

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

801B



REVIEWED BY EXECUTIVE OFFICE

DATE 8/22/11 Alex Gann
Departmental Concurrence

FROM: TLMA - Planning Department

SUBMITTAL DATE:
August 4, 2011

SUBJECT: CHANGE OF ZONE NO. 7738 / CONDITIONAL USE PERMIT NO. 3645 - Intent to Adopt Mitigated Negative Declaration – Applicant: Pueblo Unido, CDC – Engineer/Representative: Bob Mainiero – Fourth Supervisorial District – Mecca Zoning District – Eastern Coachella Valley Area Plan: Community Development: Very High Density Residential (CD:VHDR) (14-20 D.U./Ac.), Community Development: Medium Density Residential (CD:MDR) (2-5 D.U./Ac.), Community Development: Very Low Density Residential (CD:VLDR) (1 Acre Minimum) - Location: Northerly of Avenue 68, southerly of Avenue 66, easterly of Lincoln Street, and westerly of State Highway 111 – 223 Gross Acres - Zoning: Controlled Development (W-2) Areas & Rural Residential (R-R) - **REQUEST:** The change of zone proposes to modify the existing Rural Residential (R-R) zone on approximately 78 acres to the Controlled Development Areas (W-2) zone. The conditional use permit proposes to replace an existing 100 unit mobile home park to be built in two phases with Phase I consisting of existing park stabilization which includes installation of Reverse Osmosis water filtration system and electrical repairs, along with 92 new spaces, and Phase II consisting of 44 new spaces with 6,200 square foot community center with a building height of 20 feet including child care center, community park, and recreation facilities. Primary and secondary road access is from dedicated public road easements from Avenue 68 and State Highway 111.

RECOMMENDED MOTION:

The Planning Department recommended Approval; and,
THE PLANNING COMMISSION BY A 4-0 VOTE WITH MODIFICATIONS RECOMMENDS (COMMISSIONER PORRAS ABSENT):

Carolyn Syms Luna

Carolyn Syms Luna
Planning Director

Initials:
CSL:jo

Continued on Next Page

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Benoit, seconded by Supervisor Buster and duly carried, IT WAS ORDERED that the above matter is tentatively approved as recommended, and staff is directed to prepare the necessary documents for final action.

Ayes: Buster, Tavaglione, Benoit and Ashley
Nays: None
Absent: Stone
Date: September 13, 2011
xc: Planning(2), Applicant, Co.Co.

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

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

Prev. Agn. Ref.

District: 4th

Agenda Number:

16.2

The Honorable Board of Supervisors

Re: CHANGE OF ZONE NO. 7738 / CONDITIONAL USE PERMIT NO. 3645

Page 2 of 2

ADOPTION of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42325**, 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,

TENTATIVE APPROVAL of **CHANGE OF ZONE NO. 7738**, proposing to change the site's zoning from Controlled Development Areas (W-2) and Rural Residential (R-R) to Controlled Development Areas (W-2) in accordance with Exhibit 4; and,

APPROVAL of **CONDITIONAL USE PERMIT NO. 3645**, subject to the attached Conditions of Approval, and based upon the findings and conclusions incorporated in the staff report.

BACKGROUND:

The project was heard at the May 25, 2011 Planning Commission. Conditions were added including Condition of Approval (COA) 20.Planning.6 for the applicant to submit an annual report to the Planning Director, Director of Environmental Health, and 4th District Supervisor's Office on the status of well removal, as well as new sewer/water connections in compliance with the Coachella Valley Water District and Environmental Health Department. COA 20.Trans.1 was also added requiring a form of security bonding by July 1, 2012 for future water and sewer improvements. Additionally, COA 20.Planning.1 was modified to increase life of permit from three years to 30 years at the request of the applicant.



Carolyn Syms Luna
Director

RIVERSIDE COUNTY PLANNING DEPARTMENT

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

10/11/11
Date

KB
Initial

MITIGATED NEGATIVE DECLARATION

Project/Case Number: Conditional Use Permit No. 3645

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

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

COMPLETED/REVIEWED BY:

By: Jay Olivas Title: Project Planner Date: May 3, 2011

Applicant/Project Sponsor: Pueblo Unido CDC Date Submitted: May 27, 2010

ADOPTED BY: Board of Supervisors

Person Verifying Adoption: *Kaungrutan* Date: OCT 04 2011

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

Riverside County Planning Department 4080 Lemon Street, 12th Floor, Riverside, CA 92501

For additional information, please contact Jay Olivas, Project Planner at (951) 955-1195.

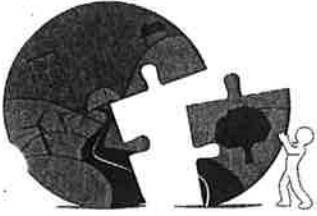
Revised: 10/16/07
Y:\Planning Master Forms\CEQA Forms\Mitigated Negative Declaration.doc

Please charge deposit fee case#: ZEA42325 ZCFG05688

FOR COUNTY CLERK'S USE ONLY

Sept. 13, 2011 16.2

OCT 04 2011 2.10



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

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

FROM: Riverside County Planning Department
 4080 Lemon Street, 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.

EA42325 Conditional Use Permit No. 3645

Project Title/Case Numbers

Jay Olivas

County Contact Person

951-955-1195

Phone Number

N/A

State Clearinghouse Number (if submitted to the State Clearinghouse)

Pueblo Unido CDC

Project Applicant

P.O. Box 1130 Thermal, CA 92274

Address

Northerly of Avenue 68, southerly of Avenue 66/Highway 111, and easterly of Lincoln Street in Mecca, CA.

Project Location

Change of Zone from R-R to W-2: Replace existing 100 unit mobile home park (MHP) with a new 136 unit migrant agricultural worker MHP to be built in phases.

Project Description

This is to advise that the Riverside County Board of Supervisors, as the lead agency, has approved the above-referenced project on _____, and has made the following determinations regarding that project:

- 1 The project WILL NOT have a significant effect on the environment.
A Mitigated Negative Declaration was prepared for the project pursuant to the provisions of the California Environmental Quality Act (\$2,044.00 + \$64.00).
- 2 Mitigation measures WERE made a condition of the approval of the project.
- 4 A Mitigation Monitoring and Reporting Plan/Program WAS adopted.
5. A statement of Overriding Considerations WAS NOT adopted for the project.

This is to certify that the Mitigated Negative Declaration, with comments, responses, and record of project approval is available to the general public at: Riverside County Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501.

Signature

Board Assistant
Title

OCT 04 2011

Date

Date Received for Filing and Posting at OPR: _____

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

Sept. 13, 2011 11.2

Please charge deposit fee case#: ZEA42325 ZCFG05688

FOR COUNTY CLERK'S USE ONLY

OCT 04 2011 2.10

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

* REPRINTED * I1101206

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

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

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

Received from: PUEBLO UNIDO CDC \$2,044.00
paid by: CK 1058
paid towards: CFG05688 CALIF FISH & GAME: DOC FEE
CFG FOR EA42325 (CUP03645/CZ07738)
at parcel #: 91250 AVENUE 68 MECC
appl type: CFG3

By JCMITCHE May 10, 2011 09:16
posting date May 10, 2011

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$2,044.00

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

Additional info at www.rctlma.org

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

* REPRINTED * I1001544

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

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

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

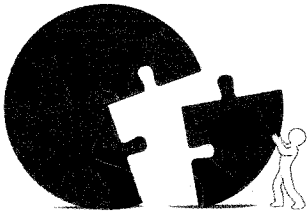
Received from: PUEBLO UNIDO CDC \$64.00
paid by: CK 1018
paid towards: CFG05688 CALIF FISH & GAME: DOC FEE
CFG FOR EA42325 (CUP03645/CZ07738)
at parcel #: 91250 AVENUE 68 MECC
appl type: CFG3

By _____ May 27, 2010 17:04
JCMITCHE posting date May 27, 2010

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

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

Additional info at www.rctlma.org



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

801B

09.13.2011

DATE: August 18, 2011

TO: Clerk of the Board of Supervisors

FROM: Planning Department - Riverside Office

SUBJECT: CZ07738 / CUP03645 -- Intent to Adopt Mitigated Negative Declaration

(Charge your time to these case numbers)

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

- | | |
|--|--|
| <input type="checkbox"/> Place on Administrative Action (Receive & File; EOT) | <input checked="" type="checkbox"/> Set for Hearing (Legislative Action Required; CZ, GPA, SP, SPA) |
| <input checked="" type="checkbox"/> Labels provided If Set For Hearing | <input checked="" type="checkbox"/> Publish in Newspaper: |
| <input type="checkbox"/> 10 Day <input checked="" type="checkbox"/> 20 Day <input type="checkbox"/> 30 day | (4th Dist) Desert Sun and Press Enterprise |
| <input type="checkbox"/> Place on Consent Calendar | <input checked="" type="checkbox"/> Mitigated Negative Declaration |
| <input type="checkbox"/> Place on Policy Calendar (Resolutions; Ordinances; PNC) | <input checked="" type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day |
| <input type="checkbox"/> Place on Section Initiation Proceeding (GPIP) | <input checked="" type="checkbox"/> Notify Property Owners (app/agencies/property owner labels provided) |
| | Controversial: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO |

Designate Newspaper used by Planning Department for Notice of Hearing:
(4th Dist) Desert Sun and Press Enterprise

OK
KI

Need Director's signature by ASAP

Please schedule on the September 13, 2011 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 (CFG05688)

Do not send these documents to the County Clerk for posting until the Board has taken final action on the subject cases.

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"

**PLANNING COMMISSION
MINUTE ORDER MAY 25, 2011
CITY OF LA QUINTA BOARD CHAMBERS**

- I. AGENDA ITEM 3.1: CHANGE OF ZONE NO. 7738 / CONDITIONAL USE PERMIT NO. 3645 –** Intent to Adopt Mitigated Negative Declaration – Applicant: Pueblo Unido CDC – Representative: Sergio Carranza - Fourth Supervisorial District – Mecca Zoning District – Eastern Coachella Valley Community Area Plan: Community Development: Very High Density Residential (CD: VHDR) (14-20 D.U./Ac.), Community Development: Medium Density Residential (CD: MDR) (2-5 D.U./Ac.), Community Development: Very Low Density Residential (CD: VLDR) (1 Acre Minimum) – Location: Northerly of Avenue 68, southerly of State Highway 111, easterly of Lincoln Street in Mecca, CA – 223 Gross Acres – Zoning: Rural Residential – ½ Acre Minimum (R-R), Controlled Development Areas – ½ Acre Minimum (W-2).

PROJECT DESCRIPTION

The Change of Zone proposes to modify existing zoning from Rural Residential (R-R) and Controlled Development Areas (W-2) to Controlled Development Areas (W-2). The conditional use permit proposes to replace an existing 100 unit mobile home park with a new 136 unit mobile home park to be built in two phases with Phase I consisting of 92 spaces and Phase II consisting of 44 spaces along with a 6,200 square foot community building up to 20 feet in height including child care center, community park, recreational facilities, and retention basins. Primary road access is proposed from Avenue 68 and secondary road access is proposed from State Highway 111. APN's: 727-271-002, 727-271-003, 727-271-007, and 727-271-008.

VI. MEETING SUMMARY

The following staff presented the subject proposal:

Project Planner: Jay Olivas at 951-955-1195 or e-mail jolivas@rctlma.org.

The following spoke in favor of the subject proposal:

Sergio Carranza the Applicant (no address provided)

Bob Mainiero Applicant's Rep P.O. Box 2410 Palm Springs, CA 92263 760-413-7127

Nona Del Bene interested party 78-970 Cabrillo Way La Quinta CA 92253 760-771-1936

Sister Gabi Williams interested party (no address provided)

Aha Sanchez neighbour 67-075 Hwy 111 Mecca CA 92254

Roberto Mendez neighbour 67075 Hwy 111 Mecca CA 92254 760-578-9071

Maira A. Alcaza neighbour Mecca CA 92254

Laura Massie interested party California Rural Legla Asst. 1460 6th St Coachella CA 92236 760-398-7261

Amelia Deaztlau interested party 79170 Fred Waring Dr. Bermuda Dunes CA 92203 760-772-3466

Tizoc DeAztlan interested party (no address provided)

Larry Strasbao neighbour 70-100 Ave. 70 Mecca CA 92254 760-342-6820

There were no speakers in opposition of the subject proposal.

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

VII. CONTROVERSIAL ISSUES

NONE

VIII. PLANNING COMMISSION ACTION

The Planning Commission, by a vote of 4-0; Commissioner Porras absent:

**PLANNING COMMISSION
MINUTE ORDER MAY 25, 2011
CITY OF LA QUINTA BOARD CHAMBERS**

ADOPTED MITIGATED NEGATIVE DECLARATION for **ENVIRONMENTAL ASSESSMENT NO. 42325**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

APPROVED CHANGE OF ZONE NO. 7738, proposing to change the site's zoning classification from Rural Residential – ½ Acre Minimum (R-R) to Controlled Development Areas (W-2) in accordance with Recommended Zoning Exhibit 4, based upon final adoption by the Board of Supervisors; and,

APPROVED CONDITIONAL USE PERMIT NO. 3645, subject to the attached conditions of approval, and based upon 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

Agenda Item No.: 3.1
Area Plan: Eastern Coachella Valley
Zoning District: Mecca
Supervisorial District: Fourth
Project Planner: Jay Olivas
Planning Commission: May 25, 2011

CHANGE OF ZONE NO. 7738
CONDITIONAL USE PERMIT NO. 3645
E.A. Number: 42325
Applicant: Pueblo Unido, CDC
Engineer/Rep: Bob Mainiero, P.E.

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

The change of zone proposes to modify the existing Rural Residential (R-R) zone on approximately 78 acres to the Controlled Development Areas (W-2) zone. The conditional use permit proposes to replace an existing 100 unit mobile home park with a new 136 unit migrant agricultural worker mobile home park to be built in two phases with Phase I consisting of 92 spaces and Phase II consisting of 44 spaces along with a 6,200 square foot community building up to 20 feet in height including child care center, community park, recreational facilities, and retention basins. Primary road access is proposed from Avenue 68 and secondary road access is proposed from State Highway 111.

The project is located in the Eastern Coachella Valley Area Plan; more specifically, northerly of Avenue 68, southerly of Avenue 66, easterly of Lincoln Street, and westerly of State Highway 111 in Mecca.

ISSUES OF POTENTIAL CONCERN:

Issues of potential concern for the existing and proposed mobile home park consist of lack of sewer service, water quality concerns, access improvements and community design guidelines. Sanitation improvements such as sewer line extension and lift station are proposed within a two year timeframe from the date of approval of the permit. New well permits are proposed to address water quality. Improved 50 foot wide access easements are proposed from Avenue 68 and State Highway 111. Staff reviewed Countywide design guidelines as well as the Mecca Design Guidelines to ensure project compliance. The design guidelines are being addressed with perimeter walls/fencing and landscaping.

SUMMARY OF FINDINGS:

1. Existing General Plan Land Use (Ex. #5): Medium Density Residential (MDR) (2-5 D.U./Ac); Very High Density Residential (VHDR) 14-20 D.U./Ac.; Very Low Density Residential (VLDR) (1 Acre Minimum)
2. Existing Zoning (Ex. #4): Controlled Development Areas (W-2); Rural Residential (RR)
3. Surrounding Zoning (Ex. #4): Controlled Development Areas (W-2)
4. Existing Land Use (Ex. #1): Existing 100 unit Mobile Home Park, Sanitation Ponds, Fish Farm
5. Surrounding Land Use (Ex. #1): Crops, Scattered Dwellings, Fish Farm, Vacant Land
6. Project Data:
Total Acreage: 223 Gross Acres
Mobile Home Park portion: 32 acres
Bldg. Sq. Ft.: 6,200 sq. ft Community Center
Bldg. Height: Up to 20 feet for Community Center
Mobilehome Park: 136 spaces (50' x 78' each)

7. Environmental Concerns: See attached environmental assessment

RECOMMENDATIONS:

ADOPTION of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42325**, 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,

TENTATIVE APPROVAL of **CHANGE OF ZONE NO. 7738**, proposing to change the site's zoning classification from Rural Residential – ½ Acre Minimum (R-R) to Controlled Development Areas (W-2) in accordance with Recommended Zoning Exhibit 4, based upon final adoption by the Board of Supervisors; and,

APPROVAL of **CONDITIONAL USE PERMIT NO. 3645**, subject to the attached conditions of approval, and based upon upon the findings and conclusions incorporated in the staff report.

CONCLUSIONS:

1. The proposed project is in conformance with the existing Community Development: Medium Density Residential (CD: MDR) (2-5 D.U./Ac.), Community Development: Very High Density Residential (VHDR) (14-20 D.U./Ac.), Community Development: Very Low Density Residential (VLDR) (1 Acre Minimum) Land Use Designations, and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with the proposed Controlled Development Areas (W-2) zoning classification of Ordinance No. 348 on a portion of the site, 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 project will not have a significant effect on the environment and there is no evidence that the project will have adverse effects on wildlife resources.

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

1. The existing land use designation of Medium Density Residential (MDR) (2-5 D.U./Ac) is consistent with the proposed project for a mobile home park due to a proposed gross density of approximately 4.25 D.U./Ac. within the allowed MDR density range.
2. The project site is currently zoned Rural Residential (R-R) and Controlled Development Areas with surrounding zoning consisting of Controlled Development Areas (W-2). The proposed project would be compatible with surrounding zones due to zone change from R-R to W-2 on four parcels since the W-2 zone is predominant in the immediate vicinity.

3. The project is consistent with the existing and proposed Controlled Development Areas (W-2) zoning since mobile home parks are conditionally consistent with a conditional use permit.
 4. The 32 acre portion of the 223 gross acre site consists of an existing mobile home park with 100 spaces to be replaced in phases with improvements for a total of 136 new mobile home units. Surrounding land uses consist of crops, scattered dwellings, fish farm, and vacant land. The project is consistent with existing surrounding land uses in that the proposed project is conditioned to provide perimeter walls and fencing, desert landscaping and building/parking lot improvements.
 5. Domestic water and sanitation is proposed to be provided by the Coachella Valley Water District including future sewer line extension along Lincoln Street subject to the improvements being installed in a two year timeframe. Domestic water and sanitation shall be provided in conformance with the water and sewer land use standards of the General Plan.
 6. The primary and secondary access to the proposed site is proposed from 50 foot wide access easements from Avenue 68 and from State Highway 111. The project will provide appropriate street and off-site traffic mitigation, such as, Transportation Uniform Mitigation Fees (TUMF), in compliance with the requirements of the circulation element of the General Plan.
 7. The project is approximately one mile from a fire station. The project will provide appropriate fire protection improvements, such as fire hydrants and a water system, in conformance with the fire services policies of the General Plan.
 8. The project is not located within the sphere of influence of any city. However, it is located within the boundaries of the Mecca Community Council which recommend project approval.
 9. The initial study performed pursuant to Environmental Assessment No. 42325 identified the following potentially significant impacts:
 - a. Biological Resources
 - b. Hydrology/Water Quality
 - c. Utilities/Service Systems
- These listed impacts will be fully mitigated by the measures indicated in the initial study, conditions of approval, and attached government agency letters. No other significant impacts were identified.
10. The project is within the Coachella Valley Multiple Species Habitat Conservation Plan and is not located within a Conservation Area of that plan. This project fulfills the requirements of that plan through conformance with Ordinance No. 875.
 11. The housing element had identified special needs housing for farm workers and low to very low income households. Policy 1.2 of the Riverside County Housing Element ensures the availability of suitable sites for the development of affordable housing to meet the needs of all household income levels, including farm workers and other special needs populations.

12. The farm labor camp/migrant housing facility is consistent with the land use element policy LU 16.3 which allows farm worker housing as an interim land use under certain circumstances. The project complies with these circumstances in that the subject area is primarily agriculture, the proposal has a recommended condition of a 30 year life, the project will have adequate infrastructure with required improvements, the project will not create significant land use incompatibilities due to the agriculture nature of the area with existing crops, and the proposal will not jeopardize public health, safety and welfare due to compliance with uniform building codes.

INFORMATIONAL ITEMS:

1. As of this writing (5/10/11), no letters in favor or opposition have been received from the general public.
2. The subject site consists of Assessor's Parcel Numbers 727-271-002, 727-271-003, 727-271-007, and 727-271-008.
3. The project was filed with the Planning Department on May 27, 2010.

**RIVERSIDE COUNTY PLANNING DEPARTMENT
CZ07738 CUP03645
VICINITY/POLICY AREAS**

Supervisor Benoit
District 4

Date Drawn: 5/03/11
Vicinity Map



Zoning Area: Mecca

Township/Range: T7SR9E

Section: 17

Assessors Bk. Pg. 727-27
Thomas Bros. Pg. 5652 F1
Edition 2009

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



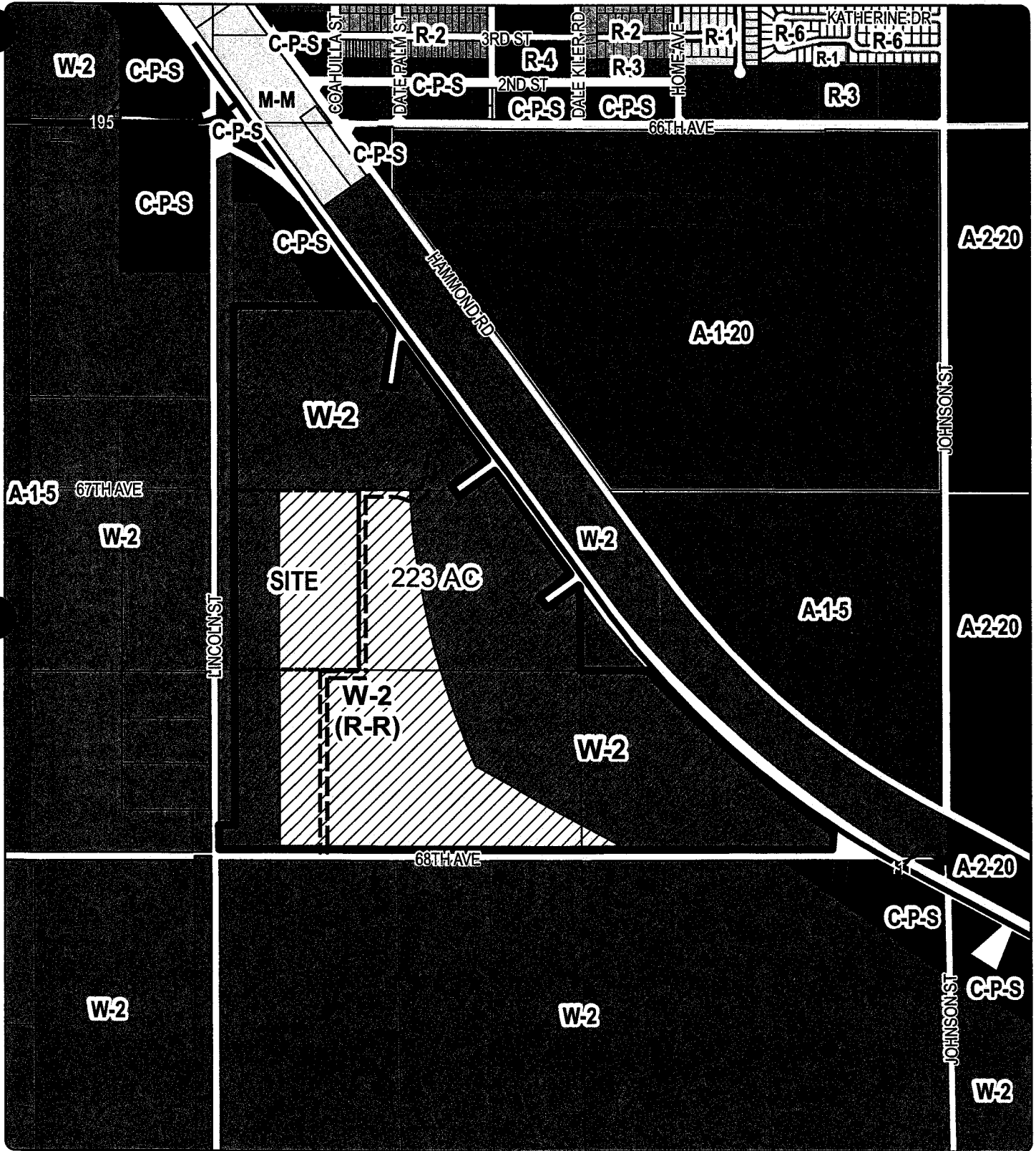
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07738 CUP03645

