

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 1 USE - GRADING PLANS (cont.)

RECOMMND

Chapter 70, as amended by Ordinance No. 457 and as may be additionally provided for in these conditions.

b. A grading permit shall be obtained from the Department of Building and Safety prior to commencement of any grading outside of a County maintained road right-of-way.

c. Graded but undeveloped land shall be planted with interim landscaping or provided with other erosion control measures as approved by the Director of Building and Safety.

d. Graded areas shall be revegetated or landscaped with native species which are fire resistant, drought tolerant, low water using and erosion controlling.

60.PLANNING. 2 USE - FEE BALANCE

RECOMMND

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

70. PRIOR TO GRADING FINAL INSPECT

EPD DEPARTMENT

70.EPD. 1 - FINAL INSPECTION

RECOMMND

Prior to final inspection, Environmental Programs department staff shall inspect the site to ensure that the areas mapped as "Riparian Riverine Habitat (TYP.)" on CUP01192R1 Amd. 3, Exhibit A, dated 11/21/08, where not disturbed during grading.

80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

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

RECOMMND

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

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80. PRIOR TO BLDG PRMT ISSUANCE

FIRE DEPARTMENT

80.FIRE. 1 USE-#4-WATER PLANS

RECOMMND

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

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

PLANNING DEPARTMENT

80.PLANNING. 1 USE - LC LANDSCAPE PLOT PLAN

RECOMMND

Prior to issuance of building permits, 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 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.

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

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 1

USE - LC LANDSCAPE PLOT PLAN (cont.)

RECOMMND

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,

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

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 shall 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 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 route 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.

80.PLANNING. 2

USE - LC LANDSCAPE 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

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 2

USE - LC LANDSCAPE SECURITIES (cont.)

RECOMMND

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

80.PLANNING. 3

USE - LNDSCPE PROJECT SPECIES

RECOMMND

In addition to the requirements of the Landscape and Irrigation Plan submittal, the following project specific landscape conditions shall be met prior to landscape final Minor Plot Plan

a. Landscape plans to conform to Building and Safety Erosion Control

The Planning Department shall clear this condition upon determination of compliance.

80.PLANNING. 12

USE - MINIMUM FLOOR AREA

RECOMMND

ALL dwelling units shall have a minimum floor living area of not less than 750 square feet excluding porches, garages, patios or similar features whether attached or detached. The permittee shall demonstrate to the satisfaction of the Planning Director and the Director of the Department of Building and Safety that construction plans comply with all dwelling unit minimum floor living area regulations.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 13 USE - MAXIMUM DWELLING UNITS

RECOMMND

A maximum of five (5) additional dwelling units are allowed under this permit.

80.PLANNING. 30 USE - SCHOOL MITIGATION

RECOMMND

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

80.PLANNING. 40 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. 41 MAP - Walls/Fencing Plans

RECOMMND

The land divider/permit holder shall file seven (7) sets of a Wall/Fencing Plan to the County Planning Department for review and approval. Said plan shall be submitted to the Department in the form of a plot plan application pursuant to County Ordinance No. 348, Section 18.30.a.(1) (Plot Plans not subject to the California Environmental Quality Act and not subject to review by any governmental agency other than the Planning Department), along with the current fee. The plan shall be in compliance with Section 18.12, and the TENTATIVE MAP conditions of approval.

A. The plan shall show all project fencing including, but not limited to, perimeter fencing, side and rear yard fencing, and open space or park fencing. A typical frontal view of all fences shall be shown on the fencing plan.

B. All utility service areas and enclosures shall be screened from view with landscaping or decorative barriers or baffle treatments, as approved by the Planning Department.

C. All wood fencing shall be treated with heavy oil stain to match the natural shade to prevent bleaching from irrigation spray.

D. Front yard return walls shall be constructed of masonry slump stone or material of similar appearance, maintenance, and structural durability) and shall be a minimum of five feet in height.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 41

MAP - Walls/Fencing Plans (cont.)

RECOMMND

E. Side yard gates are required on one side of front yard, and shall be constructed of wrought iron, wood, vinyl or tubular steel. Side and rear yard fencing shall be masonry, slump stone or other material of similar appearance, maintenance, and structural durability. Chain link fencing is not permitted. All construction must be of good quality and sufficient durability with an approved stain and/or sealant to minimize water staining. (Applicants shall provide specifications that shall be approved by the Planning Department).

F. All new residences constructed on lots of less than 20,000 square feet shall include rear and side yard fencing constructed of masonry block that is a minimum of five (5) feet in height. The maximum height of walls or fencing shall be six (6) feet in height. In the desert areas, block walls are discouraged on the perimeter in favor of increased setbacks with extensive drought tolerant landscaping, berms and fencing such as split rails.