RECOMMENDED ZONING

Supervisor Benoit
District 4

Date Drawn: 5/03/11
Exhibit 4

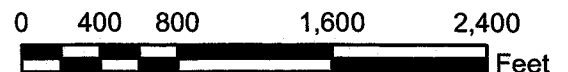


Zoning Area: Mecca
Township/Range: T7SR9E
Section: 17

Assessors Bk. Pg. 727-27
Thomas Bros. Pg. 5652 F1
Edition 2009



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



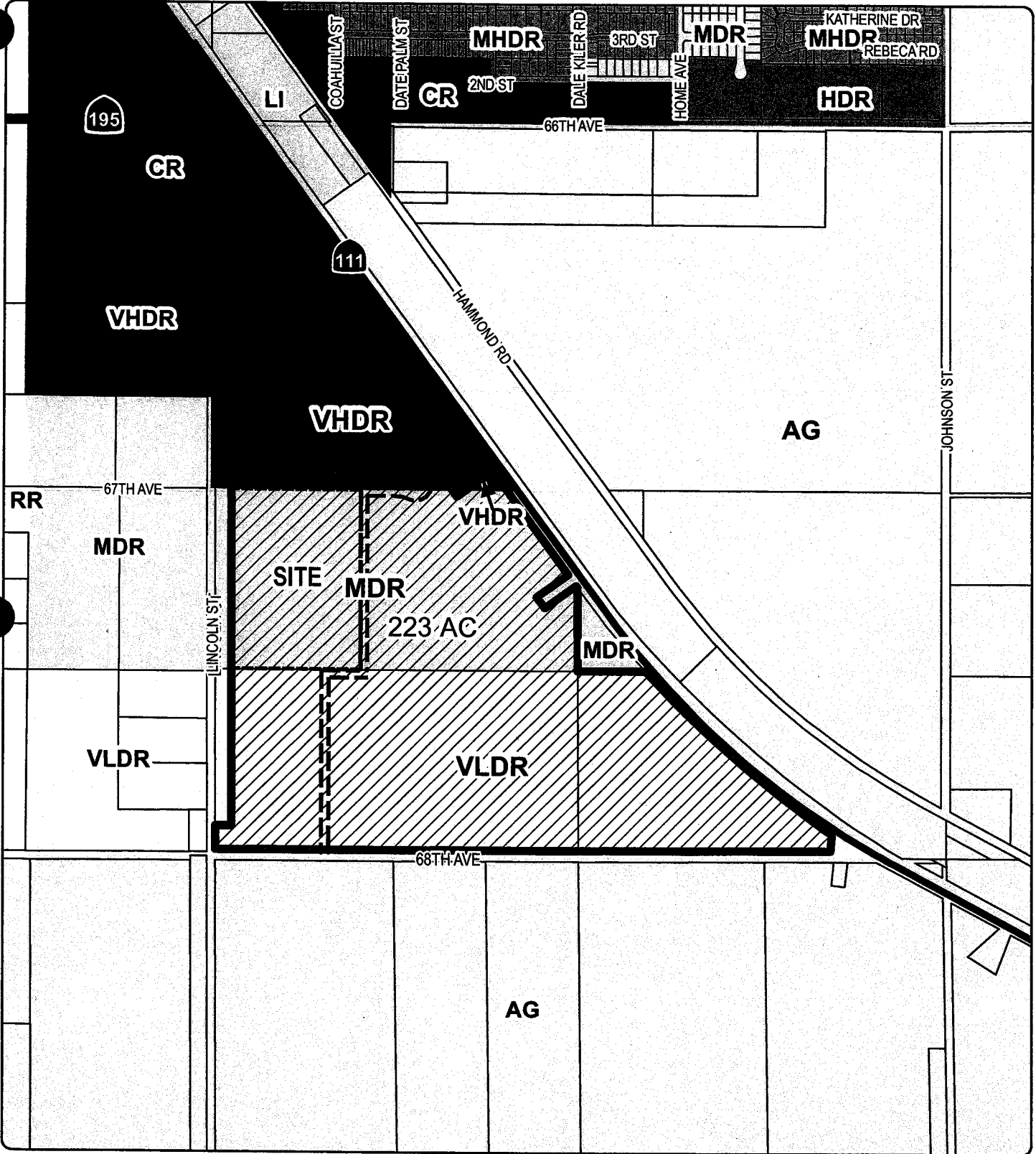
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07738 CUP03645

EXISTING GENERAL PLAN

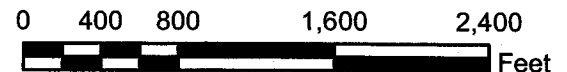
Supervisor Benoit
District 4

Date Drawn: 5/03/11
Exhibit 5



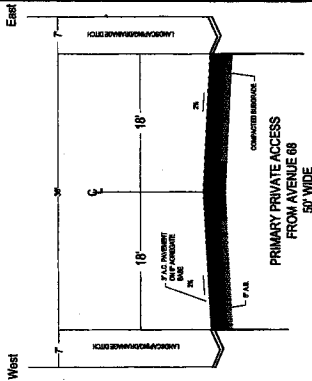
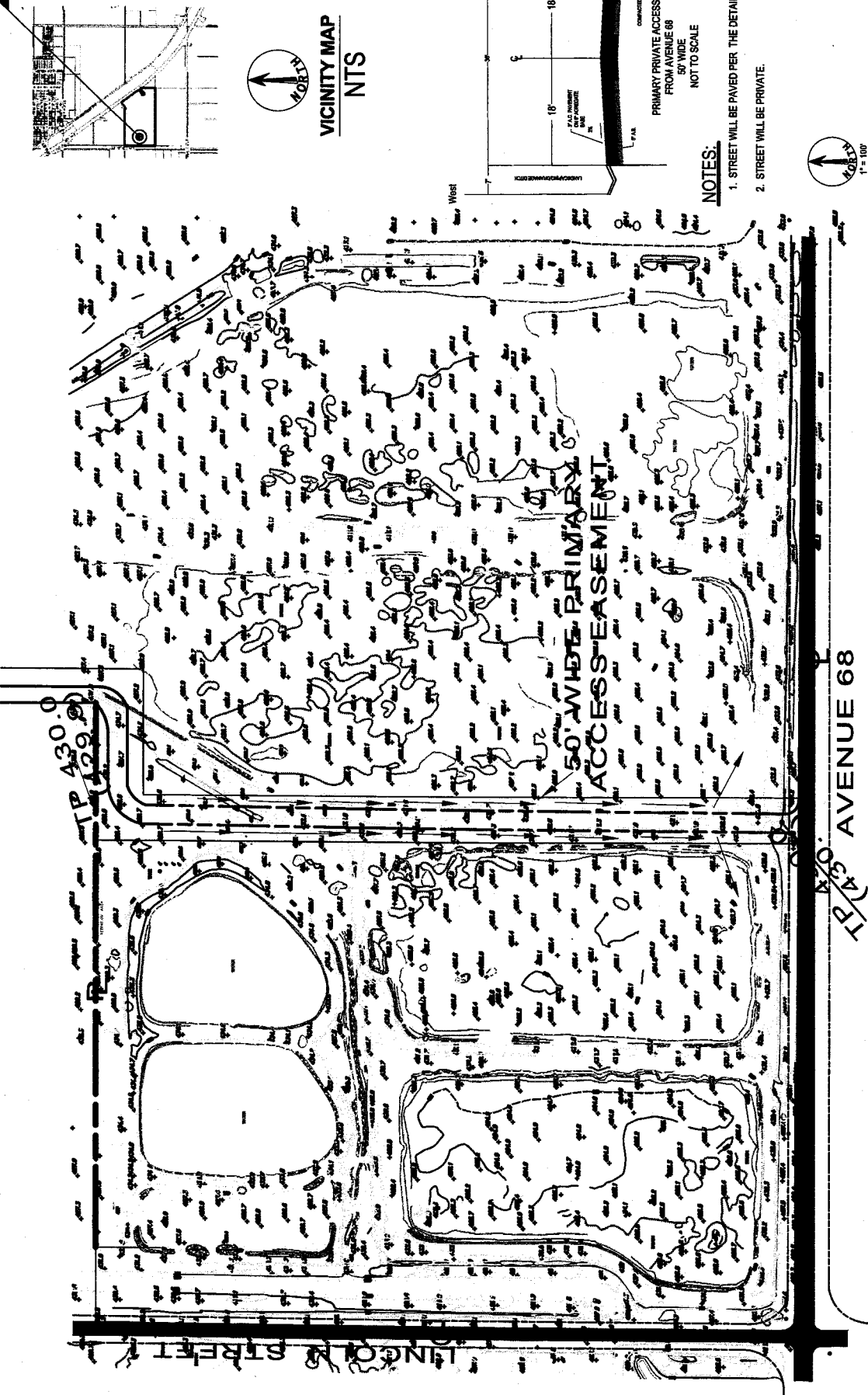
Zoning Area: Mecca
Township/Range: T7SR9E
Section: 17

Assessors Bk. Pg. 727-27
Thomas Bros. Pg. 5652 F1
Edition 2009



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

PRELIMINARY GRADING PLAN - PRIMARY ACCESS SITE



NOTES:
 1. STREET WILL BE PAVED PER THE DETAILS ABOVE.
 2. STREET WILL BE PRIVATE.

COUNTY OF RIVERSIDE
 SAN ANTONIO DEL DESIERTO
 PRELIMINARY GRADING PLAN
 PRIMARY PRIVATE ACCESS

DATE: APR 6, 2011
 SCALE: H. 1" = 100' V. 1/4" = 100'

Robert J. Mainiero, P.E.
 CIVIL ENGINEERING
 P.O. Box 2410 Palm Springs, CA 92263
 (760) 413-7127 cell (760) 320-1894 fax
 rjmainiero@earthlink.net



DATE: _____ BY: _____ MARK: _____ DATE: _____ BY: _____ MARK: _____ DATE: _____ BY: _____ MARK: _____

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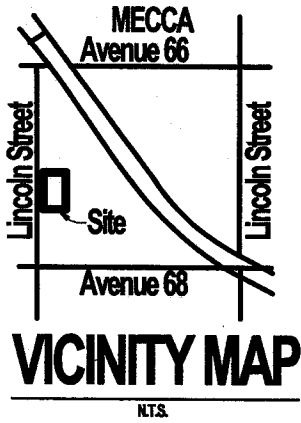
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DATE: _____ BY: _____ MARK: _____ DATE: _____ BY: _____ MARK: _____ DATE: _____ BY: _____ MARK: _____

NOTE: THESE PLANS WERE PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND I AM A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF CALIFORNIA. I HEREBY CERTIFY THAT I AM THE AUTHOR OF THESE PLANS AND I AM NOT PROVIDING ANY SERVICES TO ANY OTHER PARTY. I AM NOT PROVIDING ANY SERVICES TO ANY OTHER PARTY. I AM NOT PROVIDING ANY SERVICES TO ANY OTHER PARTY.

**PUEBLO UNIDO CDC
 AGRICULTURAL WORKER HOUSING REHABILITATION
 ACCESS EXHIBIT**



50' Secondary Access Easement



Lincoln Street

**30' Dedication
 for
 Future Avenue 67**
 727-271-002

Highway 111

**W 1/4 COR
 Avenue 67**

S 89° 59' 45" E
 1050.00'

NORTH LINE OF
 APN 727-271-003

SITE

PARCEL 2
 PER DEED RECORDED 2/9/95
 INSTRUMENT #41838
 727-271-003

2656.51' PER RS 28/91
 1328.26'
 N 00° 01' 15" W
 1328.26'

N 00° 01' 15" W
 1328.26'
 S 00° 01' 15" E
 1328.26'
 N 89° 59' 45" W
 1050.00'

SOUTH LINE OF APN 727-271-003

PARCEL 1
 PER DEED RECORDED 2/9/95
 INSTRUMENT #41838
 727-271-007

50' Primary Access Easement

P.O.C.

**18 17
 19 20
 T7S R9E**

N 89° 59' 45" W PER RS 28/91

Avenue 68

ROBERT J. MAINIERO
 Civil Engineering and Related Assistance
 P.O. BOX 2410
 PALM SPRINGS, CALIFORNIA 92262
 TELEPHONE (760) 413-7127 (cell)
 (760) 320-1904 (fax)

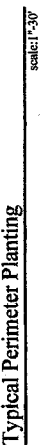
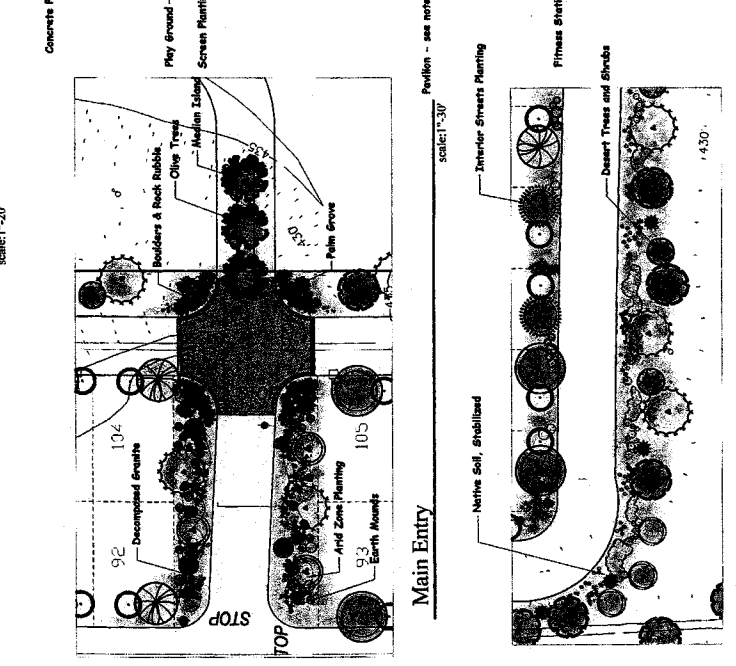
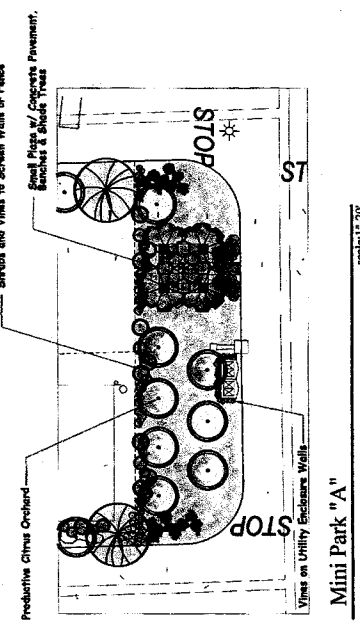
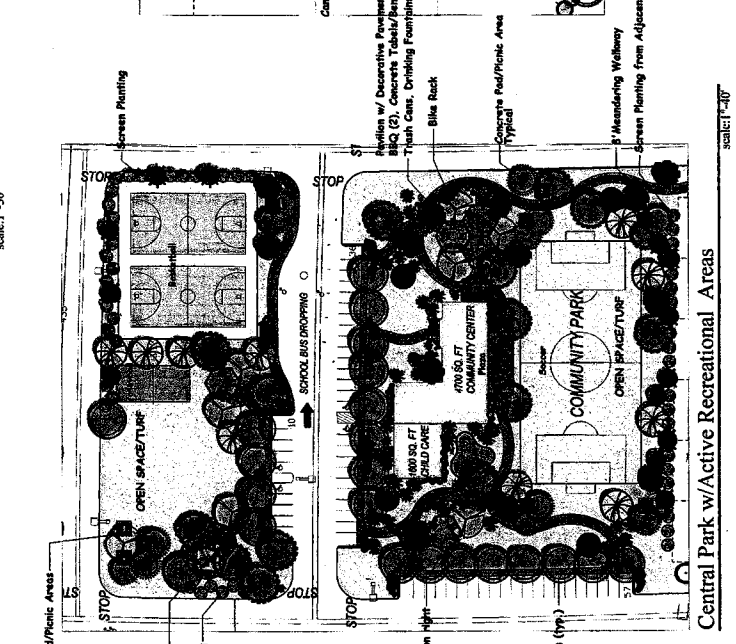
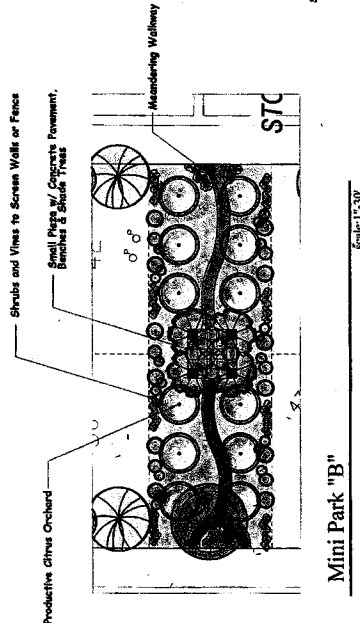
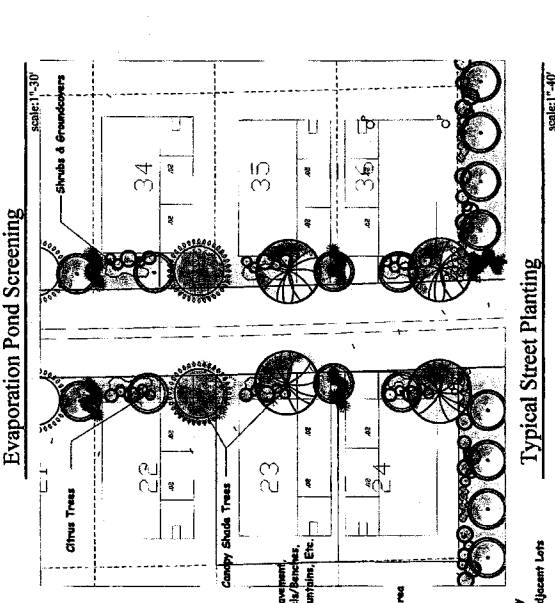
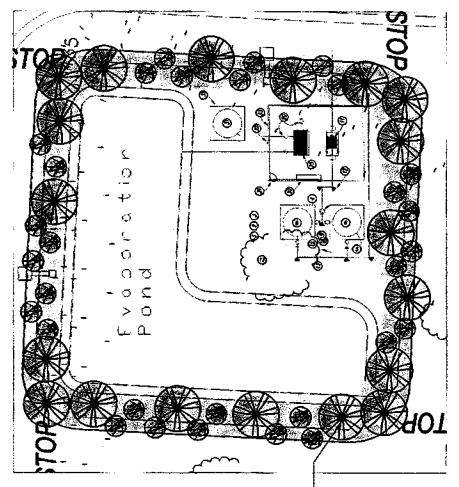
BASIS OF BEARINGS
 THE CENTERLINE OF LINCOLN STREET
 TAKEN AS N 00° 01' 15" W PER RS 28/91



SEE SHEET 1A FOR TREE LEGEND

Tree symbols

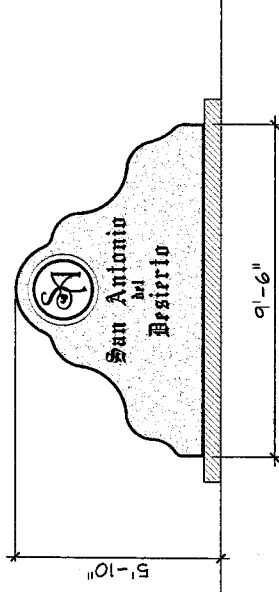
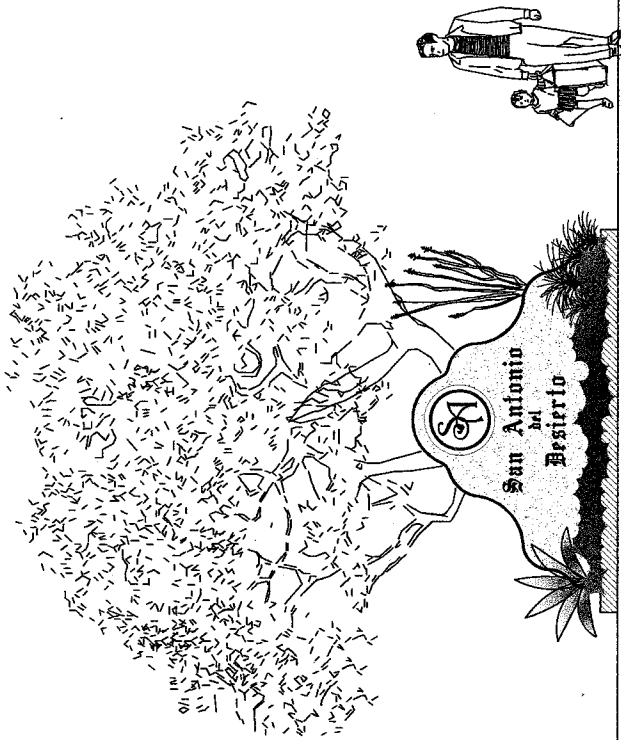
Symbol 1	Symbol 2	Symbol 3	Symbol 4	Symbol 5	Symbol 6	Symbol 7	Symbol 8	Symbol 9	Symbol 10	Symbol 11	Symbol 12	Symbol 13	Symbol 14	Symbol 15	Symbol 16	Symbol 17	Symbol 18	Symbol 19	Symbol 20
11	C.S.	U.P.	P.C.	O.L.	D.S.	C.F.	P.A.	C.L.	O.L.	M.D.	B.P.	D.S.	A.S.	P.F.	D.T.	E.T.	I.A.	C.O.	W.C.



Conceptual Landscape Plan
SAN ANTONIO DEL DESIERTO
 APN 727-271-003
 67075 Highway 111
 Mecca, Ca 92254

AviBet Associates, ASLA
Landscape Architecture
 48-175 Panorama Drive, Suite C
 Palm Desert, CA 92260
 (760) 795-5877 F (760) 795-5878
 avibet@avibet.com www.avibet.com

2nd Submittal, August 2, 2010



Sign Study 1

scale 3/8"=1'-0"

Monument Sign Study San Antonio del Besierio

67075 Highway 111
Mecca, California

AviBet Associates, ASLA
Landscape Architecture

CA Reg #8980 AZ Reg #8071
45-175 Panorama Drive, Suite C
Palm Desert CA 92260
T (805) 776 6677 F (760) 776 6679
avibet@huffmid.com www.avibet.com

Sign Study 1

"Old Hacienda"

This monument sign is inspired by traditional architectural style of country estates (haciendas) in old ranchos. It is built of concrete blocks plastered with eggshell or light yellow stucco finish with aged look.

At the middle is a medallion of contrasting colors with the San Antonio (Saint Anthony) logo. The Logo shown in the drawing is for illustration purpose and may contain letters or graphics or both. The medallion may be made of cast concrete, cast metal, carved stone or tile.

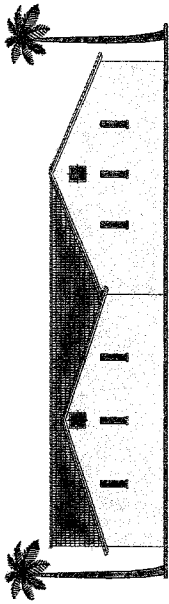
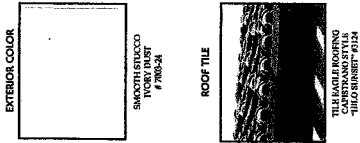
The letters in San Antonio del Desierto may be recessed into the stucco and painted or made of bronze or copper with antique finish and mounted on the sign.

Ground level well lights will illuminate the sign at night. The landscaping around the sign and in the median island where it will be installed (or any other location) will be minimal desert planting as not to distract from the sign itself.

Date: 01-24-2011
Drawn by: AB/LS

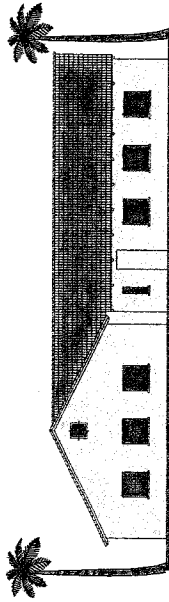
Sheet
1
Of 3 Sheets

Material Sample Board



EAST ELEVATION

scale: 1/8"=1'-0"



WEST ELEVATION

scale: 1/8"=1'-0"



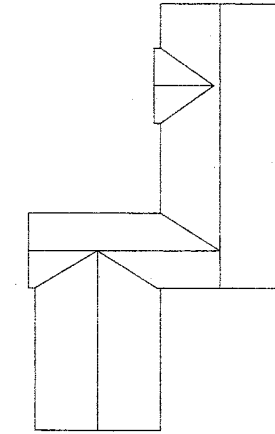
NORTH ELEVATION

scale: 1/8"=1'-0"



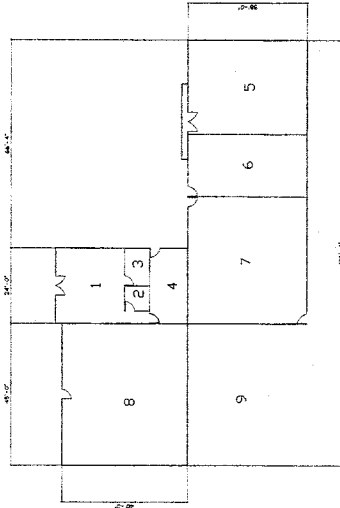
SOUTH ELEVATION

scale: 1/8"=1'-0"



ROOF PLAN

scale: 1/16"=1'-0"



FLOOR PLAN

scale: 1/8"=1'-0"

COMMUNITY AND CHILD CARE CENTER
TOTAL AREA: 6,200 SQ. FT.

- FLOOR PLAN
- 1 MANAGEMENT OFFICE
 - 2 BATHROOM
 - 3 STORAGE ROOM
 - 4 CONFERENCE ROOM
 - 5 SENIOR ACTIVITY ROOM
 - 6 COMPUTERS ROOM
 - 7 MULTIPURPOSE ROOM
 - 8 CHILD CARE
 - 9 PLAYGROUND AREA

MATERIALS
ROOF: MISSION TILE
EXTERIOR WALLS: SIP PANELS, SMOOTH STUCCO
INTERIOR WALLS: DRYWALL

NOTE:
WORK SHOWN ON THESE PLANS SHALL NOT
CONSTITUTE AN ENCROACHMENT PERMIT AND/OR A
GRADING PERMIT, HAS BEEN ISSUED

THE OWNER AND/OR ENGINEER SHALL BE RESPONSIBLE
FOR ASSURING THE ACCURACY AND ACCURACY OF THE
PLANS. THE ENGINEER SHALL BE RESPONSIBLE FOR
OBTAINING ALL NECESSARY PERMITS AND APPROVALS
BEFORE CONSTRUCTION. THE ENGINEER SHALL
APPROVE ALL WORK SHOWN ON THESE PLANS FOR
APPROVAL BY THE COUNTY.

DATE	BY	MARK	ENGINEER

DATE	BY	MARK	COUNTY

DATE	BY	MARK	COUNTY

DATE	BY	MARK	COUNTY

COUNTY OF RIVERSIDE
SAN ANTONIO DEL DESERTO
FLOOR PLAN AND ELEVATIONS

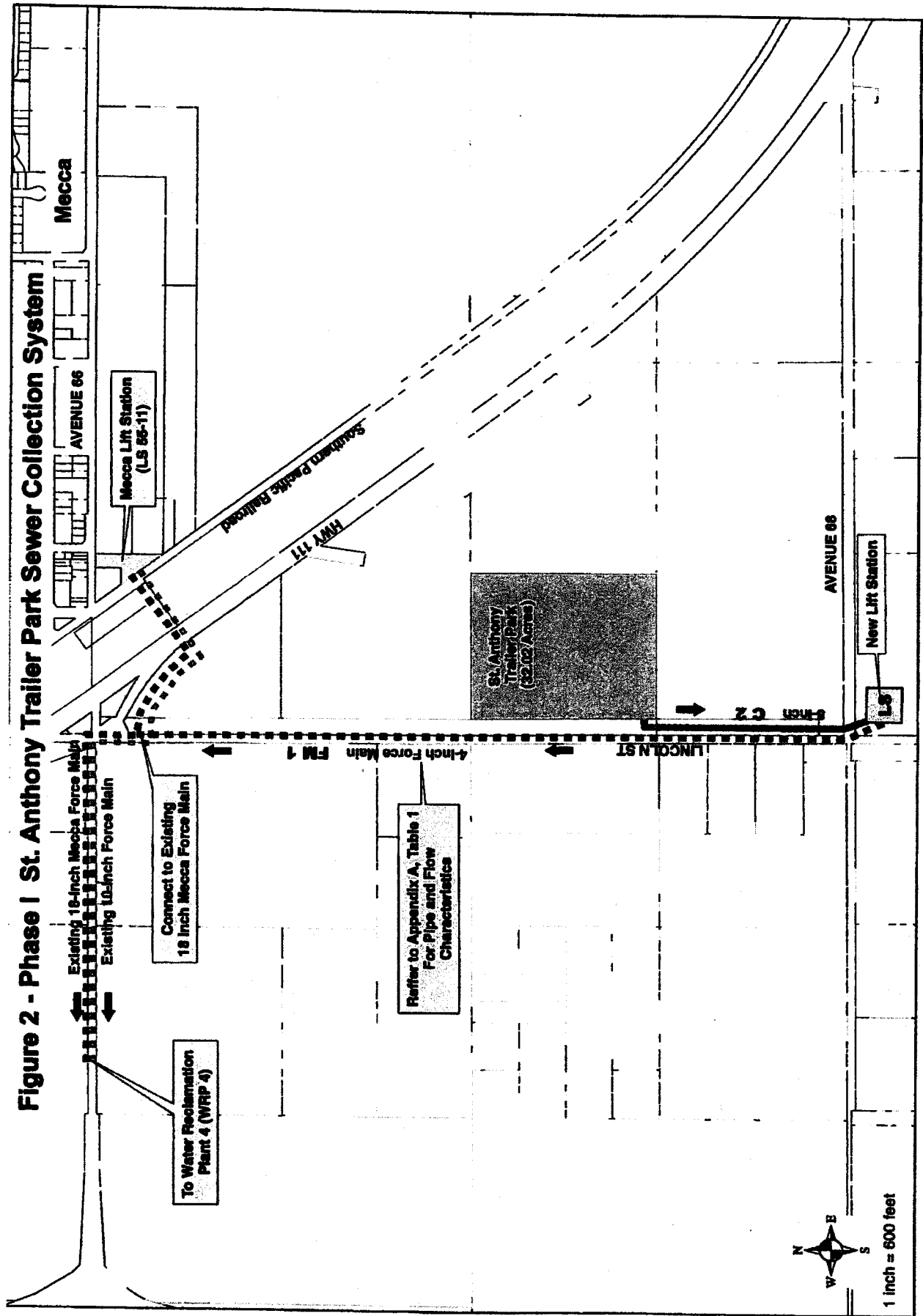
SHEET NO.
1

OF
1 SHEET

DATE: MAY 25, 2000

SCALE: AS NOTED

Figure 2 - Phase I St. Anthony Trailer Park Sewer Collection System



Existing 18-inch Mecca Force Main
Existing 10-inch Force Main

Connect to Existing
18 inch Mecca Force Main

To Water Reclamation
Plant 4 (WRP 4)

Refer to Appendix A, Table 1
For Pipe and Flow
Characteristics

4-inch Force Main FM 1

4-inch C 2

New Lift Station

Mecca Lift Station
(LS 05-11)

Mecca

AVENUE 06

HWY 111

Southern Pacific Railroad

St. Anthony
Trailer Park
(52.02 Acres)

LINCOLN ST

AVENUE 06



1 inch = 600 feet

COUNTY OF RIVERSIDE

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: 42345
Project Case Type (s) and Number(s): Change of Zone No. 7738 / Conditional Use Permit No. 3645
Lead Agency Name: County of Riverside Planning Department
Address: P.O. Box 1409, Riverside, CA 92502-1409
Contact Person: Jay Olivas
Telephone Number: (951) 955-1195
Applicant's Name: Pueblo Unido CDC
Applicant's Address: P.O. Box 1130 Thermal, CA 92274
Engineer's Name: Robert Mainiero, P.E.
Engineer's Address: P.O. Box 2410 Palm Springs, CA 92263

I. PROJECT INFORMATION

A. Project Description: The Change of Zone proposes to modify existing zoning from Rural Residential (R-R) and Controlled Development Areas (W-2) to Controlled Development Areas (W-2). The conditional use permit proposes to replace an existing 100 unit mobile home park with a new 136 unit migrant agricultural worker mobile home park to be built in two phases with Phase I consisting of 92 spaces and Phase II consisting of 44 spaces along with a 6,200 square foot community building up to 20 feet in height including child care center, community park, recreational facilities, and retention basins. Primary road access is proposed from Avenue 68 and secondary road access is proposed from State Highway 111. Project grading consists of approximately 81,000 cubic yards of cut/fill.

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

C. Total Project Area: 223 Gross Acres

Residential Acres: 223	Lots: 4	Units: Up to 136	Projected No. of Residents: 272
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): 727-271-002, 727-271-003, 727-271-007, and 727-271-008

E. Street References: Northerly of 68th Avenue, southerly of Highway 111 and Avenue 66, easterly of Lincoln Street in Mecca, CA.

F. Section, Township & Range Description or reference/attach a Legal Description:
Township 7 South, Range 9 East, Section 17

G. Brief description of the existing environmental setting of the project site and its surroundings: This project site is located on an existing 223 gross acres site containing an existing 100 unit mobile home park on a 32 acre portion, with sanitation ponds, and vacant land. Surrounding land consists of field crops, scattered dwellings, and a fish farm.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

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

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

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

D. **Land Use Designation(s):** Very High Density Residential (VHDR) (14-20 D.U./Ac.), Medium Density Residential (MDR) (2-5 DU/AC), and Very Low Density Residential (VLDR) (1 Acre Minimum).

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

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

G. **Adjacent and Surrounding Area Plan(s), Foundation Component(s), Land Use Designation(s), and Overlay(s) and Policy Area(s), if any:** The project site is surrounded by properties which are designated Community Development: Medium Density Residential (CD:MDR) (2-5 Dwelling Units per Acre), Very Low Density Residential (1 Acre minimum), Very High Density Residential (14-20 D.U./Ac.) and Agriculture (10 Acre minimum)

H. Adopted Specific Plan Information

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

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

I. Existing Zoning: Controlled Development Areas (W-2) and Rural Residential (R-R)

J. Proposed Zoning, if any: Controlled Development Areas (W-2)

K. Adjacent and Surrounding Zoning: The project site is surrounded by properties which are zoned Rural Residential (R-R) and Controlled Development Areas (W-2).

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 checked="" type="checkbox"/> Hydrology / Water Quality | <input type="checkbox"/> Transportation / Traffic |
| <input type="checkbox"/> Air Quality | <input type="checkbox"/> Land Use / Planning | <input checked="" 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.

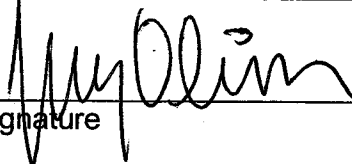
A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED

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 3, 2011

Date

Jay Olivas

Printed Name

For Carolyn Syms Luna, 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-9 "Scenic Highways"

Findings of Fact: The project site is located along State Highway 111 which is designated as a Scenic Highway. Many corridors in Riverside County traverse its scenic resources. Enhancing aesthetic experiences for residents and visitors to the county has a significant role in promoting tourism, which is important to the County's overall economic future. Due to the visual significance of some of these areas, several roadways have been officially recognized as either State or County designated or eligible scenic highways. The design of the proposed mobilehome park will be compatible with the existing setting in the surrounding area and will, therefore, have a less than significant impact as a result of its implementation.

The proposed project will not substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features, or obstruct a prominent scenic vista or view open to the public, as these features do not exist on the project site. Additionally, the project will not result in the creation of an aesthetically offensive site open to public view as the project was conditioned to incorporate landscaping as shown on approved conceptual planting plan, Exhibit L.

Mitigation: Compliance with the conditions of approval on file in the County Land Management System (LMS), including 10 .PLANNING. 1 – Comply With Ord./Codes and 80 .PLANNING. 30 – Landscape Common Area.

Monitoring: Monitoring to be provided by the Building and Safety and Planning Departments and through Ordinance Nos. 348 and 457.

Monitoring: Mitigation monitoring will occur through the Building and Safety Plan Check process.

2. Mt. Palomar Observatory

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

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

Findings of Fact:

a) According to GIS database, the project site is located 47.51 miles away from Mt. Palomar Observatory and is not subject to Ordinance 655.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

3. Other Lighting Issues

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

b) Expose residential property to unacceptable light levels?

Source: On-site Inspection, Project Application Description

Findings of Fact: The creation of residential use will bring increased light and glare due to reflective light from parked vehicles, illuminated signs, street lamps, security lighting and nighttime vehicle traffic. All lighting equipment/devices will be hooded and directed so as to prevent glare and light from shining directly upon adjoining properties and road right-of-ways. Monitoring shall be provided by the Planning Department (landscape review) and the Department of Building and Safety and through Ordinance No. 348.

Mitigation: None required

Monitoring: None required

AGRICULTURE & FOREST RESOURCES Would the project

4. Agriculture

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

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

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

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

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

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

Findings of Fact: The project is affected by agriculture programs and land use standards of the Riverside County General Plan. The project site is designated as farmland of "local importance", "other lands", and "urban-built land". The project is adjacent to, or within 300 feet of agricultural zones (A-1, A-2, C/V, A-D and A-P). The property across Highway 111 to the northeast of the project site is designated as an agricultural preserve established pursuant to the Williamson Act. No notice of non-renewal has been filed for this property to date. Due to existing mobile home park and perimeter treatment such as walls/fencing, the project will provide a buffer from adjacent agricultural operations. In addition, all surrounding land is designated in a Community Development Foundation and adoption of the change of zone the property will be consistent with the Riverside County General Plan.

Mitigation: Compliance with conditions of approval on file in LMS, including 10 .PLANNING. 17- Agricultural Codes and 90 .PLANNING. 18 - Wall/Berm Required.

Monitoring: Monitoring to be provided by the Planning Department and the Building and Safety Department through Ordinance Nos. 348.

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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 is not located within the boundaries of a forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g)). Therefore, the proposed project will not impact land designated as forest land, timberland, or timberland zoned Timberland Production.

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

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

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

Monitoring: No monitoring measures are required.

AIR QUALITY Would the project

6. Air Quality Impacts

a) Conflict with or obstruct implementation of the applicable air quality plan?	<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 emissions?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Involve the construction of a sensitive receptor located within one mile of an existing substantial point source emitter?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: SCAQMD CEQA Air Quality Handbook Table 6-2

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

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

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

The project is consistent with the General Plan and the Western Coachella Valley Area Plan land use designations. The General Plan (2003) is a policy document that reflects the County's vision for the future of Riverside County. The General Plan is organized into eight separate elements, including an

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

Implementation of the project would not impact air quality beyond the levels documented in EIR No. 441 prepared for the General Plan. The project would impact air quality in the short-term during construction and in the long-term through operation. In accordance with standard county requirements, dust control measures and maintenance of construction equipment shall be utilized on the property to limit the amount of particulate matter generated. These are standard requirements and are not considered mitigation pursuant to CEQA.

The proposed project would primarily impact air quality through increased automotive emissions. Single projects typically do not generate enough traffic and associated air pollutants to violate clean air standards or contribute enough air pollutants to be considered a cumulatively considerable significant impact. Operational impacts associated with the project would be expected to result in emissions of VOC, NOX, CO, PM10, PM2.5 and SOX. Operational emissions would result from vehicle emissions, fugitive dust associated with vehicle travel, combustion emissions associated with natural gas use, emission related to electricity generation, and landscape equipment maintenance emissions. In the long term, emissions of VOC, NOX, CO, PM10 and PM2.5 and could exceed SCAQMD significance thresholds (in pounds per day). However, with compliance with standard requirements for use of low VOC paints and compliance with California Energy Commission Title 24 requirements for building energy efficiency, direct and cumulative air quality impacts would be reduced to a level below significance. These are standard requirements and are not considered mitigation pursuant to CEQA. Therefore, the impact is considered less than significant.

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

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

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

BIOLOGICAL RESOURCES Would the project

7. Wildlife & Vegetation

a) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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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"/>
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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"/>
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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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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f) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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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 type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: GIS database, WRC-MSHCP and/or CV-MSHCP, Environmental Programs Department (EPD) review

Findings of Fact: The project may be influenced by wildlife and vegetation issues as identified in the General Plan. The project site is partially developed and there is potential for biological impacts which can be addressed with burrowing owl survey and nesting bird survey prior to grading permit issuance.

The project is located in the fee area of the Coachella Valley Multi-Species Habitat Conservation Plan (CVMSHCP). The CVMSHCP becomes effective on October 1, 2008; payment of mitigation fees will

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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be pursuant to Ordinance No. 875. The project site does not conflict with the provisions of any of the above adopted Habitat Conservation Plans, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan. Impacts associated with the project are less than significant.

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

The project site is partially developed and there is potential for biological impacts which can be addressed with burrowing owl survey and nesting bird survey prior to grading permit issuance.

Mitigation: Compliance with the measures set forth by the above referenced Habitat Conservation Plan, as required, and so contained in the conditions of approval on file in the LMS, including 10.PLANNING. 26 – Ordinance 875 CVMSHCP Fee, and required burrowing owl survey and nesting bird survey prior to grading permit issuance as indicted in the LMS by 60 EPD 1 and 60 EPD 2.

Monitoring: Monitoring to be provided by the Planning Department and Building Department through Ordinance Nos. 460, 457 and 875.

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

9. Archaeological Resources

a) Alter or destroy an archaeological site.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Restrict existing religious or sacred uses within the potential impact area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Project Application Materials

Findings of Fact:

- a) Site disturbance has already occurred with the use of the existing mobilehome park. The project site does not contain an archaeological site. Therefore, the project will not alter or destroy an archaeological site.
- b) The proposed project is not expected to impact archaeological resources. If, however, during ground disturbing activities, unique cultural resources are discovered, all ground disturbances shall halt until a meeting is held between the developer, archaeologist, and Native American representative to discuss the significance of the find. (COA 10.PLANNING.32) Therefore, the project will not alter or destroy an archaeological site or cause a substantive adverse change in the significance of an archaeological resource.
- c) There may be a possibility that ground disturbing activities will expose human remains. The project is subject to State Health and Safety Code Section 7050.5 if human remains are discovered during ground disturbing activities. (COA 10.PLANNING.31) This is a standard condition and not considered mitigation for CEQA purposes. Therefore, the impact is considered less than significant.
- d) The project will not restrict existing religious or sacred uses within the potential impact area. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

10. Paleontological Resources

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

Source: GIS database, County Geologist review

Findings of Fact:

a) According to GIS database, this site has been mapped as having a high potential for paleontological resources.

Mitigation: Compliance with the conditions of approval in the LMS, including submittal of a paleontological report by a qualified paleontologist to be reviewed by the County Geologist as indicated in the LMS by 60 Planning 14-Paleo Primp and Monitor.

Monitoring: Monitoring shall be provided by the County Geologist.

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?

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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 or based on other substantial evidence of a known fault?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones," GIS database, County Geologist review (GEO02219)

Findings of Fact:

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

12. Liquefaction Potential Zone

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan Figure S-3 "Generalized Liquefaction", GIS Database, County Geologist review (GEO02219)

Findings of Fact:

a) According to the County Geologist, the potential for liquefaction is high at this site. The project will have less than significant impact based on review of County Geological Report No. 2219.

Mitigation: No mitigation measures required.

Monitoring: No monitoring measures are required.

13. Ground-shaking Zone

Be subject to strong seismic ground shaking?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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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), County Geologist review (GEO02219)

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

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

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

14. Landslide Risk

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

Source: Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slope", Geologist review (GEO02219)

Findings of Fact:

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

15. Ground Subsidence

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

Source: GIS database, County Geologist review (GEO02219)

Findings of Fact:

a) According to GIS database, the site is located in an area susceptible to subsidence. However, GEO02219 concluded that subsidence in the area will not cause any differential settlement or cracking of the foundation and will therefore have a minimal impact on the proposed development.

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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16. Other Geologic Hazards

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

Source: Project Application Materials, County Geologist review (GEO02219)

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

17. Slopes

a) Change topography or ground surface relief features?

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

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

Source: Project Application Materials, Building and Safety – Grading Review

Findings of Fact:

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

18. Soils

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

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?

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?

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) The development of the site could result in the loss of topsoil from grading activities, but not in a manner that would result in significant amounts of soil erosion. Implementation of Best Management Practices (BMPs) would reduce the impact to below a level of significance. Impacts would be less than significant.

b) 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.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

19. Erosion

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

Source: Flood Control District review, Project Application Materials

Findings of Fact:

a) Implementation of the proposed project will involve grading and various construction activities. Standard construction procedures, and federal, state and local regulations implemented in conjunction with the site's storm water pollution prevention plan (SWPPP) and its Best Management Practices (BMPs) required under the National Pollution Discharge System (NPDES) general construction permit, will minimize potential for erosion during construction. These practices will keep substantial amounts of soil material from eroding from the project site and prevent deposition within receiving waters located downstream.

b) The potential for on-site erosion will increase due to grading and excavating activities during the construction phase. However, BMPs will be implemented for maintaining water quality and reducing erosion.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

a) Be impacted by or result in an increase in wind erosion and blowsand, either on or off site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan Figure S-8 "Wind Erosion Susceptibility Map," Ord. 460, Sec. 14.2 & Ord. 484

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

a) The project site lies within a high to moderate wind erosion susceptibility area. The project could be influenced by wind erosion and blowsand issues during project construction. Blowsand can create drifting sand dunes and can act as an abrasive on metal, glass and wood surfaces such as cars, windows, and siding of existing homes. The project has been conditioned to prevent dust and blowsand. COA. 10 PLANNING 19. With the incorporation of this condition, the project will have a less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

GREENHOUSE GAS EMISSIONS Would the project

21. Greenhouse Gas Emissions

a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Project application materials

Findings of Fact:

a) The project is for the replacement of an existing 100 unit mobilehome park into a new 136 unit mobilehome park. The construction activities shall meet California building codes and meet energy efficiency standards. Therefore, greenhouse gas emissions generated during construction will be minimal.

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

HAZARDS AND HAZARDOUS MATERIALS Would the project

22. Hazards and Hazardous Materials

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 type="checkbox"/>	<input checked="" type="checkbox"/>
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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"/>
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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"/>
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials

Findings of Fact:

a-e) The project does not create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment. It will also not impair the implementation or physically interfere with an adopted emergency response plan or an emergency evacuation plan. The project will have no impact on emitting, or handling hazardous waste within one-quarter mile of an existing or proposed school. The project is not located on a list of hazardous materials sites.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

23. Airports

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

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

a) The project site is not located within an Airport Influence Area, the project will not result in an inconsistency with the Airport Master Plan.

b) The project site is not located within the vicinity of a private airport and will not require review by the Airport Land Use Commission.

c) The project is not located within an airport land use plan and would not result in a safety hazard for people residing or working in the project area.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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d) The project is not within the vicinity of a private airstrip, or heliport and would not result in a safety hazard for people residing or working in the project area.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

24. Hazardous Fire Area

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

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

Findings of Fact:

a) The project site is not located in a high fire area. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

HYDROLOGY AND WATER QUALITY Would the project

25. Water Quality Impacts

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

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

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

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

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

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
g) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors or odors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

- a) The site shall not substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site. Therefore, the impact is considered less than significant.
- b) The project affects water quality standards and waste discharge requirements based on existing and proposed domestic water and sanitation systems. The proposed project will require the construction of new water treatment facilities including new well to address water quality. Water system treatment to reduce arsenic levels to meet the State maximum contamination level of 10 parts per billion is required and must be approved by County Department of Public Health. The proposed project will include continued use of existing sanitation ponds in the interim, however, the project requires the construction of new sewer treatment facilities. A future sewer line extension is proposed approximately 6000 lineal feet from existing force main at Avenue 66 and Lincoln Street south along Lincoln Street to Avenue 68 and Lincoln Street. A future Lift Station is proposed to be provided by the Coachella Valley Water District as part of the sewer line extension. These sewer improvements are conditioned to occur within a two year timeframe from the date of approval of the Conditional Use Permit.
- c) The project will not substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted. Therefore, the impact is no impact.
- d) Due to the amount of impervious surfaces within the project site, this proposal will slightly increase flow rates on downstream property owners. Therefore, some new flood control facilities and water quality mitigation will be required. Therefore, the impact is considered less than significant.
- e) The project site is not located within a 100 year flood zone. Therefore, the project shall not place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map.
- f) The project site is not located within a 100 year flood zone. Therefore, the project shall not place within a 100-year flood hazard area structures which would impede or redirect flood flows.
- g) The project is not anticipated to otherwise substantially degrade water quality. The project has been conditioned to provide to the Building and Safety Department evidence of compliance with 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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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grading or construction permit (COA 60. BS GRADE.1). This is a standard condition of approval and is not considered mitigation pursuant to CEQA.

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

Mitigation: Compliance with the conditions of approval on file in the LMS, including COA 10 E HEALTH 2 - Well Permits Required and 10 E HEALTH 3 - Water System Requirements.

Compliance with the conditions of approval on file in the LMS, including COA 20 E HEALTH 1 - CVWD Sewer Connect Within two (2) Years.

Monitoring: Monitoring measures are required by the Environmental Health Department.

26. Floodplains

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

NA - Not Applicable U - Generally Unsuitable R - Restricted

a) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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b) Changes in absorption rates or the rate and amount of surface runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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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"/>
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d) Changes in the amount of surface water in any water body?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riverside County General Plan Figure S-9 "100- and 500-Year Flood Hazard Zones," Figure S-10 "Dam Failure Inundation Zone," Riverside County Flood Control District Flood Hazard Report/Condition, GIS database

Findings of Fact:

a) The project is considered free from ordinary storm flood hazard. The project will partially 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. The project will have less than significant impact.

b) The project is considered free from ordinary storm flood hazard. The project will result in changes in absorption rates and amount of surface runoff. The project will have less than significant impact.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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c) The project is considered free from ordinary storm flood hazard. The project will not expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam (Dam Inundation Area). Therefore, the project will have less than significant impact.

d) The project will not cause changes in the amount of surface water in any water body. Therefore, the project will have less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

LAND USE/PLANNING Would the project

27. Land Use

a) Result in a substantial alteration of the present or planned land use of an area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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b) Affect land use within a city sphere of influence and/or within adjacent city or county boundaries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: GIS database, Project Application Materials

Findings of Fact:

a) The proposed use is in compliance with the current land use of Medium Density Residential (MDR) (2- 5 D.U./Ac.) and the policies of the Eastern Coachella Valley Area Plan. The General Plan requires that all residential development at the Community Development densities have available public facilities and services. The proposed CUP for a migrant agricultural worker mobile home park is conditioned to provide water, sanitation, and fire and road improvements. The project will have a less than significant impact as it likely will not result in the substantial alteration of the present or planned land use of an area.

b) The project is not located within a city sphere of influence (SOI).

c) The project has received support from the Mecca Community Council at their meeting of September 8, 2010

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

28. Planning

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

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

Findings of Fact:

a-b) The project will be consistent with the site's existing and proposed zoning to Controlled Development Areas (W-2). The project is surrounded by properties which are zoned Controlled Development Areas (W-2).

c) The proposed conversion of an existing 100 unit Mobile Home Park to a 136 unit migrant agricultural worker Mobile Home Park will be designed with typical space sizes of 50'x78' and improvements. As a result, the project will be compatible with existing surrounding zoning and with existing and planned surrounding land uses. Impacts are less than significant.

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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"

a-b) According to General Plan Figure OS-5, the proposed project is located in an area that is designated MRZ-3. MRZ-3 is an area where mineral deposits are likely to exist however the significance of the deposits is undetermined. In addition, the project site is a developed mobile home park and potential impacts were covered under the grading permit for the mobile home park. Therefore, the project will have a less than significant impact.

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

NOISE Would the project result in

Definitions for Noise Acceptability Ratings

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

NA - Not Applicable

A - Generally Acceptable

B - Conditionally Acceptable

C - Generally Unacceptable

D - Land Use Discouraged

30. Airport Noise

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

NA A B C D

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

NA A B C D

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

Findings of Fact:

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

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

31. Railroad Noise

NA A B C D

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Findings of Fact: There are railroad tracks in the vicinity of this project site, but impacts would be less than significant due to the project setbacks.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

32. Highway Noise

NA A B C D

Source: On-site Inspection, Project Application Materials

Findings of Fact: The subject property is adjacent to Highway 111 and Lincoln Street, however, due to setbacks of the mobile home park and perimeter fencing/walls, highway noise impacts will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

33. Other Noise

NA A B C D

Source: Project Application Materials, GIS database

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

34. Noise Effects on or by the Project

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

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

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

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Riverside County General Plan, Table N-1 ("Land Use Compatibility for Community Noise Exposure"); Project Application Materials

Findings of Fact:

a) Although the project will increase the ambient noise level in the immediate vicinity during construction, and the general ambient noise level will increase slightly after project completion, the impacts are not considered significant.

b) All noise generated during project construction and the operation of the site must comply with the County's noise standards, which restricts construction (short-term) and operational (long-term) noise levels. The project will have a less than significant impact.

c-d) The project would not expose persons to or generation of noise levels in excess of standards established in the local General Plan or noise ordinance, or applicable standards of other agencies or expose persons to or generation of excessive ground-borne vibration or ground-borne noise levels. The project will have a less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

POPULATION AND HOUSING Would the project

35. Housing

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

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

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

- a) The project consists of replacement and expansion of any existing mobile home park from 100 units to 136 units. The scope of the development is not substantial enough to displace a number of housing since the number of units is increasing with an approximate population of a minimum of 276 persons.
- b) The project is not located within a Redevelopment Area. Therefore, the project will not affect a County Redevelopment Project Area. The project will have no impact.
- c) The project will not cumulatively exceed official regional or local population projections. The project will have no impact.
- d) The project could potentially encourage additional residential development in the area since there will be partially improved.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

36. Fire Services

Source: Riverside County General Plan Safety Element

The project area is serviced by the Riverside County Fire Department. Any potential significant effects will be mitigated by the payment of standard fees to the County of Riverside. The project will not directly physically alter existing facilities or result in the construction of new facilities. Any construction of new facilities required by the cumulative effects of surrounding projects would have to meet all applicable environmental standards. The project shall comply with County Ordinance No. 659 to mitigate the potential effects to fire services. (COA 90.PLANNING.32) 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.