G. Except for the desert areas, all lots having rear and/or side yards facing local streets or otherwise open to public view shall have fences or walls constructed of decorative block,

H. Corner lots shall be constructed with wrap-around decorative block wall returns. (Note: exceptions for the desert area discussed above.)

I. Side yard gates are required on one side of the home and shall be constructed of powder-coated wrought iron or tubular steel.

J. Wrought iron or tubular steel fence sections may be included within tracts where view opportunities and/or terrain warrant its use. Where privacy of views is not an issue, tubular steel or wrought iron sections should be constructed in perimeter walls in order to take advantage of casual view opportunities.

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90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

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

RECOMMND

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

E HEALTH DEPARTMENT

90.E HEALTH. 1 ENV HEALTH CLEARANCE REQUIRED

RECOMMND

This facility is currently under operating permit with the Department of Environmental Health (DEH), District Environmental Services (DES) Division. The applicant must update their permit to operate, as well as, pay all required fees. Please contact DES at (951) 358-5172.

FIRE DEPARTMENT

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

RECOMMND

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

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

RECOMMND

Display Boards will be as follows: Each complex shall have an illuminated diagrammatic representation of the actual layout which shows name of complex, all streets, 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.

PLANNING DEPARTMENT

90.PLANNING. 1 USE - LC LNDSCP INSPECT DEPOST

RECOMMND

Prior to building permit final inspection, the developer/permit holder shall file an Inspection Request Form and deposit sufficient funds to cover the costs of Installation, Six Month Establishment, and One Year Post-Establishment 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

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 1 USE - LC LNDSCP INSPECT DEPOST (cont.) RECOMMND

Department shall clear this condition upon determination of compliance.

90.PLANNING. 2 USE - LC COMPLY W/ LNDSCP/ IRR 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.PLANNING. 5 USE - MINIMUM FLOOR AREA RECOMMND

All dwelling units shall have a minimum floor living area of not less than 750 square feet. All buildings and structures shall comply with approved construction plans that are designed in accordance with this condition.

90.PLANNING. 8 USE - PARKING PAVING MATERIAL RECOMMND

A minimum of 42 parking spaces shall be provided as shown on the APPROVED EXHIBIT A, unless otherwise approved by the Planning Department. The parking area shall be surfaced with asphaltic concrete or concrete to current standards as approved by the Department of Building and Safety.

Recreational Vehicle Storage and Parking shall not longer be allowed on the 0.92 acre designated area located at the northwest corner of the proeject site.

90.PLANNING. 9 USE - ACCESSIBLE PARKING RECOMMND

A minimum of five (5) accessible parking space[s] 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

CONDITIONAL USE PERMIT Case #: CUP01192R1

Parcel: 273-030-056

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 9

USE - ACCESSIBLE PARKING (cont.)

RECOMMND

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. 13

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.

90.PLANNING. 15

USE - NO ROOF EQUIPMENT

RECOMMND

Roof-mounted equipment for residential units shall not be permitted within the project site.

90.PLANNING. 17

USE - UTILITIES UNDERGROUND

RECOMMND

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

06/15/10
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Riverside County LMS
CONDITIONS OF APPROVAL

Page: 29

CONDITIONAL USE PERMIT Case #: CUP01192R1

Parcel: 273-030-056

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 18

USE - WALL & FENCE LOCATIONS

RECOMMND

Wall and/or fence locations shall be in conformance with
APPROVED EXHIBIT A.

TRANS DEPARTMENT

90.TRANS. 1

USE - WRCOG TUMF

RECOMMND

Prior to the issuance of an occupancy permit, the project
proponent shall pay the Transportation Uniform Mitigation
Fee (TUMF) in accordance with the fee schedule in effect at
the time of issuance, pursuant to Ordinance No. 824.

LAND DEVELOPMENT COMMITTEE
INITIAL CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT - SOUTH COUNTY
39493 Los Alamos Road
Murrieta, CA 92563

DATE: September 13, 2004

TO:

Riv. Co. Transportation Dept. (4)
- Russ Garrett (MS #1080)
Riv. Co. Environmental Health Dept.
Riv. Co. Flood Control Dist.
Riv. Co. Fire Dept.
Riv. Co. Building & Safety Dept.
- Grading
Riv. Co. Regional Park & Open Space Dist.
EIC Attachment A
Riverside Planning Central Files

CONDITIONAL USE PERMITNO. 1192R1 EA No. 39774 - Applicant: Rancho Caballero Mobil Home Park - Engineer/Rep.: McDermott Lawrence- First Supervisorial District - Lake Mathews - Area Plan: Lake Mathews-Woodcrest - Located south of Van Buren Boulevard and east of Mocking Bird Canyon Road - 19.24 acres - R-T Zone - **REQUEST:** Ad sixteen Mobil home spaces to an existing Mobil Home Park - Schedule N/A - APNs: 273-030-056 - Concurrent Cases: N/A- Related Cases: CUP1209, PUP783 and EA37118 - 1st. Transmittal