37. Sheriff Services

Source: Riverside County General Plan

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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project area. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards. The project shall comply with County Ordinance No. 659 to mitigate the potential effects to sheriff services. (COA 90.PLANNING.32) 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.

38. Schools

Source: Palm Springs Unified School District correspondence, GIS database

Findings of Fact: The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. The proposed project is located within the Coachella Valley 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. (COA 80.PLANNING.24) 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.

39. Libraries

Source: Riverside County General Plan

The proposed project will not create a significant incremental demand for library services. The project will not require the provision of new or altered government facilities at this time. Any construction of new facilities required by the cumulative effects of surrounding projects would have to meet all applicable environmental standards. This project shall comply with County Ordinance No. 659 to mitigate the potential effects to library services. (COA 90.PLANNING.32) 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.

40. Health Services

Source: Riverside County General Plan

The use of the proposed project area would not cause a significant impact on health services. The site is located within the service parameters of County health centers. The project will not physically alter

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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existing facilities or result in the construction of new or physically altered facilities. The project will have no impact. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

RECREATION

41. Parks and Recreation

a) Would the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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b) Would the project include the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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c) Is the project located within a Community Service Area (CSA) or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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

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

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

c) The project is located within a county service area. The project will have a less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

42. Recreational Trails

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

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

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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TRANSPORTATION/TRAFFIC Would the project

43. Circulation

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

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

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

d) Alter waterborne, rail or air traffic?

e) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?

f) Cause an effect upon, or a need for new or altered maintenance of roads?

g) Cause an effect upon circulation during the project's construction?

h) Result in inadequate emergency access or access to nearby uses?

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?

Source: Riverside County General Plan

Findings of Fact:

a) The project will generate additional traffic to the area and regional transportation system including providing 50 foot wide access easements from Avenue 68 and State Highway 111. The project will not conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system. The impact is less than significant.

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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c-d) The project does not propose any design issues that would cause a change in air traffic patterns, alter waterborne, or rail and air traffic. The project will have no impact.

e-f) The project will not substantially increase hazards due to a design feature or cause an effect upon a need for new or altered maintenance of roads.

g) The project site will cause an effect upon circulation during the project's construction; however, impacts are considered less than significant.

h) The project will not cause inadequate emergency access or access to nearby uses.

i) The project site will not conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

44. Bike Trails

Source: Riverside County General Plan

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

UTILITY AND SERVICE SYSTEMS Would the project

45. Water

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

Findings of Fact:

a-b) The proposed project will require the construction of new water treatment facilities including new well to address water quality. Water system treatment to reduce arsenic levels to meet the State maximum contamination level of 10 parts per billion is required and must be approved by County Department of Public Health.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Mitigation: Compliance with the conditions of approval on file in the LMS, including 10 E HEALTH 2 - Well Permits Required and 10 E HEALTH 3 - Water System Requirements.

Monitoring: Monitoring measures are required by the Environmental Health Department.

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

Findings of Fact:

a-b) The proposed project will include continued use of existing sanitation ponds in the interim, however, the project requires the construction of new sewer treatment facilities. A future sewer line extension is proposed approximately 6000 lineal feet from existing force main at Avenue 66 and Lincoln Street south along Lincoln Street to Avenue 68 and Lincoln Street. A future Lift Station is proposed to be provided by the Coachella Valley Water District as part of the sewer line extension. These sewer improvements are conditioned to occur within a two year timeframe from the date of approval.

Mitigation: Compliance with the conditions of approval on file in the LMS, including 20 E HEALTH 1 - CVWD Sewer Connect Within 2 Years.

Monitoring: Monitoring measures are required by the Environmental Health Department.

47. 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 type="checkbox"/>	<input checked="" type="checkbox"/>
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b) Does the project comply with federal, state, and local statutes and regulations related to solid wastes including the CIWMP (County Integrated Waste Management Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riverside County General Plan, Riverside County Waste Management District correspondence

Findings of Fact:

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

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.

48. Utilities

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

a) Electricity?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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: Riverside County General Plan

Findings of Fact:

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

49. Energy Conservation

a) Would the project conflict with any adopted energy conservation plans?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riverside County General Plan

Findings of Fact:

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

MANDATORY FINDINGS OF SIGNIFICANCE

50. Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?

Source: Staff review, Project Application Materials

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

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

Source: Staff review, Project Application Materials

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

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

Source: Staff review, project application

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

VI. EARLIER ANALYSES

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

Earlier Analyses Used, if any:

- SCAQMD CEQA Air Quality Handbook
- RCIP: Riverside County Integrated Project.
- RCLIS: Riverside County Land Information System
- Geology: Geology Report No. 2190

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Location Where Earlier Analyses, if used, are available for review:

Location: County of Riverside Planning Department
4080 Lemon Street, 12th 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.

File: EA.CUP03645

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10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 USE - PROJECT DESCRIPTION

RECOMMND

The use hereby permitted is for a 136 unit migrant agricultural worker mobile home park to be built in two phases with Phase I consisting of existing park stabilization which includes installation of Reverse Osmosis water filtration system and electrical repairs along with 92 spaces, and Phase II consisting of 44 spaces with 6,200 square foot community center building up to 20 feet in height including child care center, community park, recreational facilities such as basketball court and soccer field, and retention basins. Primary and secondary access is from public road easements from Avenue 68 and State Highway 111. The 136 unit mobile home park replaces an existing 100 unit mobile home park. The site is located within Assessors Parcel Numbers 727-271-002, 727-271-003, 727-271-007, and 727-271-008.

10. EVERY. 2 USE - HOLD HARMLESS

RECOMMND

The applicant/permittee or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside or its agents, officers, and employees (COUNTY) from the following:

(a) any claim, action, or proceeding against the COUNTY to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the CONDITIONAL USE PERMIT; and,

(b) any claim, action or proceeding against the COUNTY to attack, set aside, void or annul any other decision made by the COUNTY concerning the CONDITIONAL USE PERMIT, including, but not limited to, decisions made in response to California Public Records Act requests.

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

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10. GENERAL CONDITIONS

10. EVERY. 2 USE - HOLD HARMLESS (cont.) RECOMMND

The obligations imposed by this condition include, but are not limited to, the following: the applicant/permittee shall pay all legal services expenses the COUNTY incurs in connection with any such claim, action or proceeding, whether it incurs such expenses directly, whether it is ordered by a court to pay such expenses, or whether it incurs such expenses by providing legal services through its Office of County Counsel.

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. 3645 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Exhibit A, Amended No. 1, Sheets 1 thru 6, dated March 2011 (site and grading plans), Exhibit A-1 (Access Exhibit), Exhibits B & C (floor plans and elevations), Exhibits D-1 thru D-5 (preliminary grading plans), Exhibits L-1 thru L-2 (conceptual landscape plans), Exhibit M (color elevation), Exhibit P (Phasing Plan), and Exhibit S (monument sign).

BS GRADE DEPARTMENT

10.BS GRADE. 1 USE - GENERAL 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 - 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 - DISTURBS NEED G/PMT RECOMMND

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

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10. GENERAL CONDITIONS

10.BS GRADE. 5 USE - PRE-CONSTRUCTION MTG RECOMMND

Prior to conducting any clearing, stockpiling, grading or excavation, the applicant is required to schedule a pre-construction meeting with the Building and Safety Department Environmental Compliance Division.

10.BS GRADE. 6 USE - NPDES INSPECTIONS RECOMMND

Construction activities including clearing, stockpiling, grading or excavation of land which disturbs less than 1 acre and requires a grading permit or construction Building permit shall provide for effective control of erosion, sediment and all other pollutants year-round. The permit holder shall be responsible for the installation and monitoring of effective erosion and sediment controls. Such controls will be evaluated by the Department of Building and Safety periodically and prior to permit Final to verify compliance with industry recognized erosion control measures.

Construction activities including but not limited to clearing, stockpiling, grading or excavation of land, which disturbs 1 acre or more or on-sites which are part of a larger common plan of development which disturbs less than 1 acre are required to obtain coverage under the construction general permit with the State Water Resources Control Board. You are required to provide proof of WDID# and keep a current copy of the storm water pollution prevention plan (SWPPP) on the construction site and shall be made available to the Department of Building and Safety upon request.

Year-round, Best Management Practices (BMP's) shall be maintained and be in place for all areas that have been graded or disturbed and for all material, equipment and/or operations that need protection. Stabilized Construction Entrances and project perimeter linear barriers are required year round. Removal BMP's (those BMP's which must be temporarily removed during construction activities) shall be in place at the end of each working day.

Monitoring for erosion and sediment control is required and shall be performed by the QSD or QSP as required by the Construction General Permit. Stormwater samples are required for all discharge locations and projects may not exceed limits set forth by the Construction General Permit Numeric Action Levels and/or Numeric Effluent Levels. A

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10. GENERAL CONDITIONS

10.BS GRADE. 6 USE - NPDES INSPECTIONS (cont.) RECOMMND

Rain Event Action Plan is required when there is a 50% or greater forecast of rain within the 48 hours, by the National Weather Service or whenever rain is imminent. The QSD or QSP must print and save records of the precipitation forecast for the project location area from (<http://www.srh.noaa.gov/forecast>) and must accompany monitoring reports and sampling test data. A Rain gauge is required on site. The Department of Building and Safety will conduct periodic NPDES inspections of the site throughout the recognized storm season to verify compliance with the Construction General Permit and Stormwater ordinances and regulations.

10.BS GRADE. 7 USE - EROSION CNTRL PROTECT RECOMMND

Graded but undeveloped land shall provide, in addition to erosion control planting, any drainage facility deemed necessary to control or prevent erosion. Additional erosion protection may be required during the rainy season from October 1, to May 31.

10.BS GRADE. 8 USE - DUST CONTROL RECOMMND

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

10.BS GRADE. 9 USE - 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. 11 USE - MINIMUM DRNAGE GRADE RECOMMND

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

10.BS GRADE. 12 USE - DRAINAGE & TERRACING RECOMMND

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

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10. GENERAL CONDITIONS

10.BS GRADE. 20 USE - RETAINING WALLS (cont.) RECOMMND

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. 23 USE - MANUFACTURED SLOPES RECOMMND

Plant and irrigate all manufactured slopes equal to or greater than 3 feet in vertical height with drought tolerant grass or ground cover; slopes 15 feet or greater in vertical height shall also be planted with drought tolerant shrubs or trees in accordance with the requirements of Ordinance 457.

10.BS GRADE. 24 USE - FINISH GRADE RECOMMND

Finish grade shall be sloped to provide proper drainage away from all exterior foundation walls in accordance with the California Building Code and Ordinance 457.

E HEALTH DEPARTMENT

10.E HEALTH. 1 CVWD SANITARY SEWER SERVICE RECOMMND

Conditional Use Permit#3645 is proposing Coachella Valley Water District (CVWD) sanitary sewer service only. It is the responsibility of the developer to ensure that all requirements to obtain sewer service are met with CVWD as well as all other applicable agencies.

All existing onsite wastewater treatment systems, sewage lagoons, or other onsite wastewater disposal system must be properly removed/abandoned under permit with the Department of Environmental Health (DEH).

10.E HEALTH. 2 ENVH - WELL PERMITS REQUIRED RECOMMND

All wells drilled to serve this project (CUP#3645) must be permitted by the Department of Environmental Health (DEH). Please contact DEH Water Resources at (760) 393-3390 for further information.

10.E HEALTH. 3 WATER SYSTEM REQUIREMENTS RECOMMND

The onsite water system which will serve this project (CUP#3645) must be permitted by the Department of

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10. GENERAL CONDITIONS

10.E HEALTH. 3 WATER SYSTEM REQUIREMENTS (cont.) RECOMMND

Environmental Health (DEH) and be capable of providing water to consumers that is pure, wholesome, potable and in compliance with statutory and regulatory drinking water requirements at all times. Water system treatment to reduce arsenic levels to meet the State maximum contamination level of 10 parts per billion is required and must be approved by DEH.

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 1500 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 CFC and Building(s) having a fire sprinkler system.

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

Super fire hydrants) (6"x4"x 2-2 1/2") shall be located at less than 25 feet or more than 165 feet from any portion of the building as measured along approved vehicular travel ways.

10.FIRE. 4 USE-#89-RAPID HAZMAT BOX RECOMMND

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

10.FIRE. 5 USE-#25-GATE ENTRANCES RECOMMND

ny gate providing access from a road to a driveway shall be located at least 35 feet from the roadway and shall open to

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10. GENERAL CONDITIONS

10.FIRE. 5 USE-#25-GATE ENTRANCES (cont.) RECOMMND

allow a vehicle to stop without obstructing traffic on the road. Where a one-way road with a single traffic lane provides access to a gate entrance, a 38 foot turning radius shall be used.

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 USE FLOOD HAZARD RPT 04/25/11 RECOMMND

Conditional Use Permit No. 3645 is a proposal to develop 136 unit mobile home park including recreational facility, park and child care center. The 75 gross acre site is located in the Mecca area, north of 68th Avenue, south of Highway 111, east of Lincoln Street, west of Johnson Street, located at 91250 Avenue 68.

It should be noted that the District's review is limited to the water quality aspects contained in the WQMP only and that drainage aspects/impacts will be reviewed by other departments/agencies.

The site is subject to minimal sheet flow runoff since the existing pond embankments north of the site provides the protection from offsite runoff.

The proposed development of this site would adversely impact water quality. To mitigate for these impacts, two (2) basins are proposed. Minimal infiltration can be expected for the site, as indicated in the submitted geotechnical report. Therefore, to address both the site's Hydrologic Conditions of Concern (HCOC) and water quality impacts, the proposed basins are designed to retain the 100 year, 24 hour storm event within the pea gravel layer. The entire volume will be contained subsurface, within the gravel layer, so there will be surface dead storage. The proposed basins design and volume calculations included in the preliminary WQMP have some errors/inconsistencies which will need to be addressed in the plan check stage.

10.FLOOD RI. 2 USE SUBMIT FINAL WQMP =PRELIM RECOMMND

In compliance with Colorado River Regional Water Quality Control Board Orders, and beginning June 15, 2009, projects submitted within the Whitewater River watershed of the unincorporated area of Riverside County for discretionary approval will be required to comply with the Water Quality

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10. GENERAL CONDITIONS

10.FLOOD RI. 2

USE SUBMIT FINAL WQMP =PRELIM (cont.)

RECOMMND

Management Plan (WQMP) for Urban Runoff. The WQMP addresses post-development water quality impacts from new development and redevelopment projects. The WQMP provides detailed guidelines and templates to assist the developer in completing the necessary studies. These documents are available on-line at: www.rcflood.org/npdes. To comply with the WQMP, a developer must submit a "Project Specific" WQMP. This report is intended to: a) identify potential post-project pollutants and hydrologic impacts associated with the development; b) propose Best Management Practices (BMPs) as mitigation measures for the identified impacts including site design, source control and treatment control post-development BMPs; and c) identify sustainable funding and maintenance mechanisms for the aforementioned BMPs. A template for this report is included as 'Exhibit 1' in the WQMP. The developer has submitted a report that meets the criteria for a Preliminary Project Specific WQMP (see Flood Hazard Report). However, the report will need to be revised to meet the requirements of a Final Project Specific WQMP. Also, it should be noted that if 401 certification is necessary for the project, the Regional Water Quality Control Board may require additional water quality measures.

10.FLOOD RI. 3

USE WQMP ESTABL MAINT ENTITY

RECOMMND

This project proposes BMP facilities that will require maintenance by public agency or commercial property owner association. To ensure that the public is not unduly burdened with future costs, prior to final approval or recordation of this case, the District will require an acceptable financial mechanism be implemented to provide for maintenance of treatment control BMPs in perpetuity. This may consist of a mechanism to assess individual benefiting property owners, or other means approved by the District. The site's treatment control BMPs must be shown on the project's improvement plans - either the street plans, grading plans, or landscaping plans. The type of improvement plans that will show the BMPs will depend on the selected maintenance entity.

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10. GENERAL CONDITIONS

PLANNING DEPARTMENT

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

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

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

10.PLANNING. 2 USE - FEES FOR REVIEW RECOMMND

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

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

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

10.PLANNING. 5 USE - LAND DIVISION REQUIRED RECOMMND

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

10.PLANNING. 6 USE - HOURS OF OPERATION RECOMMND

Use of the child care center approved under this conditional use permit shall be limited to the hours of 6:00 a.m. to 7:00 p.m., Monday through Sunday.

10.PLANNING. 9 USE - NO OUTDOOR ADVERTISING RECOMMND

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

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10. GENERAL CONDITIONS

10.PLANNING. 9 USE - NO OUTDOOR ADVERTISING (cont.) RECOMMND
to this approval.

10.PLANNING. 10 USE - PHASES ALLOWED RECOMMND
Construction of this project may be done in phases. Any additional phases, or modifications to the approved phasing, may be permitted provided a plan for each phase of development is submitted to and approved by the Planning Department. Phasing approval shall not apply to the requirements of any agency other than the Planning Department unless otherwise indicated by the affected agency.

10.PLANNING. 12 USE - NO SECOND FLOOR RECOMMND
No tenant improvement permit, or any other building permit, shall be granted for any second story, second floor, mezzanine, or interior balcony unless a plot plan, conditional use permit, public use permit, substantial conformance or a revised permit is approved by the Planning Department pursuant to Section 18.12 of Ordinance No. 348 in order to assure adequate parking remains within the property. Only a one story building was approved as part of this permit and reviewed for parking standards.

10.PLANNING. 13 USE - MAINTAIN LICENSING RECOMMND
At all times during the conduct of the permitted uses the permittee shall maintain and keep in effect valid licensing approval from the California Department of Housing and Community Development and California Department of Community Care or equivalent agencies as provided by law. Should such licensing be denied, expire or lapse at any time in the future, this permit shall become null and void.

10.PLANNING. 14 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. 15 USE - EXTERIOR NOISE LEVELS RECOMMND
Exterior noise levels produced by any use allowed under this permit, including, but not limited to, any outdoor

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10. GENERAL CONDITIONS

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

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. he permit holder shall comply with the applicable standards of Ordinance No. 847.

10.PLANNING. 16 USE - NOISE MONITORING REPORTS RECOMMND

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

10.PLANNING. 17 USE - AGRICULTURE CODES RECOMMND

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

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10. GENERAL CONDITIONS

10.PLANNING. 17 USE - AGRICULTURE CODES (cont.) RECOMMND
(Aonidiella aurantii.)"

10.PLANNING. 19 USE - PREVENT DUST & BLOWSAND RECOMMND

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

10.PLANNING. 20 USE - VOID RELATED PROJECT RECOMMND

Any approval for use of or development on this property that was made pursuant to CUP01229 shall become null and void upon final approval of CUP03645 by the County of Riverside.

10.PLANNING. 21 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. 22 USE - CEASED OPERATIONS RECOMMND

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

10.PLANNING. 30 USE - BUSINESS LICENSING RECOMMND

Every person conducting a business within the unincorporated area of Riverside County, as defined in Riverside County Ordinance No. 857, shall obtain a business license. For more information regarding business registration, contact the Business Registration and License Program Office of the Building and Safety Department at www.rctlma.org.buslic.

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10. GENERAL CONDITIONS

10.PLANNING. 31

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. 32

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 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),

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10. GENERAL CONDITIONS

10.PLANNING. 32 GEN - INADVERTANT ARCHAEO FIND (cont.) RECOMMND

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. 33 USE - GEO02219 RECOMMND

County Geologic Report (GEO) No. 2219 submitted for this project (CUP03645) was prepared by Earth Systems Southwest and is entitled "Geotechnical Engineering Report, 67-075 Highway 111, St. Anthony's of the Desert, Mecca, California", dated August 19, 2010. In addition, Earth Systems Southwest submitted "Addendum to Geotechnical Engineering Report, St. Anthony's of the Desert, 67-075 Highway 111, Mecca, California", dated October 15, 2010. This document is herein incorporated as a part of BGEO02219.

GEO02219 concluded:

1.The primary seismic hazard to the site is strong ground shaking from earthquakes along the San Andreas fault.

2.No active faults are mapped in the immediate vicinity of the site.

3.Active fault rupture is unlikely to occur at the project site.

4.The subsoils starting at about 10 foot depth are likely to liquefy during the desing basis earthquake.

5.Total ground subsidence from liquefaction is estimated to be 0.5 to 1.5 inches. Differential settlement may be estimated at 1.0 inch.

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10. GENERAL CONDITIONS

10.PLANNING. 33 USE - GEO02219 (cont.)

RECOMMND

6.The potential for slope instability, landslides, or debris flows are considered negligible.

7.The hazard from tsunamis is non-existent.

8.The future potential for seismic seiches to induce flooding remains negligible.

GEO02219 recommended:

1. Ground improvement to prevent or mitigate liquefaction.

2. Foundations that use grade beam footings to tie floor slabs and isolated columns to continuous footings, designed to accommodate the estimated differential settlement of 1-inch in a 20-foot span.

3.The water tank should be engineer designed for impulsive and convective seismic hydrodynamic pressures and the evaporation pond has a freeboard berm that is the lesser of 3 feet or the depth of impoundment.

GEO02219 satisfies the requirement for a Geologic Study for Planning / CEQA purposes. GEO02219 is hereby accepted for Planning purposes. This approval is not intended, and should not be misconstrued as approval for grading permit. Engineering and other building code parameters will be reviewed and additional comments and/or conditions may be imposed by the Building and Safety Department upon application for grading and/or building permits.

10.PLANNING. 34 USE - 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,

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10. GENERAL CONDITIONS

10.PLANNING. 34 USE - LC LANDSCAPE REQUIREMENT (cont.) RECOMMND

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.

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. 35 USE - MAX MOBILE HOME SPACES RECOMMND

A maximum of 136 mobile home or manufactured dwelling unit spaces are approved by this permit.

10.PLANNING. 36 USE - NO RV PARK/TENT CAMPING RECOMMND

No recreational vehicle, recreational trailer, special occupancy or RV park is approved except as allowed by state law. No area within the property is designated or designed for tent camping under this permit.

10.PLANNING. 37 USE - NO COMMERCIAL MH SALES RECOMMND

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

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10. GENERAL CONDITIONS

10.PLANNING. 38 USE - ACCESSORY STRUCTURES RECOMMND

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

10.PLANNING. 39 USE - NUMBER OF MH PER SPACE RECOMMND

Only (1) one mobilehome per space or desingated site as shown on the APPROVED EXHIBIT A connected to utilities shall be allowed. No other mobilehome, vehicle, tent or structure within spaces or designated sites shall be used for human habitation. A maximum of 136 mobilehome spaces are approved.

10.PLANNING. 40 USE - SITE IMPROVEMENTS RECOMMND

The area between the ground level and the floor level and each mobilehome shall be screened by an opaque skirt entirely around and encircling the unit.

Mobilehomes or other manufactured dwellings, may be permitted to remain on-site during periods of non-occupancy, as would nomrally be expected by migrant agricultural workers.

10.PLANNING. 41 USE - CHILD CARE FACILITY RECOMMND

A maximum of 15 children are permitted in the child care facility within the community center building.

10.PLANNING. 43 USE - LIMIT OUTDOOR STORAGE RECOMMND

No approval is granted for more than 200 square feet of outdoor storage or display of materials or merchandise; any and all outdoor storage or display of materials or merchandise shall be limited in area to 200 square feet or less within the entire premises.

10.PLANNING. 44 USE - LIMIT ON SIGNAGE RECOMMND

Signage for this project shall be limited to the 50 square foot monument sign up to 6 feet in height as shown on APPROVED EXHIBIT A. Any additional signage shall be approved by the Planning Department pursuant to the requirements of Section 18.30 (Planning Department review

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10. GENERAL CONDITIONS

10.PLANNING. 44 USE - LIMIT ON SIGNAGE (cont.) RECOMMND
only) of Ordinance No. 348.

10.PLANNING. 45 USE - FARM LABOR OCCUPANCY RECOMMND

The property under this conditional use permit shall be in compliance with Section 21.51c of Ordinance No. 348, including as follows:

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

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

TRANS DEPARTMENT

10.TRANS. 6 USE - COUNTY WEB SITE RECOMMND

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

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

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

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10. GENERAL CONDITIONS

10.TRANS. 10 USE - ENCROACHMENT PERMIT RECOMMND

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

10.TRANS. 11 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. 12 USE - FLOOD HAZARD REPORT 1 RECOMMND

This is a proposal to construct trailer park housing on 33 acres (APN 727-271-003). This project lies within the limits of the Mecca area on the east side of Lincoln and north of 68th Ave. The Mecca area has a requirement for new developments to retain 100 percent of the runoff for a 100-year event. The owner shall provide mitigation measures to be incorporated into the development to prevent flooding of the site or downstream properties. The 100 percent retention of the post-development runoff from the 100 year storm shall be required as part of the drainage improvements for this project.

10.TRANS. 13 USE - FLOOD HAZARD REPORT 2 RECOMMND

This project is located in an area designated Zone X on Federal Flood Insurance Rate Maps which are in effect at this time by the Federal Emergency Management Agency.

10.TRANS. 14 USE - RETENTION BASIN RECOMMND

For retention basin sizing and calculations refer to letter dated December 20, 2010, from Alan French to Majeed Farshad.

10.TRANS. 15 USE - DRAINAGE PROTECTION RECOMMND

The proponent shall protect downstream properties from damages caused by alteration of drainage patterns, i.e., concentration or diversion of flow. Protection shall be provided by constructing adequate drainage facilities including enlarging existing facilities and/or by securing a drainage easement. All drainage easements shall be recorded by separate instrument and noted as follows,

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10. GENERAL CONDITIONS

10.TRANS. 15 USE - DRAINAGE PROTECTION (cont.) RECOMMND

"Drainage Easement - no building, obstructions, or encroachments are allowed.

10.TRANS. 16 USE - WATER/SEWER IMPROVEMENTS RECOMMND

No later than July 1, 2012, the applicant shall provide a form of security bond for the sewer connections and water well improvements. The form and type of security bond shall be determined by the Transportation Department Director.

THE ABOVE MENTIONED CONDITION WAS ADDED AT PLANNING COMMISSION HEARING ON MAY 25, 2011.

20. PRIOR TO A CERTAIN DATE

E HEALTH DEPARTMENT

20.E HEALTH. 1 CVWD SEWER-CONNECT W/IN 2 YRS RECOMMND

Conditional Use Permit#3645 is proposing to connect to Coachella Valley Water District's (CVWD) sanitary sewer service. Within two (2) years immediately following Board of Supervisors' approval of this planning case, this project must connect to CVWD sanitary sewer service. In addition, all existing septic systems and/or other onsite wastewater treatment systems must be properly removed/abandoned under permit with the Department of Environmental Health (DEH) upon connecting the project to CVWD sewer.

PLANNING DEPARTMENT

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

The life of Conditional Use Permit No. 3645 shall terminate on July 1, 2041. This permit shall thereafter be null and void and of no effect whatsoever.

AMENDED BY PLANNING COMMISSION 5/25/11

20.PLANNING. 5 USE - EXPIRATION CODE ENFORCE RECOMMND

This permit shall be considered used as of the day of the effective date. WITHIN SIXTY (60) DAYS OF THE EFFECTIVE DATE OF THIS PERMIT, the permit holder shall apply to the Building and Safety Department for all necessary permits,

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20. PRIOR TO A CERTAIN DATE

20.PLANNING. 5 USE - EXPIRATION CODE ENFORCE (cont.) RECOMMND

including the submission of all required document fees for any plan check review as determined by the Director of Building and Safety, to ensure all buildings, structures and uses are in compliance with the applicable requirements of Ordinance Nos. 457 (Building Code) and 348 (Land Use) and the conditions of approval of this permit. A lock shall be placed on the permit to take effect on the sixtieth day, which shall not be released unless compliance with the above provision has occurred. THE PERMIT HOLDER SHALL PURSUE DILIGENTLY TO COMPLETION ALL NECESSARY PERMITS AND OBTAIN FINAL INSPECTION APPROVAL THEREOF WITHIN ONE (1) YEAR OF THE EFFECTIVE DATE OF THIS PERMIT (additional time may be requested pursuant to Section 18.43 of Ordinance No. 348). A lock shall be placed on any building permit to take effect on the expiration date, and shall not be removed unless compliance with the above provision has occurred. Notwithstanding the above, any circumstance within the property threatening the public health and safety shall be immediately corrected.

20.PLANNING. 6 USE - ANNUAL REPORT RECOMMND

The applicant shall submit an annual report to the Planning Director, Environmental Health Director, and the Fourth District County Supervisor on the status of well removal and the status of sewer/water connections per the Coachella Valley Water District letter dated November 18, 2010 and per conditions 10 E Health 1, 10 E Health 2, 10 E Health 3, and 20 E Health 1.

ADDED BY PLANNING COMMISSION 5/25/11

TRANS DEPARTMENT

20.TRANS. 1 USE - WATER/SEWER IMPROVEMENTS RECOMMND

No later than July 1, 2012, the applicant shall provide a form of security bond for the sewer connections and water well improvements. The form and type of security bond shall be determined by the Transportation Department Director.

THE ABOVE MENTIONED CONDITION WAS ADDED AT PLANNING COMMISSION HEARING ON MAY 25, 2011.

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60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 1 USE - NPDES/SWPPP

RECOMMND

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

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

60.BS GRADE. 2 USE - GRADING SECURITY

RECOMMND

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

60.BS GRADE. 3 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.

A separate stockpile permit is required for the import site. It shall be authorized in conjunction with an approved construction project and shall comply with the requirements of Ordinance 457.

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 Environmental Programs Director for review and comment and to the Building and Safety Department Director for approval.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 3 USE - IMPORT / EXPORT (cont.) RECOMMND

Additionally, if the movement of import / export occurs using county roads, review and approval of the haul routes by the Transportation Department may be required.

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

Geotechnical soils reports, required in order to obtain a grading permit, shall be submitted to the Building and Safety Department 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. 6 USE - DRAINAGE DESIGN Q100 RECOMMND

All drainage facilities shall be designed in accordance with the Riverside County Flood Control & Water District's letter regarding this application, or if not specifically addressed in their letter, to accommodate 100 year storm flows.

60.BS GRADE. 7 USE - OFFSITE GRDG 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. 8 USE - NOTARIZED 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 - RECORDED ESMT REQ'D RECOMMND

A recorded easement is required for off site drainage facilities.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 11 USE - APPROVED WQMP RECOMMND

Prior to the issuance of a grading permit, the owner / applicant shall submit to the Building & Safety Department Engineering Division evidence that the project - specific Water Quality Management Plan (WQMP) has been approved by the Riverside County Flood Control District and that all approved water quality treatment control BMPs have been included on the grading plan.

60.BS GRADE. 12 USE - PRE-CONSTRUCTION MTG RECOMMND

Upon receiving grading plan approval and prior to the issuance of a grading permit, the applicant is required to schedule a pre-construction meeting with the Building and Safety Department Environmental Compliance Division.

60.BS GRADE. 13 USE - PM10 PLAN REQUIRED RECOMMND

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

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

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

60.BS GRADE. 14 USE-TRANS& CVWD REVIEW REQ'D RECOMMND

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

60.BS GRADE. 15 USE- PM 10 CLASS REQUIRED RECOMMND

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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 15 USE- PM 10 CLASS REQUIRED (cont.) RECOMMND

Currently, classes are scheduled monthly by SCAQMD.

60.BS GRADE. 16 USE - PVT RD GDG PERMIT RECOMMND

Constructing a private road requires a grading permit. All private roads which are conditioned to be paved shall conform to Ordinance 457 base and paving and inspection requirements.

EPD DEPARTMENT

60.EPD. 1 EPD - 30 DAY BURROWING OWL SUR RECOMMND

Within 30 days prior to the issuance of a grading permit, a pre-construction presence/absence survey for the burrowing owl shall be conducted by a qualified biologist and the results of this presence/absence survey shall be provided in writing to the Environmental Programs DIVISION. If it is determined that the project site is occupied by the Burrowing Owl, take of "active" nests shall be avoided pursuant to the CDFG GUIDELINES and the Migratory Bird Treaty Act. However, when the Burrowing Owl is present, relocation outside of the nesting season (March 1 through August 31) by a qualified biologist shall be required. The County Biologist shall be consulted to determine appropriate type of relocation (active or passive) and translocation sites. Occupation of this species on the project site may result in the need to revise grading plans so that take of "active" nests is avoided or alternatively, a grading permit may be issued once the species has been actively relocated.

If the grading permit is not obtained within 30 days of the survey a new survey shall be required.

60.EPD. 2 EPD - NESTING BIRD SURVEY RECOMMND

PRIOR TO ISSUANCE OF A GRADING PERMIT A NESTING BIRD CLEARANCE SURVEY MUST BE COMPLETED. THE SURVEY SHALL BE COMPLETED BY A QUALIFIED BIOLOGIST CURRENTLY HOLDING AN MOU WITH THE COUNTY AND THE RESULTS SUBMITTED TO THE ENVIRONMENTAL PROGRAMS DIVISION FOR REIVIEW AND APPROVAL. THIS SURVEY IS REQUIRED IF A GRADING PERMIT IS SOUGHT BETWEEN FEB 1ST AND AUGUST 31ST. IF YOU HAVE ANY QUESTIONS PLEASE CONTACT EPD BIOLOGIST JARED BOND AT 951-955-0314

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60. PRIOR TO GRADING PRMT ISSUANCE

FLOOD RI DEPARTMENT

60.FLOOD RI. 1 USE BMP MAINTENANCE & INSPECT RECOMMND

The CC&R's for the development's Home/Property Owners Association (HOA/POA) shall contain provisions for all privately owned structural best management practices (BMPs) to be inspected, and if required, cleaned no later than October 15 each year. The CC&R's shall identify the entity that will inspect and maintain all structural BMPs within the project boundaries. A copy of the CC&R's shall be submitted to the District for review and approval prior to the recordation of the map.

60.FLOOD RI. 2 USE SUBMIT PLANS MINOR REVIEW RECOMMND

The scope of the District review will be limited to verification that this proposal has met its obligation under the County's municipal stormwater permit. A copy of the BMP improvement plans along with any necessary documentation shall be submitted to the Districts Plan Check Section for review. A copy of the improvement and grading plans shall be included for reference. The plans must receive the District's approval prior to issuance of permits. All submittals shall be date stamped by the engineer and include a completed Flood Control Deposit Based Fee Worksheet and the appropriate plan check fee deposit.

60.FLOOD RI. 3 USE SUBMIT FINAL WQMP RECOMMND

A copy of the project specific WQMP shall be submitted to the District for review and approval.

60.FLOOD RI. 4 USE EROS CNTRL AFTER RGH GRAD RECOMMND

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

PLANNING DEPARTMENT

60.PLANNING. 1 USE - PLNTLOGST RETAINED (1) RECOMMND

Prior to issuance of grading permits, a qualified paleontologist shall be retained by the developer for

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 1 USE - PLNTLOGST RETAINED (1) (cont.) RECOMMND

consultation and comment on the proposed grading with respect to potential paleontological impacts. Should the paleontologist find the potential is high for impact to significant resources, a pre-grade meeting between the paleontologist and the excavation and grading contractor shall be arranged. When necessary, the paleontologist or representative shall have the authority to temporarily divert, redirect, or halt grading activity to allow recovery of fossils. The developer shall submit the name, telephone number and address of the retained paleontologist to the Planning Department.

The paleontologist shall submit in writing to the Planning Department the results of the initial consultation and the details of the fossil recovery plan if recovery was deemed necessary. The written results shall be submitted prior to issuance of grading permit.

60.PLANNING. 9 USE - CVWD CLEARANCE RECOMMND

A clearance letter from the Coachella Valley Water District shall be provided to the Riverside County Planning Department verifying compliance with the conditions stated in their letter dated November 18, 2010 summarized as follows: Plans for grading, landscaping, and irrigation systems shall be submitted to the District for review.

60.PLANNING. 13 USE - REQD APPLICATIONS (1) RECOMMND

No grading permits shall be issued until Change of Zone No. 7738 has been approved and adopted by the Board of Supervisors and have been made effective. This permit shall conform with the development standards of the designations and/or zones ultimately applied to the property.

60.PLANNING. 14 USE - PALEO PRIMP & MONITOR RECOMMND

This site is mapped in the County's General Plan as having a High potential for paleontological resources (fossils). Proposed project site grading/earthmoving activities could potentially impact this resource. HENCE:

PRIOR TO ISSUANCE OF GRADING PERMITS:

1.The applicant shall retain a qualified paleontologist

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 14

USE - PALEO PRIMP & MONITOR (cont.)

RECOMMND

approved by the County of Riverside to create and implement a project-specific plan for monitoring site grading/earthmoving activities (project paleontologist).

2.The project paleontologist retained shall review the approved development plan and grading plan and shall conduct any pre-construction work necessary to render appropriate monitoring and mitigation requirements as appropriate. These requirements shall be documented by the project paleontologist in a Paleontological Resource Impact Mitigation Program (PRIMP). This PRIMP shall be submitted to the County Geologist for review and approval prior to issuance of a Grading Permit.

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

- 1.Description of the proposed site and planned grading operations.
- 2.Description of the level of monitoring required for all earth-moving activities in the project area.
- 3.Identification and qualifications of the qualified paleontological monitor to be employed for grading operations monitoring.
- 4.Identification of personnel with authority and responsibility to temporarily halt or divert grading equipment to allow for recovery of large specimens.
- 5.Direction for any fossil discoveries to be immediately reported to the property owner who in turn will immediately notify the County Geologist of the discovery.
- 6.Means and methods to be employed by the paleontological monitor to quickly salvage fossils as they are unearthed to avoid construction delays.
- 7.Sampling of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates.
- 8.Procedures and protocol for collecting and processing of samples and specimens.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 14 USE - PALEO PRIMP & MONITOR (cont.) (cont.) RECOMMND

9.Fossil identification and curation procedures to be employed.

10.Identification of the permanent repository to receive any recovered fossil material. * The County of Riverside must be consulted on the repository/museum to receive the fossil material and a written agreement between the property owner/developer and the repository must be in place prior to site grading.

11.All pertinent exhibits, maps and references.

12.Procedures for reporting of findings.

13.Identification and acknowledgement of the developer for the content of the PRIMP as well as acceptance of financial responsibility for monitoring, reporting and curation fees.

All reports shall be signed by the project paleontologist and all other professionals responsible for the report's content (eg. Professional Geologist), as appropriate. Two wet-signed original copies of the report(s) shall be submitted to the office of the County Geologist along with a copy of this condition and the grading plan for appropriate case processing and tracking. These documents should not be submitted to the project Planner, the Plan Check staff, the Land Use Counter or any other County office. In addition, the applicant shall submit proof of hiring (i.e. copy of executed contract, retainer agreement, etc.) a project paleontologist for the in-grading implementation of the PRIMP.

60.PLANNING. 15 USE - PM10 MITIGATION PLAN RECOMMND

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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 15 USE - PM10 MITIGATION PLAN (cont.) RECOMMND

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

60.PLANNING. 16 USE - FEE STATUS RECOMMND

Prior to the issuance of grading permits for Conditional Use Permit No. 3645, the Planning Department shall determine the status of the deposit based fees. If the fees are in a negative status, the permit holder shall pay the outstanding balance.

TRANS DEPARTMENT

60.TRANS. 1 USE - TRANSPORTATION CLEARANCE RECOMMND

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

60.TRANS. 3 USE-SBMT/APPVD GRADG PLAN/TRAN RECOMMND

When you submit a grading plan to the Department of Building and Safety, a copy of the grading plan shall be submitted and approved by the Transportation Department prior to a grading permit issuance.

Submit required grading plan to the Transportation Department, Plan Check Section, 8th Floor, 4080 Lemon Street, Riverside, CA.

60.TRANS. 4 USE - WATER QUALITY MGMT PLANS RECOMMND

The developer shall submit Water Quality Management Plans (WQMP) to Riverside County Flood Control & Water Conservation District and Transportation Department for review and approval.

60.TRANS. 5 USE - RETENTION BASIN RECOMMND

For retention basin sizing and calculations refer to letter dated December 20, 2010, from Alan French to Majeed Farshad.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.TRANS. 6 USE - SUBMIT PLANS 1

RECOMMND

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

60.TRANS. 7 USE - SUBMIT PLAN 2

RECOMMND

Per letter dated November 18, 2010, the project proponent shall submit plans for grading, landscaping, and irrigation systems to Coachella Valley Water District for review and approval. This review is for ensuring efficient water management.

60.TRANS. 8 USE - EASEMENT FOR DRAINAGE

RECOMMND

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

60.TRANS. 9 USE - TYPICAL SITE GRADING

RECOMMND

All on-site grading shall be graded to drain to on site drainage facilities. Offsite drainage shall be conveyed through the project site in a manner that will not adversely impact either on-site improvements or worsen the existing drainage conditions to adjacent offsite properties.

70. PRIOR TO GRADING FINAL INSPECT

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70. PRIOR TO GRADING FINAL INSPECT

PLANNING DEPARTMENT

70.PLANNING. 1 USE - PLNTLGST CERTIFIED (2)

RECOMMND

A qualified paleontologist shall be retained by the developer for consultation and comment on the proposed grading with respect to potential paleontological impacts. Should the paleontologist find the potential is high for impacts to significant resources, a post-grade report by the paleontologist shall be submitted to the Planning Department. When necessary, in the professional opinion of the retained paleontologist (and/or as determined by the Planning Director), the paleontologist or representative shall have the authority to monitor actively all project related grading and construction and shall have the authority to temporarily divert, redirect, or halt grading activity to allow recovery of fossils. The developer shall submit the name, telephone number and address of the retained paleontologist to the Planning Department and the Department of Building and Safety. The paleontologist shall submit in writing to the Planning Department the results of the initial consultation and the final results of the fossil recovery plan if recovery was deemed necessary. The written results shall be submitted prior to final inspection approval of the project grading.

TRANS DEPARTMENT

70.TRANS. 1 USE - EROSION CONTROL

RECOMMND

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

80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

80.BS GRADE. 1 USE - NO 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 Building and Safety Department.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.BS GRADE. 2 USE - ROUGH GRADE APPROVAL

RECOMMND

Prior to the issuance of any building permit, the applicant shall obtain rough grade approval and/or approval to construct from the Building and Safety Department. The Building and Safety Department must approve the completed grading of your project before a building permit can be issued. Rough Grade approval can be accomplished by complying with the following:

1.Submitting a "Wet Signed" copy of the Soils Compaction Report containing substantiating data from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for his/her certification of the project.

2.Submitting a "Wet Signed" copy of the Rough Grade certification from a Registered Civil Engineer certifying that the grading was completed in conformance with the approved grading plan.

3.Submitting a Contractors Statement of Conformance form (284-259).

4.Requesting a Rough Grade Inspection and obtaining rough grade approval from a Riverside County inspector.

Prior to release for building permit, the applicant shall have met all rough grade requirements to obtain Building and Safety Department clearance.

E HEALTH DEPARTMENT

80.E HEALTH. 1 USE - E.HEALTH CLEARANCE REQ.

RECOMMND

ENVIRONMENTAL HEALTH CLEARANCE IS REQUIRED PRIOR TO THE ISSUANCE OF THIS BUILDING PERMIT.

80.E HEALTH. 2 TMF PAPERWORK - WATER SYSTEM

RECOMMND

The Technical, Managerial, and Financial (TMF) paperwork for the water system must be approved by the Department of Environmental Health (DEH) "Prior to the Issuance of a Building Permit".

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80. PRIOR TO BLDG PRMT ISSUANCE

80.E HEALTH. 3 ENVH - WATER PLANS RECOMMND

Community Water System plans stamped by a civil engineer who is familiar with water system design requirements must be approved by the Department of Environmental Health (DEH). A pilot study for the proposed arsenic treatment must be completed "Prior to the Issuance of a Building Permit".

80.E HEALTH. 4 ENVH - WATER WELLS RECOMMND

All water wells (primary and backup) which will serve this Community Water System must be drilled under permit by the Department of Environmental Health (DEH) and tested for all Title 22 constituents "Prior to the Issuance of a Building Permit".

FIRE DEPARTMENT

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

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

80.FIRE. 2 USE-#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."

FLOOD RI DEPARTMENT

80.FLOOD RI. 1 USE SUBMIT PLANS MINOR REVIEW RECOMMND

The scope of the District review will be limited to verification that this proposal has met its obligation under the County's municipal stormwater permit. A copy of

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80. PRIOR TO BLDG PRMT ISSUANCE

80.FLOOD RI. 1 USE SUBMIT PLANS MINOR REVIEW (cont.) RECOMMND

the BMP improvement plans along with any necessary documentation shall be submitted to the Districts Plan Check Section for review. A copy of the improvement and grading plans shall be included for reference. The plans must receive the District's approval prior to issuance of permits. All submittals shall be date stamped by the engineer and include a completed Flood Control Deposit Based Fee Worksheet and the appropriate plan check fee deposit.

80.FLOOD RI. 2 USE SUBMIT FINAL WQMP RECOMMND

A copy of the project specific WQMP shall be submitted to the District for review and approval.

PLANNING DEPARTMENT

80.PLANNING. 5 USE - LIGHTING PLANS RECOMMND

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

80.PLANNING. 6 USE - CONFORM TO ELEVATIONS RECOMMND

Elevations of all buildings and structures submitted for building plan check approval shall be in substantial conformance with the elevations shown on APPROVED EXHIBIT A.

80.PLANNING. 7 USE - CONFORM TO FLOOR PLANS RECOMMND

Floor plans shall be in substantial conformance with that shown on APPROVED EXHIBIT A.

80.PLANNING. 8 USE - ROOF EQUIPMENT SHIELDING RECOMMND

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

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 9 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.

80.PLANNING. 10 USE - MAXIMUM DWELLING UNITS RECOMMND

A maximum of 136 dwelling units are allowed under this permit.

80.PLANNING. 12 USE - FENCING PLAN REQUIRED RECOMMND

A fencing plan shall be submitted showing all and fence locations and typical views of all types of fences or walls proposed. This plan shall require anti-graffiti coatings on fences and walls, where applicable.

80.PLANNING. 15 USE - MITIGATION MONITORING RECOMMND

The permittee shall prepare and submit a written report to the Riverside County Planning Director demonstrating compliance with those conditions of approval and mitigation measures of this permit and E.A. No. 42325 which must be satisfied prior to the issuance of a building permit. The Planning Director may require inspection or other monitoring to ensure such compliance.

80.PLANNING. 17 USE - HEIGHT LIMITATIONS RECOMMND

All buildings and structures within this permit shall not exceed 20 feet in overall height, except as provided by Section No. 18.20 of Ordinance No. 348. 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 height regulations; verification of compliance with the height regulations of this permit may include submission of a written certification by a state licensed professional that plans submitted to the Department of Building and Safety are in compliance and/or inspection of such plans by county staff.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 19 USE - REQD APPLICATIONS (2)

RECOMMND

No building permits shall be issued until Change of Zone No. 7738 have been approved and adopted by the Board of Supervisors and have been made effective. This permit shall conform with the development standards of the designation(s) and/or zone(s) ultimately applied to the property.

80.PLANNING. 21 USE - COLOR/FINISH SAMPLES

RECOMMND

The permittee shall submit three 4" x 4" color and finish samples of community building for Planning Department approval. Coloration shall be compatible with the colors contained in Exhibit M.

80.PLANNING. 23 USE - WASTE MGMT. CLEARANCE

RECOMMND

A clearance letter from Riverside County Waste Management District shall be provided to the Riverside County Planning Department verifying compliance with the conditions contained in their letter dated July 15, 2010, summarized as follows: The developer shall provide adequate areas for collecting and loading recyclable materials such as paper products, glass and green waste in commercial, industrial, public facilities and residential development projects.

80.PLANNING. 24 USE - SCHOOL MITIGATION

RECOMMND

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

80.PLANNING. 25 USE - FEE STATUS

RECOMMND

Prior to issuance of building permits for Conditional Use Permit No. 3645, the Planning Department shall determine the status of the deposit based fees for project. If the case fees are in a negative state, the permit holder shall pay the outstanding balance.

80.PLANNING. 27 USE- LC LANDSCAPE SPECIF

RECOMMND

1.Show estimated water use requirement (MAWA), using Ordinance No. 859.2 calculations. Use CVWD water savings rate of .5. MAWA to be shown on Minor Plot Plan
2.Shading calculations is based on tree canopy over the parking spaces. Tree canopy after 15 years growth shading the parking spaces only. Shading requirements are in

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 27 USE- LC LANDSCAPE SPECIF (cont.)

RECOMMND

Ordinance No. 348 Section 18.12. Sizes of trees could be found in the Riverside County Guide to Friendly Landscape. This was not on the drawing and will be required on the Minor Plot Plan.

3.Ground cover spacing and size to be on the minor plot plan.

80.PLANNING. 28 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 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

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 28 USE - LC LANDSCAPE PLOT PLAN (cont.)

RECOMMND

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.

)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. 29 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 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

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 29 USE - LC LANDSCAPE SECURITIES (cont.)

RECOMMND

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. 30 USE - LC LNDSCP COMMON AREA MA

RECOMMND

Prior to building permit issuance, the developer/permit holder shall submit Covenants, Conditions, and Restrictions (CC&R) to the Riverside County Counsel for review along with the required fees set forth by the Riverside County Fee Schedule.

For purposes of landscaping and maintenance, the following minimum elements shall be incorporated into the CC&R's:
1) Permanent public, quasi-public or private maintenance organization shall be established for proper management of the water efficient landscape and irrigation systems. Any agreements with the maintenance organization shall stipulate that maintenance of landscaped areas will occur in accordance with Ordinance No. 859 (as adopted and any amendments thereto) and the County of Riverside Guide to California Friendly Landscaping.

2) The CC&R's shall prohibit the use of water-intensive landscaping and require the use of low water use landscaping pursuant to the provisions of Ordinance No. 859 (as adopted and any amendments thereto).

3) The common maintenance areas shall include all those identified on the approved landscape maintenance exhibit.

The Planning Department shall clear this condition once a copy of the County Counsel approved CC&R's has been submitted to the Planning Department.

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80. PRIOR TO BLDG PRMT ISSUANCE

TRANS DEPARTMENT

80.TRANS. 2 USE - CALTRANS ENCRCHMNT PRMT RECOMMND

Prior to issuance of a building permit or any use allowed by this permit, and prior to doing any work within the State highway right-of-way, clearance and/or an encroachment permit must be obtained by the applicant from the District 08 Office of the State Department of Transportation in San Bernardino.

80.TRANS. 3 USE - TUMF RECOMMND

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

80.TRANS. 4 USE - R-O-W DEDICATION RECOMMND

Sufficient public street right-of-way shall be provided along 67th Avenue (northerly boundary of the property from Lincoln Street to State Highway 111) to establish a 30-foot half-width right-of-way including standard corner cutback.

Above mentioned dedication shall include 50-foot wide irrevocable right-of-way dedication along easterly boundary of the project up to Highway 111 for road and utility purposes. (Per Exhibit A-1 Access Exhibit)

Additional public street right-of-way along State Highway 111 (secondary access) and 68th Avenue (primary access) shall be obtained and conveyed for public use to accomodate acceleration and deceleration lanes and to provide for turn pockets.

Above mentioned dedication shall include 50-foot wide irrevocable right-of-way dedication along easterly boundary of the project southerly to Avenue 68 for road and utility purposes. (Per Exhibit A-1 Access Exhibit)

Standard knuckles shall be constructed to County Standards.

ABOVE MENTIONED CONDITIONED WAS CHANGED TO MEET ACCESS EXHIBIT A-1 ON MAY 24, 2011.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 6 USE - MAP CORNER CUT-BACK I RECOMMND

All corner cutbacks shall be applied per Standard 805, Ordinance 461, except for corners at Entry streets intersecting with General Plan roads, they shall be applied per Exhibit ' C ' of the Countywide Design Guidelines.

80.TRANS. 7 USE - GEOMETRICS RECOMMND

The intersection of SR-111 (N/S) and Project Access (E/W) shall provide the following geometrics:

Northbound: one left turn lane, one through lane
Southbound: one through lane, one deceleration lane
Eastbound: one left turn lane, one right turn lane
Westbound: N/A

Note: The acceleration/deceleration lane at the driveway shall be designed and constructed per County Std. 803. Any additional widening to provide the left turn pocket and transitions shall be the responsibility of the landowner/developer.

The intersection of Project Access (N/S) and 68th Avenue (E/W) shall provide the following geometrics:

Northbound: N/A
Southbound: one left turn lane, one right turn lane
Eastbound: one left turn lane, one through lane
Westbound: one through lane

or as approved by the Transportation Department.

All improvements on or affecting Caltrans facilities shall conform to Caltrans design guidelines and shall be subject to Caltrans approval.