Please review the case described above, along with the attached tentative map/exhibit. This item will not be discussed in LDC at this time, but will be reviewed for comments due on **October 14, 2004**. All County LDC Agencies and Departments, please have draft conditions in the Land Management System by the review date. If the exhibit cannot be cleared, please have corrections in the System and DENY the routing. 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 agencies please have comments/conditions to the Planning Department as soon as possible, but no later than 14 days after the review date. Your comments/recommendations/conditions are requested so they may be incorporated in the staff report for this particular case. Should you have any questions regarding this item, please do not hesitate to contact **Miguel Vazquez**, Contract Planner, (951) 600-6481, or e-mail at mvazquez@rctlma.org **MAILSTOP #: 5158**

COMMENTS:

FILE COPY

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

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

**COMPREHENSIVE PROJECT REVIEW
CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE
P.O. Box 1409
Riverside, CA 92502-1409**

DATE: October 26, 2006

TO:

Transportation Department, Jim Knutson
Dept. of Environmental Health
Dept. of Flood
Dept. of Fire
Dept. of Bldg. & Safety (Grading)

Dept. of Bldg. & Safety (Vasquez)
County Geologist
Environmental Programs Dept.
Regional Parks & Open Space

CONDITIONAL USE PERMIT NO. 01192, REVISED PERMIT NO. 1, AMENDED NO. 1 – EA39774 –
Applicant: Rancho Caballero Mobile Home Park – Engineer/Representative: Lawrence McDermott – First
Supervisory District – Lake Mathews Zoning District – Lake Mathews / Woodcrest Area Plan: Community
Development: Medium High Density Residential (CD:MHDR) (5-8 Dwelling Units Per Acre) – Location:
Southerly of Van Buren Boulevard and easterly of Mockingbird Canyon Road – 19.24 Gross Acres – Zoning:
Mobile Home Subdivisions and Mobile Home Parks (R-T) – **REQUEST:** The Revised Conditional Use
Permit proposes to add sixteen (16) mobile home spaces to an existing mobile home park. - APN: 273-030-
056.

Please review the attached exhibit(s) for the above-mentioned project. Any further comments,
recommendations, and/or conditions are requested prior to the pending **November 16, 2006 CPR**
Comment Agenda deadline, in order that they may be incorporated in the staff report package for this
project.

Should you have any questions regarding this item, please do not hesitate to contact **Kinika Hesterly**,
Project Planner, (951)955-3626, or e-mail at khesterl@RCTLMA.org / **MAILSTOP #: 1070**

COMMENTS:

FILE COPY

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

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

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

DATE: May 8, 2008

TO:

Transportation Department, Jim Knutson
Dept. of Environmental Health
Dept. of Flood
Dept. of Fire

Dept. of Bldg. & Safety (Grading)
Environmental Programs Dept.
Regional Parks & Open Space
Co. Geologist

CONDITIONAL USE PERMIT NO. 1192, REVISED PERMIT NO. 1, AMENDED NO. 2 – EA39774 –
Applicant: Rancho Caballero Mobile Home Park – Engineer/Representative: Secutrac – First Supervisorial District – Lake Mathews Zoning District – Lake Mathews / Woodcrest Area Plan: Community Development: Medium High Density Residential (CD:MHDR) (5-8 Dwelling Units Per Acre) – Location: Southerly of Van Buren Boulevard and Easterly of Mockingbird Canyon Road – 19.24 Acres – Zoning: Mobile Home Subdivisions and Mobile Home Parks (R-T) – **REQUEST:** This project is the first revised permit for Conditional Use Permit which was originally approved for a mobile home park with 187 dwelling units and recreational facilities. The revised permit is a request to add five (5) additional single family residential lots to the existing mobile home park for a total of 192 dwelling units. The additional five (5) lots will be located in the northwestern corner of the project site.- Related Cases: CUP01192, CUP01192S1 and CUP01192S2 - APN: 273-030-056

Please review the attached Amended exhibit(s) for the above-mentioned project. Any further comments, recommendations, and/or conditions are requested prior to the pending **May 29, 2008 LDC Comment Agenda** deadline, in order that they may be incorporated in the staff report package for this project.

Should you have any questions regarding this item, please do not hesitate to contact **Jim Phithayanukarn**, Project Planner, (951)955-5133, or e-mail at jphithay@RCTLMA.org / **MAILSTOP #: 1070**

COMMENTS:

FILE CO

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

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