All improvements listed are requirements for interim conditions only. Full right-of-way and roadway half sections adjacent to the property for the ultimate roadway cross-section per the County's Road Improvement Standards and Specifications must be provided.

Any off-site widening required to provide these geometrics shall be the responsibility of the landowner/developer.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 8 USE - DRAINAGE EASEMENT RECOMMND

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

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 1 USE - WQMP BMP INSPECTION RECOMMND

Prior to final building inspection, the applicant shall obtain inspection of all treatment control BMPs and/or clearance from the Building and Safety Department. All structural BMPs described in the project - specific WQMP and indicated on the approved grading plan shall be constructed and installed in conformance with the approved plans and specifications. The Building and Safety Department must inspect and approve the completed WQMP treatment control BMPs for your project before a building final can be obtained.

90.BS GRADE. 2 USE - WQMP BMP CERT REQ'D RECOMMND

Prior to final building inspection, the applicant/owner shall submit a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered Civil Engineer certifying that the project - specific WQMP treatment control BMPs have been installed in accordance with the approved WQMP.

90.BS GRADE. 3 USE - BMP GPS COORDINATES RECOMMND

Prior to final building inspection, the applicant/owner shall provide the Department of Building Safety with GPS coordinates for the location of the project - specific WQMP treatment control BMPs.

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90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 4 USE - BMP REGISTRATION RECOMMND

Prior to final building inspection, the applicant/owner shall register the project - specific WQMP treatment control BMPs with the Department of Building Safety Business Registration Division. Any person or entity that owns or operates a commercial and/or industrial facility shall register such facility for annual inspections.

90.BS GRADE. 5 USE - REQ'D GRADING INSP'S RECOMMND

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

1. Sub-grade inspection prior to base placement.
2. Base inspection prior to paving.
3. Precise grade inspection of entire permit area.
 - a. Inspection of Final Paving
 - b. Precise Grade Inspection
 - c. Inspection of onsite storm drain facilities
 - d. Inspection of the WQMP treatment control BMPs

90.BS GRADE. 6 USE - PRECISE GRDG APPROVAL RECOMMND

Prior to final building inspection, the applicant shall obtain precise grade approval and/or clearance from the Building and Safety Department. The Building and Safety Department must approve the precise grading of your project before a building final can be obtained. Precise Grade approval can be accomplished by complying with the following:

1. Requesting and obtaining approval of all required grading inspections.
2. Submitting a "Wet Signed" copy of the Soils Compaction Report from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for the sub-grade and base of all paved areas.
3. Submitting a "Wet Signed" copy of the Sub-grade (rough) Certification from a Registered Civil Engineer certifying that the sub-grade was completed in conformance with the

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90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 6 USE - PRECISE GRDG APPROVAL (cont.) RECOMMND

approved grading plan.

4.Submitting a "Wet Signed" copy of the Precise (Final) Grade Certification for the entire site from a Registered Civil Engineer certifying that the precise grading was completed in conformance with the approved grading plan.

5.Submitting a "Wet Signed" copy of the Certification certifying the installation of any onsite storm drain systems not inspected by Riverside County Flood Control District or the Riverside County Transportation Department.

6.Submitting a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered Civil Engineer certifying that the Water Quality Management Plan treatment control BMPs have been installed in accordance with the approved WQMP.

Prior to release for building final, the applicant shall have met all precise grade requirements to obtain Building and Safety Department clearance.

E HEALTH DEPARTMENT

90.E HEALTH. 1 WATER SYSTEM FINAL RECOMMND

The Department of Environmental Health (DEH) must approve the construction of the water distribution and treatment systems, water storage facilities, and all physical features of the water system "Prior to Building Final". A Water System Permit will be issued once all water system requirements have been met.

90.E HEALTH. 2 TITLE 25 COMPLIANCE RECOMMND

Conditional Use Permit#3645 is subject to the regulatory oversight of the Department of Environmental Health, District Environmental Services (DES) to ensure compliance with Title 25 Regulations. Please contact DES at (760) 863-8287 for further information.

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90. PRIOR TO BLDG FINAL INSPECTION

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.

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

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

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

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

Install portable fire extinguishers with a minimum rating of 2A-10BC and signage. Fire Extinguishers located in public areas shall be in recessed cabinets mounted 48" (inches) to center above floor level with maximum 4"

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90. PRIOR TO BLDG FINAL INSPECTION

90.FIRE. 4 USE-#27-EXTINGUISHERS (cont.) RECOMMND

projection from the wall. Contact Fire Department for proper placement of equipment prior to installation.

90.FIRE. 5 FINAL INSPECTION RECOMMND

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

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

FLOOD RI DEPARTMENT

90.FLOOD RI. 1 USE BMP - EDUCATION RECOMMND

The developer shall distribute environmental awareness education materials on general good housekeeping practices that contribute to protection of stormwater quality to all initial users. The developer may obtain NPDES Public Educational Program materials from the District's NPDES Section by either the District's website www.floodcontrol.co.riverside.ca.us, e-mail fcnpdes@co.riverside.ca.us, or the toll free number 1-800-506-2555. Please provide Project number, number of units and location of development. Note that there is a five-day minimum processing period requested for all orders.

The developer must provide to the District's PLAN CHECK Department a notarized affidavit stating that the distribution of educational materials to the tenants is assured prior to the issuance of occupancy permits.

90.FLOOD RI. 2 USE IMPLEMENT WQMP RECOMMND

All structural BMPs described in the project-specific WQMP shall be constructed and installed in conformance with approved plans and specifications. It shall be demonstrated that the applicant is prepared to implement all non-structural BMPs described in the approved project specific WQMP and that copies of the approved project-specific WQMP are available for the future owners/occupants. The District will not release occupancy permits for any portion of the project exceeding 80% of the project area prior to the completion of these tasks.

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90. PRIOR TO BLDG FINAL INSPECTION

90.FLOOD RI. 3 USE BMP MAINTENANCE & INSPECT RECOMMND

The BMP maintenance plan shall contain provisions for all treatment controlled BMPs to be inspected, and if required, cleaned no later than October 15 each year. Required documentation shall identify the entity that will inspect and maintain all structural BMPs within the project boundaries. A copy of all necessary documentation shall be submitted to the District for review and approval prior to the issuance of occupancy permits.

PLANNING DEPARTMENT

90.PLANNING. 3 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. 4 USE - COLOR/FINISH COMPLIANCE RECOMMND

The permittee shall properly install approved color and finish products in accordance with these conditions of approval.

90.PLANNING. 6 USE - PARKING PAVING MATERIAL RECOMMND

A minimum of 57 parking spaces shall be provided around the perimeter of the community center building 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.

90.PLANNING. 7 USE - ACCESSIBLE PARKING RECOMMND

A minimum of three (3) accessible parking spaces for persons with disabilities shall be provided as shown on APPROVED EXHIBIT A. Each parking space reserved for persons with disabilities shall be identified by a permanently affixed reflectorized sign constructed of porcelain on steel, beaded text or equal, displaying the International Symbol of Accessibility. The sign shall not be smaller than 70 square inches in area and shall be centered at the interior end of the parking space at a minimum height of 80 inches from the bottom of the sign to the parking space finished grade, or centered at a minimum

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 7 USE - ACCESSIBLE PARKING (cont.)

RECOMMND

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. 11 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. 14 USE - INSTALL BIKE RACK

RECOMMND

A bicycle rack (Class I or Class II) shall be provided at the community center building in a convenient location to facilitate bicycle access to the project area. The bicycle racks shall be shown on project landscaping and improvement plans submitted for Planning Department approval, and shall be installed in accordance with those plans.

90.PLANNING. 15 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.

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 18 USE - WALL/BERM REQUIRED

RECOMMND

A minimum six foot high decorative block wall or combination landscaped earthen berm and decorative block wall shall be constructed along Lincoln Street to the match the length of the Mobile Home Park prior to final building inspection of the first new Mobile Home Unit in Phase I (approximately 1329 feet). The exterior side of all masonry walls shall be surfaced with a protective coating that will facilitate the removal of graffiti. The required wall and/or berm shall be subject to the approval of the Director of the Department of Building and Safety and the Planning Director and the appropriate flood control agency, and shall be shown on all grading and landscaping plans.

90.PLANNING. 20 USE - TRASH ENCLOSURES

RECOMMND

A trash enclosure which is adequate to enclose a minimum of two (2) bins shall be located at the community center building, and shall be constructed prior to the issuance of occupancy permits. The enclosure(s) shall be a minimum of six (6) feet in height and shall be made with [masonry block] [chain link fencing] [landscaping screening] and a solid gate which screens the bins from external view. Additional enclosed area for collection of recyclable materials shall be located within, near or adjacent to each trash and rubbish disposal area. The recycling collection area shall be a minimum of fifty percent (50%) of the area provided for the trash/rubbish enclosure(s) or as approved by the Riverside County Waste Management Department. All recycling bins shall be labeled with the universal recycling symbol and with signage indicating to the users the type of material to be deposited in each bin.

90.PLANNING. 21 USE - EXISTING STRUCTURES

RECOMMND

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

90.PLANNING. 32 USE - ORD NO. 659 (DIF)

RECOMMND

Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection, the applicant shall comply with the provisions of Riverside County Ordinance No. 659, which requires the payment of the

CONDITIONAL USE PERMIT Case #: CUP03645

Parcel: 727-271-008

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 32 USE - ORD NO. 659 (DIF) (cont.) RECOMMND

appropriate fee set forth in the Ordinance. Riverside County Ordinance No. 659 has been established to set forth policies, regulations and fees related to the funding and installation of facilities and the acquisition of open space and habitat necessary to address the direct and cumulative environmental effects generated by new development project described and defined in this Ordinance, and it establishes the authorized uses of the fees collected.

The amount of the fee for commercial or industrial development shall be calculated on the basis of the "Project Area," as defined in the Ordinance, which shall mean the net area, measured in acres, from the adjacent road right-of-way to the limits of the project development.

The amount of the fee for the mobile home park is based on the number of multiple family dwelling units currently at \$2,783 per unit.

In the event Riverside County Ordinance No. 659 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 659 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

90.PLANNING. 33 USE - PALEO MONITORING REPORT RECOMMND

PRIOR TO BUILDING FINAL INSPECTION:

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

ADDITIONAL USE PERMIT Case #: CUP03645

Parcel: 727-271-008

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 33 USE - PALEO MONITORING REPORT (cont.) RECOMMND

for incorporation into their Regional Locality Inventories.

90.PLANNING. 34 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 Department shall clear this condition upon determination of compliance.

90.PLANNING. 35 USE - LC LNDSCP INSPCT RQMNTS RECOMMND

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

Upon successful completion of the PRE-INSTALLATION INSPECTION, the applicant will proceed with the installation of the approved landscape and irrigation system and arrange for an INSTALLATION INSPECTION at least five 5 working days prior to the building final inspection or issuance of occupancy permit, whichever occurs first and comply with the Planning Department's Milestone 80 conditions entitled "USE-LANDSCAPING SECURITY" and the Milestone 90 condition entitled "LANDSCAPE INSPECTION DEPOSIT." Upon successful completion of the INSTALLATION INSPECTION, the County Planning Department's Landscape Inspector and the permit holder's landscape architect (or on-site representative) shall execute a Landscape Certificate of Completion that shall be submitted to the Planning Department and the Department of Building and Safety. The Planning Department shall clear this condition upon determination of compliance.

CONDITIONAL USE PERMIT Case #: CUP03645

Parcel: 727-271-008

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 36 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. 37 USE - WROUGHT-IRON FENCE REQ. RECOMMND

A six (6) foot high wrought-iron fence shall be constructed along the northerly, southerly, and easterly boundary of the Mobile Home Park prior to final building inspection of the first new Mobile Home Unit in Phase I. The required fence shall be subject to the approval of the Building and Safety Department.

TRANS DEPARTMENT

90.TRANS. 3 USE - CALTRANS 1 RECOMMND

The project proponent shall comply with the Caltrans recommendations as outlined in their letter dated December 23, 2010.

90.TRANS. 12 USE - IMPROVEMENTS RECOMMND

State Highway 111 (projects secondary access) along project boundary is Caltrans maintained and shall be improved with acceleration and deceleration lanes including turn pockets as approved by the Transportation Department.

68th Avenue (projects primary access) is a paved County maintained road and shall be improved with acceleration and deceleration lanes including turn pockets as approved by the Transportation Department.

ADDITIONAL USE PERMIT Case #: CUP03645

Parcel: 727-271-008

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 15 USE - UTILITY PLAN

RECOMMND

Electrical power, telephone, communication, street lighting, and cable television lines shall be designed to be placed underground in accordance with Ordinance 460 and 461, or as approved by the Transportation Department. The applicant is responsible for coordinating the work with the serving utility company. This also applies to existing overhead lines which are 33.6 kilovolts or below along the project frontage and between the nearest poles offsite in each direction of the project site. A disposition note describing the above shall be reflected on design improvement plans whenever those plans are required. A written proof for initiating the design and/or application of the relocation issued by the utility company shall be submitted to the Transportation Department for verification purposes.

90.TRANS. 16 USE - UTILITY INSTALL

RECOMMND

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

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

90.TRANS. 22 USE - IMP PLANS

RECOMMND

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

NOTE: Before you prepare the street improvement plan(s), please review the Street Improvement Plan Policies and Guidelines from the Transportation Department Web site: www.rctlma.org/trans/land_dev_plan_check_guidelines.html.

06/14/11
07:21

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 56

CONDITIONAL USE PERMIT Case #: CUP03645

Parcel: 727-271-008

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 23 USE - DRAINAGE IMPROV COMPLETE RECOMMND

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

90.TRANS. 24 USE - OWNER MAINTENANCE NOTICE RECOMMND

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

90.TRANS. 25 USE - EASEMMENT FOR DRAINAGE 2 RECOMMND

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



Riverside County
Waste Management Department

Hans W. Kernkamp, General Manager-Chief Engineer

July 13, 2010

RECEIVED

JUL 15 2010

Riverside County
Planning Department
Desert Office

Jay Olivas, Project Planner
Riverside County Planning Department
38-686 El Cerrito Road
Palm Desert, CA 92211

RE: Conditional Use Permit (CUP) No. 3645
Proposal: The CUP proposes 136 unit mobile home park including a recreational facility, park, and child care center.
APN: 650-290-020

Dear Mr. Olivas:

The Riverside County Waste Management Department (Department) has reviewed the proposed project located north of 68th Avenue, south of Highway 111, east of Lincoln Street, and west of Johnson Street, in the Eastern Coachella Valley Area Plan. In order to mitigate the project's potential solid waste impacts and to help the County's efforts to comply with State law in diverting solid waste from landfill disposal, the Department is recommending that the following conditions be made a part of any Conditions of Approval for the project:

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

4. **Prior to issuance of an occupancy permit**, evidence (i.e., receipts or other type verification) to demonstrate project compliance with the approved WRP shall be presented by the project proponent to the Planning Division of the Riverside County Waste Management Department in order to clear the project for occupancy permits.
5. Hazardous materials are not accepted at Riverside County landfills. In compliance with federal, state, and local regulations and ordinances, any hazardous waste generated in association with the project shall be disposed of at a permitted Hazardous Waste disposal facility. Hazardous waste materials include, but are not limited to, paint, batteries, oil, asbestos, and solvents. For further information regarding the determination, transport, and disposal of hazardous waste, please contact the Riverside County Department of Environmental Health, Environmental Protection and Oversight Division, at 1.888.722.4234.
6. Use mulch and/or compost in the development and maintenance of landscaped areas within the project boundaries. Recycle green waste through either onsite composting of grass, i.e., leaving the grass clippings on the lawn, or sending separated green waste to a composting facility.
7. Consider xeriscaping and using drought tolerant/low maintenance vegetation in all landscaped areas of the project.

Thank you for the opportunity to review this proposal. If you have any questions, please call me at (951) 486-3200.

Sincerely,



Ryan Ross
Planner IV



Established in 1918 as a public agency

Coachella Valley Water District

Directors:

Patricia A. Larson, President
Peter Nelson, Vice President
Tellis Codekas
Franz W. De Klotz
Russell Kitahara

Officers:

Steven B. Robbins, General Manager-Chief Engineer
Julia Fernandez, Board Secretary

November 18, 2010

Redwine and Sherrill, Attorneys

File: 0163.1

0421.1

0721.1

Jay Olivas
Riverside County Planning Department
38-686 El Cerrito Road
Palm Desert, CA 92211

Dear Mr. Olivas:

**Subject: Change of Zone No. 7738/Conditional Use Permit No. 3645
Amendment No. 1; Related Case LLA 5374**

This area is designated Zone X on the Federal Flood Insurance Rate Maps which are in effect at this time by the Federal Emergency Management Agency (FEMA).

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

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

The proposed project area is adjacent to the right-of-way of the Lincoln Street Stormwater Channel. We request that the developer be required to install suitable facilities to prohibit access to this right-of-way.

The developer shall obtain an encroachment permit from the District prior to any activity within the right-of-way of the Lincoln Street Stormwater Channel.

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

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

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

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

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

The Riverside County Health Department requires sanitary sewer service to be provided when there are existing sewers within 200-feet of the development. For your development, there are existing sanitary sewer service available in the area, but over the 200-foot requirement. The District strongly suggests that development connect to the District's sanitary sewer system and the District may survey existing property owners in this area to determine the potential for multi-user participation in a sewer line extension.

There are existing U.S. Bureau of Reclamation (USBR) facilities not shown on the area to remain vacant (adjacent to the proposed project area). There may be conflicts with these facilities. We request the appropriate public agency to withhold the approval of development plans for this area until arrangements have been made with the District regarding these facilities. The USBR conflicts include but are not limited to Lateral 94.2.

Surface and subsurface drainage facilities in the vicinity of this project were designed and constructed for agricultural drainage. The District will consider use of these drainage facilities for urban drainage if (1) the surface and subsurface drainage facilities can physically handle the new urban drainage, (2) the area is incorporated into the National Pollutant Discharge Elimination System permit and Waste Discharge Requirements for the discharge of stormwater in the Whitewater River Watershed, which is known as the MS4 Permit and (3) the project is annexed into a future district(s) for recovery of capital and operation/maintenance costs associated with the new urban drainage system.

The District may need replacement or additional drainage facilities to provide for the orderly expansion of the drainage system. These facilities may include pipelines, channels, pump stations and other facilities. The developer may be required to install these facilities and provide land and/or easements on which some of these facilities will be located. These sites shall be shown on the tract map as lots and/or easements to be deeded to the District for such purpose.

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

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

Jay Olivas
Riverside County
Planning Department

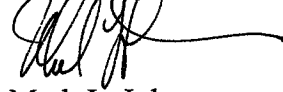
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November 18, 2010

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

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

Yours/very truly,



Mark L. Johnson
Director of Engineering

cc: Sergio Carranza
Pueblo Unido CDC
Post Office Box 1130
Thermal, CA 92274

Alan French
Riverside County Transportation Department
4080 Lemon Street, 8th Floor
Riverside, CA 92501

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

Michael Mistica
Riverside County Department of Environmental Health
Environmental Resources Management
Post Office Box 1206
Riverside, CA 92502

TD:ch/eng/sw/10/NOV/Change of Zone 7738

070917-3



Established in 1918 as a public agency

Coachella Valley Water District

Directors:

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

Officers:

Steven B. Robbins, General Manager-Chief Engineer
Julia Fernandez, Board Secretary

July 8, 2010

Redwine and Sherrill, Attorneys

File: 0163.1
0421.1
0721.1

Jay Olivas
Riverside County Planning Department
38-686 El Cerrito Road
Palm Desert, CA 92211

RECEIVED

JUL 19 2010

Riverside County
Planning Department
Desert Office

Dear Mr. Olivas:

Subject: Change of Zone No. 7738/Conditional Use Permit No. 3645

This area is partially designated Zone D and the remainder Zone X on the Federal Flood Insurance Rate Maps which are in effect at this time. Zone D is defined as an area of undetermined but possible risk of flood hazard, however, this area is protected from regional stormwater flows by a system of channels and dikes, and may be considered safe from regional stormwater flows except in rare instances.

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

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

A portion of this area is adjacent to the right-of-way of the Lincoln Street Irrigation Channel. We request that the developer be required to install suitable facilities to prohibit access to this right-of-way.

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

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

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

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

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

The Riverside County Health Department requires sanitary sewer service to be provided when there are existing sewers within 200-feet of the development. For your development, there are existing sanitary sewer service available in the area, but over the 200-foot requirement. The District strongly suggests that development connect to the District's sanitary sewer system and the District may survey existing property owners in this area to determine the potential for multi-user participation in a sewer line extension.

There are existing U.S. Bureau of Reclamation (USBR) facilities not shown on the development plans. There may be conflicts with these facilities. We request the appropriate public agency withhold approval of Conditional Use Permit 3645 until utility clearances have been completed with the District. The USBR conflicts include but are not limited to Lateral 94.2.

Surface and subsurface drainage facilities in the vicinity of this project were designed and constructed for agricultural drainage. The District will consider use of these drainage facilities for urban drainage if (1) the surface and subsurface drainage facilities can physically handle the new urban drainage, (2) the area is incorporated into the National Pollutant Discharge Elimination System permit and Waste Discharge Requirements for the discharge of stormwater in the Whitewater River Watershed, which is known as the MS4 Permit and (3) the project is annexed into a future district(s) for recovery of capital and operation/maintenance costs associated with the new urban drainage system.

The District may need replacement or additional drainage facilities to provide for the orderly expansion of the drainage system. These facilities may include pipelines, channels, pump stations and other facilities. The developer may be required to install these facilities and provide land and/or easements on which some of these facilities will be located. These sites shall be shown on the tract map as lots and/or easements to be deeded to the District for such purpose.

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

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

Jay Olivas
Riverside County
Planning Department

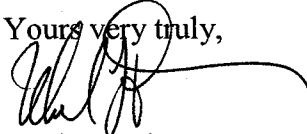
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July 8, 2010

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

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

Yours very truly,



Mark L. Johnson
Director of Engineering

cc: Sergio Carranza
Pueblo Unido CDC
Post Office Box 1130
Thermal, CA 92274

Alan French
Riverside County Transportation Department
4080 Lemon Street, 8th Floor
Riverside, CA 92501

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

Michael Mistica
Department of Environmental Health
Post Office Box 1280
Riverside, CA 92502

TD:ch/eng/sw/10/july/Change of Zone 7738

070917-3

DEPARTMENT OF TRANSPORTATION

DISTRICT 8

PLANNING

464 WEST 4th STREET, 6th Floor MS 725

SAN BERNARDINO, CA 92401-1400

PHONE (909) 383-4557

FAX (909) 383-5936

TTY (909) 383-6300

*Flex your power!
Be energy efficient!*

December 23, 2010

Mr. Jay Olivas
Riverside County Planning Department
P. O. Box 1409
Riverside, CA 92505-1409

Dear Mr. Olivas:

Change Of Zone: 7738, Conditional Use Permit 3645
Assessor Parcel Number: 727-271-003
08-RIV 111, PM 17.812

The California Department of Transportation reviewed the above proposed project, located west of Lincoln Street, north of 68th Avenue, and south of and abutting State Route 111 (SR-111), in the community of Mecca. CUP 3645 proposes to replace the existing 95 mobile homes with 136-mobile home units that will include, park, recreational, and child care facilities.

We recommend new striping and pavement markings to the existing SR-111 roadway for the secondary access off of SR-111. Issuance of a Caltrans encroachment permit will be required for this construction and must conform to current Caltrans design standards and construction practices. Information regarding permit application and submittal requirements may be obtained by contacting:

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

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

Mr. Jay Olivas
December 23, 2010
Page 2

These comments are based on the information provided, if this development proposal is later modified, please forward copies of revised plans so that we may reevaluate all proposed changes. If you have any questions regarding this letter, please contact me at (909) 383-4557 for assistance.

Sincerely,

Original signed by Daniel Kopulsky

DANIEL KOPULSKY
Office Chief
Community Planning/Local Development Review

c: Richard Goh, Encroachment Permits-Riverside County

LAND DEVELOPMENT COMMITTEE
INITIAL CASE TRANSMITTAL

RIVERSIDE COUNTY PLANNING DEPARTMENT - DESERT OFFICE

38-686 El Cerrito Road

alm Desert, CA 92211

JUN 23 2010

DATE: June 17, 2010

JUL 07 2010

Facilities Department

CVUSD

TO:

Transportation Dept.	Riverside County	P.D. Landscape Programs Department	Planning Commissioner Porras
Environmental Health Dept.	Planning Department	CD Trails Coordinator - J. Jolliffe	Coachella Valley Unified School District
Fire Department	Desert Office	Coachella Valley Water District	Southern California Gas Co.
Riv. Co. Dept. of Bldg. & Safety - Grading		Riv. Co. Indio Sheriff's Dept.	CALTRANS District #8
Riv. Co. Environmental Programs Dept.		Riv. Co. Waste Resources Management Dept.	Colorado River RWQCB
Regional Parks & Open Space District		Coachella Valley Recreation & Park District	Desert File / Central Files
P.D. Geologist / Paleontologist - D. Jones		Mecca Community Council	
P.D. Archaeologist - L. Mouriquand		Fourth District Supervisor Benoit	

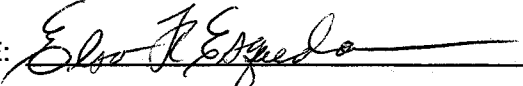
CHANGE OF ZONE NO. 7738 / CONDITIONAL USE PERMIT NO. 3645 – EA42325 – Applicant: Pueblo Unido CDC – Engineer/Representative: Sergio Carranza - Fourth Supervisorial District – Mecca Zoning District – Eastern Coachella Valley Community Area Plan: Community Development: Medium Density Residential (CD: MDR) (2-5 DU/AC) & Community Development: Very High Density Residential (CD: VHDR) (14-20 DU/AC) – Location: Northerly of 68th Avenue, southerly of Highway 111, easterly of Lincoln Street, westerly of Johnson St., located at 91250 Avenue 68, Mecca, Ca. – 75 Gross Acres – Zoning: Rural Residential (RR) & Controlled Development Areas (W-2) – **REQUEST:** The Change of Zone proposes to change zoning from R-R (Rural Residential) to Controlled Development Areas (W-2). The conditional use permit proposes 136 unit mobile home park including recreational facility, park and child care center. – APN: 650-290-020 – Concurrent Cases: EA42325, CFG05688 - Related Cases: CUP01654, CUP01229

Please review the case described above, along with the attached map(s) and/or exhibit(s): Exhibit A. Exhibit C & B (for Fire Dept. & E. Health Dept. only, and Exhibit L for Landscape Dept. only). This case is scheduled for a **LDC meeting agenda on July 15, 2010**. All LDC Members please have draft conditions in the Land Management System (LMS) on or before the above date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the routing on or before the above date. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing.

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

COMMENTS: No objections to the above project. Effective June 26, 2010, the new Level I School Fee is \$2.97 per sq. ft. on all new residential construction. The commercial/ industrial/senior housing fee remains at the Statutory Fee of \$0.47 per sq. ft. Coachella Valley Unified School District is authorized by State Legislature and Judicial Actions to levy a developer fee on new construction.

DATE: June 28, 2010

SIGNATURE: 

PLEASE PRINT NAME AND TITLE: Elsa F. Esqueda, Director, Facilities, CVIUSD

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.

RECEIVED

July 12, 2010

JUL 21 2010

Via E-Mail and Regular Mail

jolivas@rctlma.org

Riverside County
Planning Department
Desert Office

Jay Olivas, Project Planner
County of Riverside Planning Department – Palm Desert Office
38-686 El Cerrito Road
Palm Desert, CA 92211



Re: Change of Zone No. 7738 – Conditional Use Permit No. 3645 – Pueblo Unido CDC

Dear Mr. Olivas:

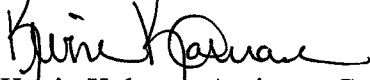
Thank you for providing the Desert Recreation District with a copy of the **Notice of Land Development Committee** regarding **Change of Zone No. 7738/Conditional Use Permit No. 3645**.

The Desert Recreation District is the public entity which provides parks and recreational services on a community wide level and has adopted a Community Parks and Recreation Master Plan, in accordance with Riverside County Ordinance No. 460, to direct the parks and recreation services within the community area. This residential project is located within the District boundaries and will have impacts on the District's provision of services and facilities. Therefore, the District requests that the following mitigation measures be included in any environmental review, mitigation and monitoring plan and as conditions of approval for the project.

1. Developer will enter into an agreement with the Desert Recreation District to dedicate land, pay a fee in-lieu thereof, or both at the option of the Desert Recreation District, for neighborhood or community park and recreational facilities at the time and according to the standards and formula contained in Riverside County Ordinance No. 460 and the Districts Community Parks and Recreation Master Plan. We have attached a copy of the form of agreement which will be used.
2. In order to provide for public park and recreational facilities and/or the maintenance or operation of current and/or future public park and recreational facilities and programs, prior to the issuance of building permits, Developer shall petition for and complete formation of or annexation to Desert Recreation District's Landscape and Lighting Assessment District, and shall pay the costs of such formation and or annexation.

We look forward to working with you on this project. The undersigned or Delia Granados will be the contact persons for this project. (delia@desertrecreationdistrict.ca.gov or kevin@desertrecreationdistrict.ca.gov). Thank you for your assistance.

Very truly yours,



Kevin Kalman, Assistant General Manager

KK/dg

AGREEMENT BETWEEN
DESERT RECREATION DISTRICT
OF RIVERSIDE COUNTY
AND
FOR COLLECTION OF PARK DEVELOPMENT FEES

THIS AGREEMENT is entered into this _____ day of _____ 2010, by and between **DESERT RECREATION DISTRICT OF RIVERSIDE COUNTY, CALIFORNIA**, a political subdivision of the State of California (hereinafter referred to as **DISTRICT**) and _____ (hereinafter referred to as **DEVELOPER**);

WITNESSETH:

WHEREAS, DEVELOPER presently is seeking approval from the County of Riverside of Tentative Tract Map No. _____ (the "project"); and

WHEREAS, CEQA review for the project has indicated that such additional development within the **DISTRICT** will impact on existing public park and recreation facilities and contribute to the need for construction of new facilities; and

WHEREAS, DISTRICT'S Community Parks and Recreation Master Plan identifies facilities needed to serve such growth; and

WHEREAS, the location of convenient parks near **DEVELOPER'S** proposed residential development would substantially enhance the possibilities of selling the dwellings in such residential development; and

WHEREAS, DEVELOPER desires to assist **DISTRICT** in mitigating the impacts of its new housing by paying to **DISTRICT** a sum of money to be used for such purposes;

NOW, THEREFORE, the parties to this Agreement do mutually agree as follows:

I. RESPONSIBILITIES OF DEVELOPER

- A. **DEVELOPER** shall pay to **DISTRICT**, prior to issuance of any building permits for lots in Tentative Tract Map No. _____, the sum of \$ _____ for each residential unit constructed.

- B. **DEVELOPER** shall, concurrent with requesting any necessary written assurance from **DISTRICT**, request in writing that the County of Riverside include in its approval of **DEVELOPER'S** tentative map a condition that **DEVELOPER**, his successors or assigns, provide evidence of compliance with the terms of this Agreement prior to issuance of any building permit by the County of Riverside, or its successor, for lots in the approved tract.
- C. **DEVELOPER** shall notify any successors or assigns that this Agreement has been executed and is in effect. In addition, in the event this property is annexed into a city within our jurisdiction, Desert Recreation District will continue to receive the same amount as the Quimby fees identified in this Agreement, which fees shall mitigate the continuing impacts of such growth.

II. RESPONSIBILITIES OF DISTRICT

- A. Monies paid to **DISTRICT** under this Agreement will be deposited by **DISTRICT** in a separate account for such type of fees. Disbursements from that account shall be solely for the procurement of public park and recreation facilities determined by **DISTRICT** to benefit residents of Tentative Tract Map No. _____.
- B. The fees specified herein were calculated and are levied in accordance with and shall be collected, administered and disbursed in accordance with Desert Recreation District Community Parks and Recreation Master Plan, Section 10.35 of Riverside County Ordinance No. 460, Government Code Section 66477, and any and all other applicable laws, rules and regulations as they now exist and as they may from time to time be amended.

III. MISCELLANEOUS

- A. It is expressly understood and agreed by the **DEVELOPER** and **DISTRICT** that the law of the State of California shall govern them and the interpretation of the Agreement and that any litigation brought because of, or involving this Agreement shall be initiated exclusively in the Superior Court, Riverside County, Indio Division.
- B. In the event of litigation to enforce this Agreement, the prevailing party in such litigation shall be entitled to reasonable costs and attorneys fees.
- C. In the event that **DEVELOPER'S** tentative subdivision map expires without extension or approval by the County of Riverside, all obligations of **DEVELOPER** and **DISTRICT** herein shall cease.
- D. All terms, conditions, and provisions hereof shall inure to and shall bind the parties hereto, their respective successors-in-interest and assigns.

- E. No waiver of any term or condition of this Agreement shall be a continuing waiver thereof.
- F. This Agreement shall be amended only in writing signed by both parties.
- G. This Agreement constitutes the entire agreement of the parties and supersedes all other agreements, whether written or oral.

IN WITNESS WHEREOF, DEVELOPER and DISTRICT have caused this Agreement to be signed in their names and on their behalf by their duly authorized representatives.

DEVELOPER:

By: _____

DISTRICT:

DESERT RECREATION
DISTRICT OF RIVERSIDE
COUNTY, CALIFORNIA

By: _____

STAN FORD
General Manager

Olivas, Jay

Subject: FW: CUP03645 Pueblo Unido

From: DeLara, Leticia [<mailto:LDELARA@rcbos.org>]
Sent: Thursday, January 13, 2011 4:33 PM
To: Sergio Carranza; Olivas, Jay
Subject: RE: CUP03645 Pueblo Unido

This is correct.

From: Sergio Carranza [<mailto:scarranza@pucdc.org>]
Sent: Monday, January 10, 2011 1:56 PM
To: Olivas, Jay
Cc: DeLara, Leticia
Subject: RE: CUP03645 Pueblo Unido

The Mecca Community Council approved the proposed CUP03645 at the Mecca Community Council meeting in September 8, 2010. Leticia Delara was present at the meeting and she can provide a letter to Planning Department from the council.

Thanks.

Sergio Carranza, Executive Director
Pueblo Unido CDC
53-040 Avenida Mendoza
La Quinta, CA. 92253
P.O. Box 1130
Thermal, CA 92274
(760) 427-0985 p
(760) 777-7550 f
www.pucdc.org

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

APPLICATION FOR CHANGE OF ZONE

CHECK ONE AS APPROPRIATE:

Standard Change of Zone

There are three different situations where a Planning Review Only Change of Zone will be accepted:

- Type 1:** Used to legally define the boundaries of one or more Planning Areas within a Specific Plan.
 Type 2: Used to establish or change a SP zoning ordinance text within a Specific Plan.
 Type 3: Used when a Change of Zone application was conditioned for in a prior application.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: CZ 07738 DATE SUBMITTED: MAY 27, 2010

APPLICATION INFORMATION

Applicant's Name: PUEBLO UNIDO CDC E-Mail: scarranza@pucdc.org

Mailing Address: PO BOX 1130
THERMAL Street
CA 92274
City State ZIP

Daytime Phone No: (760) 427-0985 Fax No: (760) 777-7550

Engineer/Representative's Name: SERGIO CARRANZA E-Mail: scarranza@pucdc.org

Mailing Address: PO BOX 1130
THERMAL Street
CA 92274
City State ZIP

Daytime Phone No: () SAME Fax No: ()

Property Owner's Name: MULTINATIONAL INVEST. E-Mail: garodek@sbcglobal.net

Mailing Address: 18425 BURBANK BOULEVARD, SUITE 700
TARZANA Street
CA 91356
City State ZIP

Daytime Phone No: (818) 434-2396 Fax No: (818) 996-4444

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

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

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

APPLICATION FOR CHANGE OF ZONE

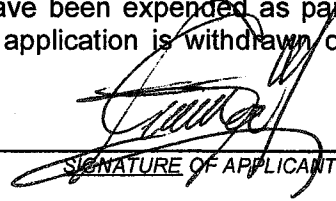
The Planning Department will primarily direct communications regarding this application to the person identified above as the Applicant. The Applicant may be the property owner, representative, or other assigned agent.

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

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

PUEBLO UNIDO CDC

PRINTED NAME OF APPLICANT



SIGNATURE OF APPLICANT

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

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

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

MULTINATIONAL INVESTMENTS

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

SEE LOT LINE ADJUSTMENT SIGNATURE ON FILE

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

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

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 727-271-003

Section: 7 Township: 7 SOUTH Range: 9 EAST

Approximate Gross Acreage: 75

General location (nearby or cross streets): North of AVENUE 68TH, South of HIGHWAY 111, East of LINCOLN STREET, West of JOHNSON STREET.

Thomas Brothers map, edition year, page number, and coordinates: _____

APPLICATION FOR CHANGE OF ZONE

Proposal (describe the zone change, indicate the existing and proposed zoning classifications. If within a Specific Plan, indicate the affected Planning Areas):

CURRENTLY THE ZONE IS RR AND W2. THE PLANNING DEPARTMENT HAS REQUESTED TO HAVE A UNIFORM ZONE TO W2

Related cases filed in conjunction with this request:

LAND LOT ADJUSTMENT, AND CONDITIONAL USE PERMIT

COUNTY OF RIVERSIDE

TRANSPORTATION AND LAND MANAGEMENT AGENCY

Planning Department

Ron Goldman · Planning Director

APPLICATION FOR LAND USE AND DEVELOPMENT

CC005999

CHECK ONE AS APPROPRIATE:

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

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: CUP03645/207738 DATE SUBMITTED: MAY 27, 2010

APPLICATION INFORMATION

EA42325/CF605688

Applicant's Name: PUEBLO UNIDO CDC E-Mail: scarranza@pucdc.org

Mailing Address: PO BOX 1130

THERMAL Street CA 92274
City State ZIP

Daytime Phone No: (760) 427-0985 Fax No: (760) 777-7550

Engineer/Representative's Name: SERGIO CARRANZA E-Mail: scarranza@pucdc.org

Mailing Address: PO BOX

THERMAL Street CA 92274
City State ZIP

Daytime Phone No: (760) 427-0985 Fax No: (760) 777-7550

Property Owner's Name: MULTINATIONAL INVESTME E-Mail: garodek@sbcglobal.net

Mailing Address: 18425 BURBANK BOULEVARD, SUITE 700

TARZANA Street CA 91356
City State ZIP

Daytime Phone No: (818) 434-2396 Fax No: (818) 996-4444

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

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

APPLICATION FOR LAND USE AND DEVELOPMENT


AUTHORIZATION FOR CONCURRENT FEE TRANSFER

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

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

PUEBLO UNIDO CDC

PRINTED NAME OF APPLICANT



SIGNATURE OF APPLICANT

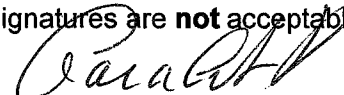
AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

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

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

MULTINATIONAL INVESTMENTS

PRINTED NAME OF PROPERTY OWNER(S)



SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

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

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

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 727-271-003

Section: 7 Township: 7 SOUTH Range: 9 EAST

Approximate Gross Acreage: 75

General location (nearby or cross streets): North of 68TH AVENUE, South of HIGHWAY 111, East of LINCOLN STREET, West of JOHNSON STREET.

Thomas Brothers map, edition year, page number, and coordinates: _____

APPLICATION FOR LAND USE AND DEVELOPMENT

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

THE PROPOSED PROJECT INTENDS TO BUILD NEW 136 UNIT MOBILE HOME PARK. CURRENTLY, THERE IS AN EXISTING 95 UNIT MOBILE HOME PARK THAT WILL BE REMOVED FOR A COMMUNITY PARK, COMMUNITY AND CHILD CARE CENTER

Related cases filed in conjunction with this request:

LOT LINE ADJUSTMENT, AND CHANGE OF ZONE

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

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

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

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

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

Is water service available at the project site: Yes No

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

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

Is sewer service available at the site? Yes No

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

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

How much grading is proposed for the project site?

Estimated amount of cut = cubic yards: 80,667

Estimated amount of fill = cubic yards 80,667

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

Import _____ Export _____ Neither _____

APPLICATION FOR LAND USE AND DEVELOPMENT

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

0

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

How many anticipated truckloads? _____ truck loads.

What is the square footage of usable pad area? (area excluding all slopes) 300,000 sq. ft.

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

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

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

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

Santa Ana River Santa Margarita River San Jacinto River Whitewater River

HAZARDOUS WASTE SITE DISCLOSURE STATEMENT

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

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

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

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

Owner/Representative (1)  Date 7/15/10

Owner/Representative (2) _____ Date _____



Pueblo Unido CDC

of the Eastern Coachella Valley

February 2, 2011

Jay Olivas, Planner
Riverside County Planning Department

Ref: CUP 03645 - San Antonio del Desierto
Miscellaneous Items

Dear Jay,

This is in response to your questions and comments listed below:

- 1) Submit Phasing Plan. How are the units going from 100 units to 136 units? What is the timing, how replaced, how many at one time?

The first phase consists of constructing 92 spaces with an estimated 8 months period. Families will initiate the application process to obtain a new mobile home under the Riverside County EDA prior the beginning of construction. Once the new spaces are available, new mobile homes will be setup. Families will relocate to the new mobile homes and the old mobile home will be removed from the site. The number and timing of setup will be determined by EDA staff.

The Second phase consists of removing existing substandard mobile homes, demolition and cleans up of existing mobile home park. Then the construction of 44 new spaces, Community Park, community center and child care facility with an estimated 12 month period. The process of setting and relocating new families will be the same as indicated in the first phase (Please enclosed Phasing Plan).

- 2) Submit simplified graphic (PDF) (8x 11) on future sewer line extension with distance, existing and proposed water system, existing and proposed access.

Please attached Diagram by CVWD.

- 3) Please provide total parking space count including ADA spaces around community center.

The parking space count including ADA spaces around community center is 57.

- 1) Please submit color sample board of community bldg (8x10 prints) (12 copies)

Please see enclosed sample board of community building

- 2) What are hours of operation of day care center? How many children?

The hours of operation of the day care are as follows:

Monday thru Friday from 7:00 am to 3:00 pm

Saturdays from 7:00 am to 3:00 pm

The child care facility will have a capacity of 15 children

- 3) Submit existing sign picture or diagram.

Please see enclosed sign design.

- 4) Please address Mecca Design Guidelines (see www.rctlma.org/planning under dev process)

San Antonio del Desierto will integrate authentic cultural features including the Traditional Mexican Small Town ambiance and themes that will blend with the natural desert and agricultural environment. Onsite construction and architectural design will incorporate traditional Spanish elements such wrought-iron fences, park entrance and monument signs that will complement the community center and child care facility's rich smooth stucco walls and Capistrano roof architectural design. This environment will be surrounded by native drought-tolerant plants. The community park will provide areas for pedestrian crossing using interlock pavers to add the ultimate accent to the area. Access to the site will include 60' ROW primary and secondary access. These components are based on the existing Mecca Design Guidelines.

- 5) Are you proposing a life of permit on the CUP?

The proposed CUP is for a 55 years.

- 6) Have noise impacts from traffic been addressed?

Our civil engineer, Robert J. Mainiero has already submitted a letter addressing the noise impacts.

- 7) Please note final zone change documents will need to be submitted post PC.

Final zoning plans will be submitted post planning commission.

- 8) What type of Lighting Plans are proposed?

The project lighting plan will include low to the ground or shielded and hooded high pressure sodium lights to avoid shining onto adjacent properties and streets. Street lights, and lighting at the park entrance and community park will be installed.

9) Are all units min 750 SF?

The mobile homes are typical 48'x 24 feet (1,152 SF)

10) Have you contacted Desert Recreation Dist to see if Park Fees apply?

We have contacted Kevin Kalman from the Desert Recreation District. The district is in the process of drafting a letter indicating the applicable fees.

11) What sort of fencing is proposed?

The proposed fencing is a ½ wrought-iron fence at the east, west and south, and grout block wall at the north

12) Call Bldg Dept to see if Dev Impact Fees apply (Ord 659)

We have contacted the Riverside County Building Department and indicated that Development Impact Fee will apply.

ROBERT J. MAINIERO, P.E.
Civil Engineering and Related Assistance
P.O. Box 2410
Palm Springs, California 92263
(760) 413-7127 cell
(760) 320-1994 fax
psbob596@aol.com

January 14, 2011

Mr. Jay Olivas
Riverside County Planning Department
4080 Lemon Street---12th Floor
Riverside, CA 92201

Re: Assessment of Traffic Noise Impact
St. Anthony's Mobilehome Park---County of Riverside
APN 727-271-003
West Side of State Highway 111, Avenue 66
Portion of Section 17, T7S, R9E, SBM

Dear Jay:

The existing mobilehome units are more than 1100 feet from Highway 111, more than 500 feet from Lincoln Street, more than 1400 feet from Avenue 68, and more than 2900 feet from Avenue 66. I believe that the traffic noise impact will be minimal.

If you have any questions in regard to the above, please contact me or Sergio Carranza.

Very truly yours,



Robert J. Mainiero, P.E.

cc: Sergio Carranza

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

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

CHANGE OF ZONE NO. 7738 / CONDITIONAL USE PERMIT NO. 3645 – Intent to Adopt Mitigated Negative Declaration – Applicant: Pueblo Unido CDC – Representative: Sergio Carranza - Fourth Supervisorial District – Mecca Zoning District – Eastern Coachella Valley Community Area Plan: Community Development: Very High Density Residential (CD: VHDR) (14-20 D.U./Ac.), Community Development: Medium Density Residential (CD: MDR) (2-5 D.U./Ac.), Community Development: Very Low Density Residential (CD: VLDR) (1 Acre Minimum) – Location: Northerly of Avenue 68, southerly of State Highway 111, easterly of Lincoln Street in Mecca, CA – 223 Gross Acres – Zoning: Rural Residential – ½ Acre Minimum (R-R), Controlled Development Areas – ½ Acre Minimum (W-2). **REQUEST:** The Change of Zone proposes to modify existing zoning from Rural Residential (R-R) and Controlled Development Areas (W-2) to Controlled Development Areas (W-2). The conditional use permit proposes to replace an existing 100 unit mobile home park with a new 136 unit mobile home park to be built in two phases with Phase I consisting of 92 spaces and Phase II consisting of 44 spaces along with a 6,200 square foot community building up to 20 feet in height including child care center, community park, recreational facilities, and retention basins. Primary road access is proposed from Avenue 68 and secondary road access is proposed from State Highway 111. APN's: 727-271-002, 727-271-003, 727-271-007, and 727-271-008. (Quasi-judicial)

TIME OF HEARING: 9:30 a.m. or as soon as possible thereafter.
DATE OF HEARING: May 25, 2011
PLACE OF HEARING: City of La Quinta
Council Chambers
78-495 Calle Tampico
La Quinta, CA 92247

For further information regarding this project, please contact Jay Olivas, Project Planner at 951-955-1195 or e-mail jolivas@rctlma.org, or go to the County Planning Department's Planning Commission agenda web page at www.tlma.co.riverside.ca.us/planning/pc.html

The Riverside County Planning Department has determined that the above project will not have a significant effect on the environment and has recommended adoption of a mitigated negative declaration. The Planning Commission will consider the proposed project and the proposed mitigated negative declaration, at the public hearing. The case file for the proposed project and the proposed mitigated negative declaration may be viewed Monday through Friday, 8:30 a.m. to 4:30 p.m., (with the exception of Noon-1:00 p.m. and holidays) at the County of Riverside Planning Department, 4080 Lemon Street, 9th Floor, Riverside, CA 92502. For further information or an appointment, contact the project planner.

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

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

Please send all written correspondence to:
RIVERSIDE COUNTY PLANNING DEPARTMENT
Attn: Jay Olivas
P.O. Box 1409, Riverside, CA 92502-1409

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 5/2/2011,

The attached property owners list was prepared by Riverside County GIS,

APN (s) or case numbers CUPO3645 For

Company or Individual's Name Planning Department,

Distance buffered 1000'

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

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

NAME: Vinnie Nguyen

TITLE GIS Analyst

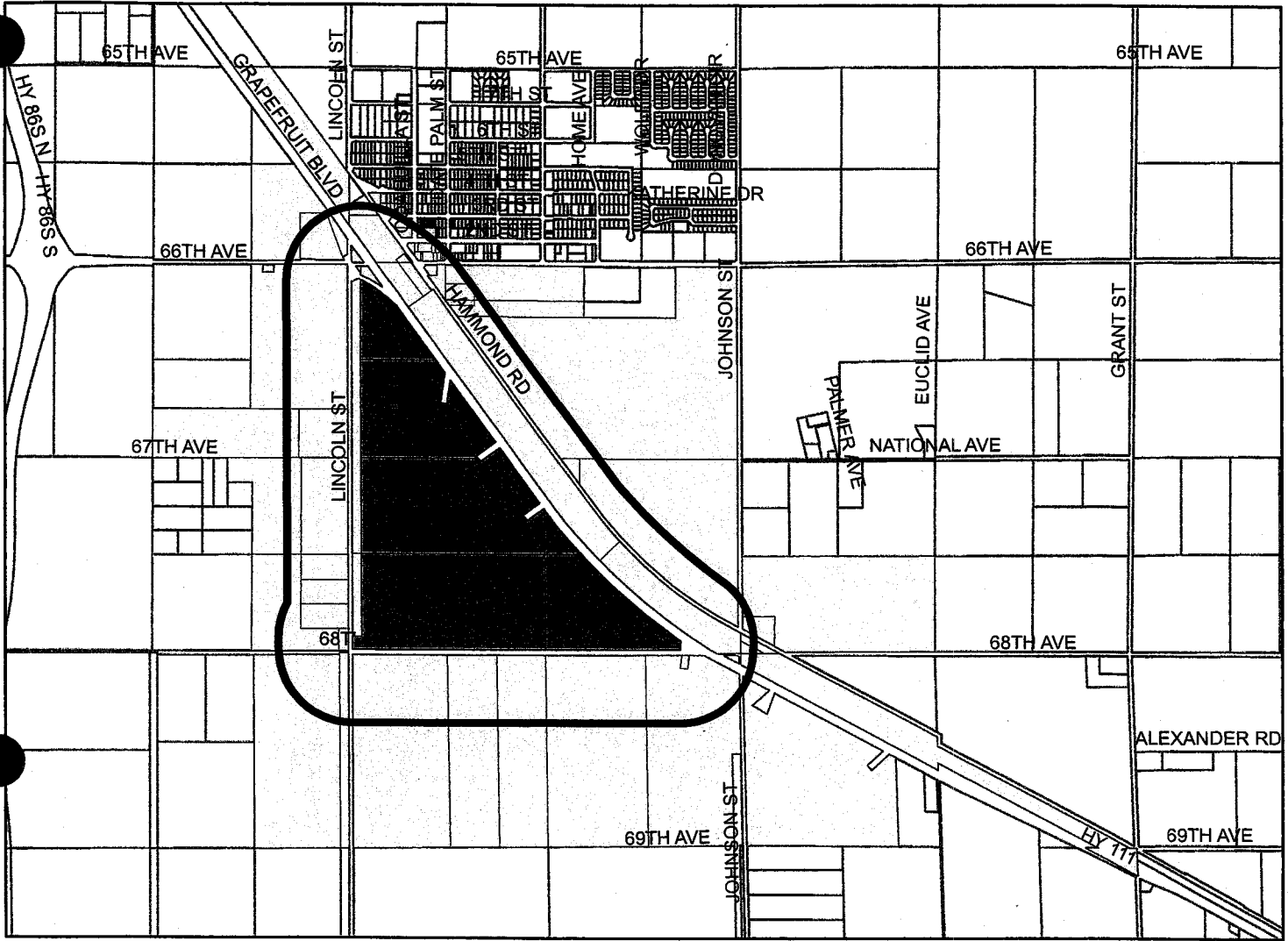
ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

TELEPHONE NUMBER (8 a.m. - 5 p.m.): (951) 955-8158

✓ 5/2/2011 *CGM*
Expires: 11/2/2011

1000 feet buffer



Selected Parcels

727-182-040	727-182-048	727-260-017	727-250-007	727-290-016	729-050-001	729-040-003	729-040-004	729-040-005	729-040-006
727-272-026	727-272-027	727-272-034	727-165-040	727-184-034	727-184-035	727-193-042	727-272-022	727-272-030	727-260-022
727-271-010	727-271-011	727-271-015	727-272-008	729-020-009	727-272-007	727-184-028	727-184-038	727-260-014	727-260-020
727-181-008	727-181-009	727-100-007	727-100-025	727-165-034	727-290-013	727-290-017	727-250-005	727-165-043	727-165-032
727-184-009	727-260-015	727-250-006	727-271-002	727-271-003	727-271-005	727-271-007	727-271-008	727-271-013	727-271-016
729-040-001	729-040-002	727-184-033	727-184-008	727-184-010	727-184-011	727-184-015	727-184-016	727-184-024	727-184-030
727-184-031	727-184-032	727-184-036	727-184-037	727-272-021	727-272-031	727-260-016	727-260-018	727-100-017	727-100-018
727-164-003	727-185-003	727-185-004	727-272-010	727-272-011	727-272-012	727-272-013	727-290-015	729-040-015	729-050-023
727-186-005	729-040-017	727-184-021	729-020-006	727-100-026	727-186-006				



2,700 1,350 0 2,700 Feet

Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

ASMT: 727100025, APN: 727100025
 FELIX CHUO, ETAL
 P O BOX 1329
 THERMAL CA 92274

ASMT: 727182048, APN: 727182048
 ABESUD HALUM, ETAL
 49765 HARRISON ST
 COACHELLA CA 92236

ASMT: 727165032, APN: 727165032
 LETICIA SERRATO, ETAL
 P O BOX 206
 MECCA CA 92254

ASMT: 727184009, APN: 727184009
 LUCILLE GOACHER, ETAL
 C/O CHERYL COUSINS
 P O BOX 7243
 BRECKENRIDGE CO 80424

ASMT: 727165034, APN: 727165034
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 P O BOX 2311
 MECCA CA 92254

ASMT: 727184021, APN: 727184021
 STEVEN HOLIAN
 P O BOX 20536
 BAKERSFIELD CA 93390

ASMT: 727165040, APN: 727165040
 COUNTY OF RIVERSIDE
 C/O SURVEYORS OFFICE
 4080 LEMON ST 8TH FL
 RIVERSIDE CA 92501

ASMT: 727184028, APN: 727184028
 DAMASOJ INC
 91193 2ND ST
 MECCA, CA. 92254

ASMT: 727165043, APN: 727165043
 LADISLAO RAMIREZ, ETAL
 P O BOX 386
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ASMT: 727186005, APN: 727186005
 STATE OF CALIF
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 3133 MISSION INN AVE
 RIVERSIDE CA 92507

ASMT: 727181008, APN: 727181008
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 P O BOX 368
 MECCA CA 92254

ASMT: 727186006, APN: 727186006
 TORRES MARTINEZ DESERT CAHUILLA INDIAN
 P O BOX 1160
 THERMAL CA 92274

ASMT: 727181009, APN: 727181009
 EDDIES PLACE INC
 C/O EDDIE LEON
 48651 HEPBURN DR
 INDIO CA 92201

ASMT: 727193042, APN: 727193042
 COUNTY OF RIVERSIDE
 C/O REAL PROPERTY DIVISION
 P O BOX 1180
 RIVERSIDE CA 92502

ASMT: 727250006, APN: 727250006
MOSLEM BROTHERS OF AMERICA
128 S WETHERLY DR
BEVERLY HILLS CA 90211

ASMT: 727272027, APN: 727272027
CARL MAGGIO
86705 AVENUE 54 STE A
COACHELLA CA 92236

ASMT: 727250007, APN: 727250007
ANTHONY VILLALOBOS, ETAL
C/O SILVERIA VILLALOBOS
83961 CAROLINA CT
INDIO CA 92203

ASMT: 727272031, APN: 727272031
REDEVELOPMENT AGENCY COUNTY OF RIVEI
C/O AMELIA M VAILUU
3525 14TH ST
RIVERSIDE CA 92501

ASMT: 727260015, APN: 727260015
MARSHALL PLAN LTD
C/O MICHAEL MARSHALL
6841 LIVINGSTON DR
HUNTINGTON BEACH CA 92649

ASMT: 727272034, APN: 727272034
CARLOS VIEYRA
P O BOX 788
MECCA CA 92254

ASMT: 727260016, APN: 727260016
RODOLFO HUERTA, ETAL
P O BOX 1980
MECCA CA 92254

ASMT: 727290016, APN: 727290016
BELK HOLDINGS
P O BOX 24
COACHELLA CA 92236

ASMT: 727260017, APN: 727260017
ANNE THOMPSON VISSER
77860 COTTONWOOD COVE
INDIAN WELLS CA 92210

ASMT: 727290017, APN: 727290017
IMPERIAL IRRIGATION DIST
P O BOX 937
IMPERIAL CA 92251

ASMT: 727260018, APN: 727260018
SHAMROCK PROP
C/O MICHAEL P BURKE
28 HAMMOND STE F
IRVINE CA 92618

ASMT: 729020006, APN: 729020006
SUNRISE MARSH
C/O LARRY H STRASBAUGH
P O BOX 1248
SAN LUIS OBISPO CA 93406

ASMT: 727260020, APN: 727260020
DESERT DIAMOND PARTNERS
C/O MARTIN A LEVY
11400 W OLYMPIC NO 330
LOS ANGELES CA 90064

ASMT: 729020009, APN: 729020009
CVCWD
P O BOX 1058
COACHELLA CA 92236

ASMT: 729040002, APN: 729040002
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4213 ALONZO AVE
ENCINO CA 91316

ASMT: 729040004, APN: 729040004
BRUCE NOTT
3184 AIRWAY AVE NO J
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3184 AIRWAY BLDG J
COSTA MESA CA 92626

ASMT: 729040017, APN: 729040017
STATE OF CALIF
STATE OF CALIF
P O BOX 1799
SACRAMENTO CA 95808

ASMT: 729050001, APN: 729050001
BELL LAIW, ETAL
141 CAMPBELL AVE
REDLANDS CA 92373

ASMT: 729050023, APN: 729050023
SOUTHERN PACIFIC TRANSPORTATION CO
SOUTHERN PACIFIC TRANSPORTATION CO
1700 FARNAM ST 10TH FL S
OMAHA NE 68102

CUP03645 5/10/2011 2:43:38 PM

Applicant:

Pueblo Unido CDC
53-040 Avenida Mendoza
Imperial, CA
92543

Owner:

Multi National Inv
91250 Avenue 68
Mecca, CA 92254

Eng-Rep:

Bob Mainero
P.O. Box 2410
Palm Springs, CA 92263



OFFICE OF
CLERK OF THE BOARD OF SUPERVISORS
1st FLOOR, COUNTY ADMINISTRATIVE CENTER
P.O. BOX 1147, 4080 LEMON STREET
RIVERSIDE, CA 92502-1147
PHONE: (951) 955-1060
FAX: (951) 955-1071

KECIA HARPER-IHEM
Clerk of the Board of Supervisors

KIMBERLY A. RECTOR
Assistant Clerk of the Board

August 30, 2011

THE PRESS ENTERPRISE
ATTN: LEGALS
P.O. BOX 792
RIVERSIDE, CA 92501

E-MAIL: legals@pe.com
FAX: (951) 368-9018

RE: NOTICE OF PUBLIC HEARING: ZC 7738 & CUP 3645

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **One (1) Time on Thursday, September 1, 2011.**

We require your affidavit of publication immediately upon completion of the last publication.

Your invoice must be submitted to this office in duplicate, **WITH TWO CLIPPINGS OF THE PUBLICATION.**

NOTE: PLEASE COMPOSE THIS PUBLICATION INTO A SINGLE COLUMN FORMAT.

Thank you in advance for your assistance and expertise.

Sincerely,

Mcgil

Cecilia Gil, Board Assistant to
KECIA HARPER-IHEM, CLERK OF THE BOARD

Gil, Cecilia

From: PE Legals <legals@pe.com>
Sent: Tuesday, August 30, 2011 8:37 AM
To: Gil, Cecilia
Subject: RE: FOR PUBLICATION: ZC 7738 CUP 3645

Received for publication on Sept. 1

Please Note: The Press-Enterprise offices will be closed on Monday, Sept. 5th in observance of Labor day. Below are our Labor Day Holiday Deadlines.

Publication Date(s)	Deadline to Press-Enterprise Legals
Sept. 1	Aug. 30 at 10:30 AM
Sept. 2 & Sept. 3	Aug. 31 at 10:30 AM
Sept. 4 thru Sept. 6	Sept. 1 at 10:30 AM
Sept. 7	Sept. 2 at 10:30 AM

From: Gil, Cecilia [mailto:CCGIL@rcbos.org]
Sent: Tuesday, August 30, 2011 7:28 AM
To: PE Legals
Subject: FOR PUBLICATION: ZC 7738 CUP 3645

Good Morning! Attached is a Notice of Public Hearing, for publication on Thursday, Sept. 1, 2011. Please confirm. THANK YOU!

Cecilia Gil

Board Assistant to the
Clerk of the Board of Supervisors
951-955-8464

**THE COUNTY ADMINISTRATIVE CENTER IS CLOSED EVERY FRIDAY UNTIL FURTHER NOTICE.
PLEASE CONSIDER THE ENVIRONMENT BEFORE PRINTING.**



OFFICE OF
CLERK OF THE BOARD OF SUPERVISORS
1st FLOOR, COUNTY ADMINISTRATIVE CENTER
P.O. BOX 1147, 4080 LEMON STREET
RIVERSIDE, CA 92502-1147
PHONE: (951) 955-1060
FAX: (951) 955-1071

KECIA HARPER-IHEM
Clerk of the Board of Supervisors

KIMBERLY A. RECTOR
Assistant Clerk of the Board

August 30, 2011

THE DESERT SUN
ATTN: LEGALS
P.O. BOX 2734
PALM SPRINGS, CA 92263

E-MAIL: legals@thedesertsun.com
FAX: (760) 778-4731

RE: NOTICE OF PUBLIC HEARING: ZC 7738 & CUP 3645

To Whom It May Concern:

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Your invoice must be submitted to this office in duplicate, **WITH TWO CLIPPINGS OF THE PUBLICATION.**

NOTE: PLEASE COMPOSE THIS PUBLICATION INTO A SINGLE COLUMN FORMAT.

Thank you in advance for your assistance and expertise.

Sincerely,

Mcgil

Cecilia Gil, Board Assistant to
KECIA HARPER-IHEM, CLERK OF THE BOARD

Gil, Cecilia

From: Moeller, Charlene <CMOELLER@palmspri.gannett.com>
Sent: Tuesday, August 30, 2011 9:05 AM
To: Gil, Cecilia
Subject: RE: FOR PUBLICATION: ZC 7738 CUP 3645

Ad received and will publish on date(s) requested.

Charlene Moeller | Media Sales Legal Notice Coordinator

The Desert Sun Media Group
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From: Gil, Cecilia [<mailto:CCGIL@rcbos.org>]
Sent: Tuesday, August 30, 2011 7:29 AM
To: tds-legals
Subject: FW: FOR PUBLICATION: ZC 7738 CUP 3645

Good Morning! Attached is a Notice of Public Hearing, for publication on Thursday, Sept. 1, 2011. Please confirm. THANK YOU!

Cecilia Gil

Board Assistant to the
Clerk of the Board of Supervisors
951-955-8464

**THE COUNTY ADMINISTRATIVE CENTER IS CLOSED EVERY FRIDAY UNTIL FURTHER NOTICE.
PLEASE CONSIDER THE ENVIRONMENT BEFORE PRINTING.**

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A CHANGE OF ZONE AND A CONDITIONAL USE PERMIT IN THE MECCA ZONING DISTRICT – EASTERN COACHELLA VALLEY AREA PLAN, FOURTH SUPERVISORIAL DISTRICT AND NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, September 13, 2011 at 1:30 P.M.** to consider the application submitted by Pueblo Unido, CDC – Bob Mainiero, on **Change of Zone No. 7738**, which proposes to modify the existing Rural Residential (R-R) zone on approximately 78 acres to the Controlled Development Areas (W-2) zone, or such other zones as the Board may find appropriate; and, **Conditional Use Permit No. 3645**, which proposes to replace an existing 100 unit mobile home park to be built in two phases with Phase 1 consisting of existing park stabilization which includes installation of Reverse Osmosis water filtration system and electrical repairs, along with 92 new spaces, and Phase II consisting of 44 new spaces with 6,200 square foot community center with a building height of 20 feet including child care center community park and recreation facilities, wherein primary and secondary road access is from dedicated public road easements from Avenue 68 and State Highway 111 (“the project”). The project is located northerly of Avenue 68, southerly of Avenue 66, easterly of Lincoln Street and westerly of State Highway 111 in the Mecca Zoning District – Eastern Coachella Valley Area Plan, Fourth Supervisorial District.

The Planning Commission approved the project, found that the project will not have a significant effect on the environment and recommended the adoption of a Mitigated Negative Declaration for **Environmental Assessment No. 42325**.

The project case file may be viewed from the date of this notice until the public hearing, Monday through Thursday, from 7:30 a.m. to 5:30 p.m. at the Clerk of the Board of Supervisors at 4080 Lemon Street, 1st Floor, Riverside, California 92501, and at the Riverside County Planning Department at 4080 Lemon Street, 12th Floor, Riverside, California 92501.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT JAY OLIVAS, PROJECT PLANNER, AT (951) 955-1195 OR EMAIL jolivas@rctlma.org.

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

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

Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147

Dated: August 30, 2011

Kecia Harper-Ihem
Clerk of the Board
By: Cecilia Gil, Board Assistant

Gil, Cecilia

From: Meyer, Mary Ann <MaMeyer@asrclkrec.com>
Sent: Wednesday, August 31, 2011 8:58 AM
To: Gil, Cecilia
Subject: RE: FOR POSTING: ZC 7738 CUP 3645

received and posted

From: Gil, Cecilia
Sent: Tuesday, August 30, 2011 1:01 PM
To: Meyer, Mary Ann
Subject: FW: FOR POSTING: ZC 7738 CUP 3645

Hello, no confirmation yet?

Cecilia Gil

Board Assistant to the
Clerk of the Board of Supervisors
951-955-8464

**THE COUNTY ADMINISTRATIVE CENTER IS CLOSED EVERY FRIDAY UNTIL FURTHER NOTICE.
PLEASE CONSIDER THE ENVIRONMENT BEFORE PRINTING.**

From: Gil, Cecilia
Sent: Tuesday, August 30, 2011 7:31 AM
To: Meyer, Mary Ann
Subject: FOR POSTING: ZC 7738 CUP 3645

Hello! Can you please post? Can you also please confirm? THANK YOU MUCH!

Cecilia Gil

Board Assistant to the
Clerk of the Board of Supervisors
951-955-8464

**THE COUNTY ADMINISTRATIVE CENTER IS CLOSED EVERY FRIDAY UNTIL FURTHER NOTICE.
PLEASE CONSIDER THE ENVIRONMENT BEFORE PRINTING.**

CERTIFICATE OF MAILING

(Original copy, duly executed, must be attached to
the original document at the time of filing)

I, Cecilia Gil, Board Assistant, for the
(NAME and TITLE)

County of Riverside, do hereby certify that I am not a party to the within action or proceeding; that on August 30 2011, I mailed a copy of the following document:

NOTICE OF PUBLIC HEARING

ZC 7738 and CUP 3645

to the parties listed in the attached labels, by depositing said copy with postage thereon fully prepaid, in the United States Post Office, 3890 Orange St., Riverside, California, 92501.

Board Agenda Date: September 13, 2011 @ 1:30 PM

SIGNATURE: Mcgil DATE: August 30, 2011
Cecilia Gil

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 5/2/2011,

The attached property owners list was prepared by Riverside County GIS,

APN (s) or case numbers CUPO3645 For

Company or Individual's Name Planning Department,

Distance buffered 1000'

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

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

NAME: Vinnie Nguyen

TITLE GIS Analyst

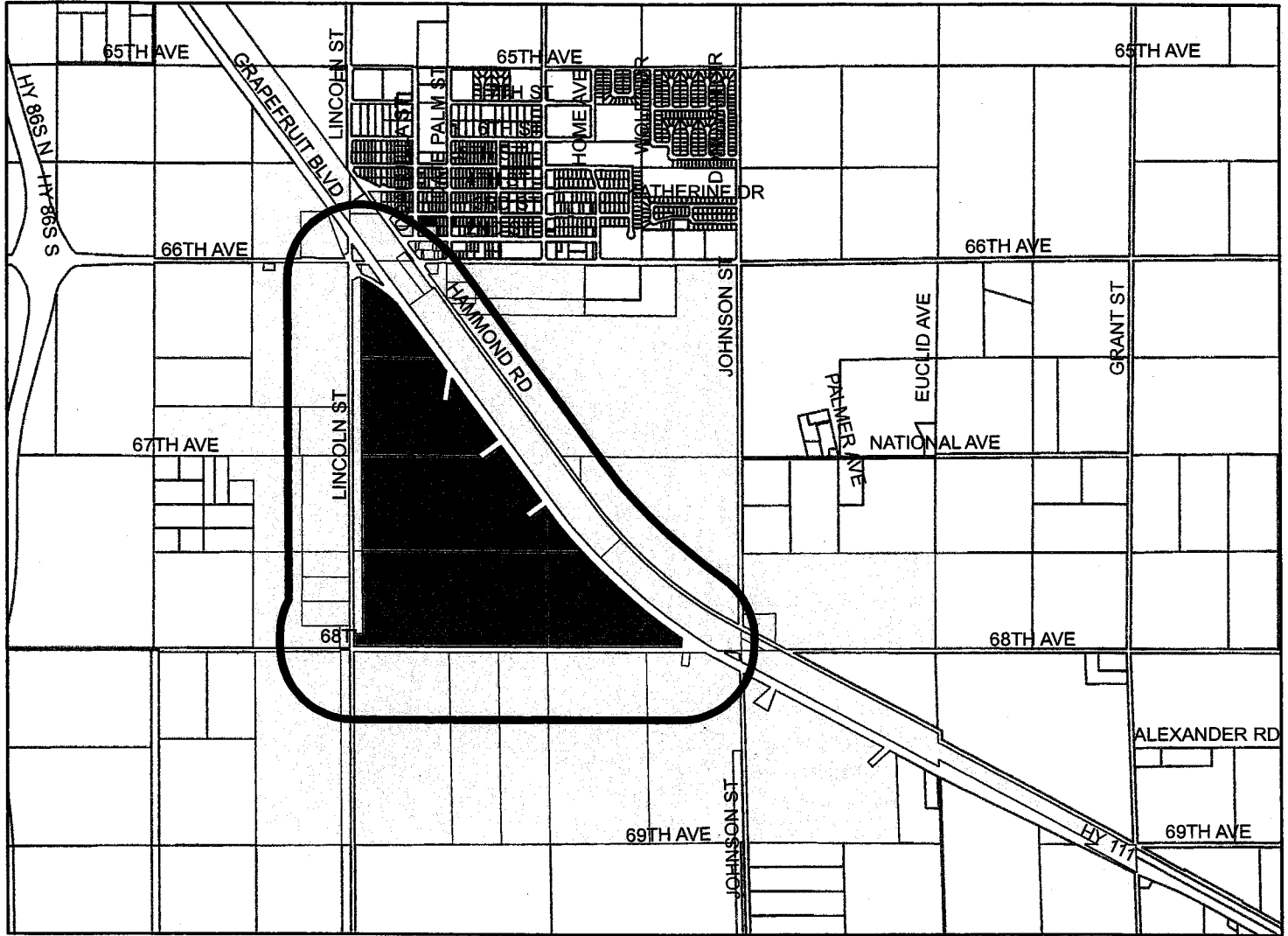
ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

TELEPHONE NUMBER (8 a.m. - 5 p.m.): (951) 955-8158

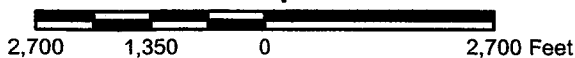
✓ 5/2/2011 *CGM*
Expires: 11/2/2011

1000 feet buffer



Selected Parcels

727-182-040	727-182-048	727-260-017	727-250-007	727-290-016	729-050-001	729-040-003	729-040-004	729-040-005	729-040-006
727-272-026	727-272-027	727-272-034	727-165-040	727-184-034	727-184-035	727-193-042	727-272-022	727-272-030	727-260-022
727-271-010	727-271-011	727-271-015	727-272-008	729-020-009	727-272-007	727-184-028	727-184-038	727-260-014	727-260-020
727-181-008	727-181-009	727-100-007	727-100-025	727-165-034	727-290-013	727-290-017	727-250-005	727-165-043	727-165-032
727-184-009	727-260-015	727-250-006	727-271-002	727-271-003	727-271-005	727-271-007	727-271-008	727-271-013	727-271-016
729-040-001	729-040-002	727-184-033	727-184-008	727-184-010	727-184-011	727-184-015	727-184-016	727-184-024	727-184-030
727-184-031	727-184-032	727-184-036	727-184-037	727-272-021	727-272-031	727-260-016	727-260-018	727-100-017	727-100-018
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COUNTY OF RIVERSIDE
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4080 LEMON ST 8TH FL
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P O BOX 1799
SACRAMENTO CA 95808

ASMT: 729050001, APN: 729050001
BELL LAIW, ETAL
141 CAMPBELL AVE
REDLANDS CA 92373

ASMT: 729050023, APN: 729050023
SOUTHERN PACIFIC TRANSPORTATION CO
SOUTHERN PACIFIC TRANSPORTATION CO
1700 FARNAM ST 10TH FL S
OMAHA NE 68102

CHANGE OF ZONE NO. 7738 / CONDITIONAL USE PERMIT NO. 3645 - Intent to Adopt Mitigated Negative Declaration – Applicant: Pueblo Unido, CDC – Engineer/Representative: Bob Mainero – Fourth Supervisorial District – Mecca Zoning District – Eastern Coachella Valley Area Plan: Community Development: Very High Density Residential (CD:VHDR) (14-20 D.U./Ac.), Community Development: Medium Density Residential (CD: MDR) (2-5 D.U./Ac.), Community Development: Very Low Density Residential (CD:VLDR) (1 Acre Minimum) - Location: Northerly of Avenue 68, southerly of Avenue 66, easterly of Lincoln Street, and westerly of State Highway 111 – 223 Gross Acres - Zoning: Controlled Development (W-2) Areas & Rural Residential (R-R) - **REQUEST:** The change of zone proposes to modify the existing Rural Residential (R-R) zone on approximately 78 acres to the Controlled Development Areas (W-2) zone. The conditional use permit proposes to replace an existing 100 unit mobile home park to be built in two phases with Phase I consisting of existing park stabilization which includes installation of Reverse Osmosis water filtration system and electrical repairs, along with 92 new spaces, and Phase II consisting of 44 new spaces with 6,200 square foot community center with a building height of 20 feet including child care center, community park, and recreation facilities. Primary and secondary road access is from dedicated public road easements from Avenue 68 and State Highway 111.

FOR BILLING INQUIRIES:
 CALL (951) 368-1010
 EMAIL billinginquiry@pe.com



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 201138
 1 hr

Legal Advertising Invoice

BALANCE	\$260.00
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09/01/2011 - 09/01/2011	100141323	100141323	BOARD OF SUPERVISORS		

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BILLING PERIOD	BILLED ACCOUNT NUMBER	ADVERTISER/CLIENT NUMBER	ADVERTISER/CLIENT NUMBER
09/01/2011 - 09/01/2011	100141323	100141323	100141323
23	24	3	3
BALANCE	INVOICE NUMBER	TERMS OF PAYMENT	TERMS OF PAYMENT
\$260.00	100607487-09012011	DUE UPON RECEIPT	DUE UPON RECEIPT



Legal Advertising Invoice

8 BILLING ACCOUNT NAME AND ADDRESS

9 REMITTANCE ADDRESS

BOARD OF SUPERVISORS
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 COUNTY OF RIVERSIDE
 RIVERSIDE, CA 92502

Enterprise Media
 POST OFFICE BOX 12009
 RIVERSIDE, CA 92502-2209

THE PRESS-ENTERPRISE

3450 Fourteenth Street
Riverside, CA 92501-3878
951-684-1200
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PROOF OF PUBLICATION (2010, 2015.5 C.C.P)

Publication(s): Press-Enterprise

PROOF OF PUBLICATION OF

Ad Desc.: /

I am a citizen of the United States. I am over the age of eighteen years and not a party to or interested in the above entitled matter. I am an authorized representative of THE PRESS-ENTERPRISE, a newspaper in general circulation, printed and published daily in the County of Riverside, and which newspaper has been adjudicated a newspaper of general circulation by the Superior Court of the County of Riverside, State of California, under date of April 25, 1952, Case Number 54446, under date of March 29, 1957, Case Number 65673, and under date of August 25, 1995, Case Number 267864; that the notice, of which the annexed is a printed copy, has been published in said newspaper in accordance with the instructions of the person(s) requesting publication, and not in any supplement thereof on the following dates, to wit:

09/01/2011

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Date: September 01, 2011
At: Riverside, California



BOARD OF SUPERVISORS
P.O. BOX 1147
COUNTY OF RIVERSIDE
RIVERSIDE, CA 92502

Ad Number: 0000607487-01

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Ad Copy:

9/13/2011 16.2

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A CHANGE OF ZONE AND A CONDITIONAL USE PERMIT IN THE MECCA ZONING DISTRICT - EASTERN COACHELLA VALLEY AREA PLAN, FOURTH SUPERVISORIAL DISTRICT AND NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on Tuesday, September 13, 2011 at 1:30 P.M. to consider the application submitted by Pueblo Unido, CDC - Bob Mainiero, on Change of Zone No. 7738, which proposes to modify the existing Rural Residential (R-R) zone on approximately 78 acres to the Controlled Development Areas (W-2) zone, or such other zones as the Board may find appropriate; and, Conditional Use Permit No. 3645, which proposes to replace an existing 100 unit mobile home park to be built in two phases with Phase I consisting of existing park stabilization which includes installation of Reverse Osmosis water filtration system and electrical repairs, along with 92 new spaces, and Phase II consisting of 44 new spaces with 6,200 square foot community center with a building height of 20 feet including child care center community park and recreation facilities, wherein primary and secondary road access is from dedicated public road easements from Avenue 68 and State Highway 111 (the project). The project is located northerly of Avenue 68, southerly of Avenue 66, easterly of Lincoln Street and westerly of State Highway 111 in the Mecca Zoning District - Eastern Coachella Valley Area Plan, Fourth Supervisorial District.

The Planning Commission approved the project, found that the project will not have a significant effect on the environment and recommended the adoption of a Mitigated Negative Declaration for Environmental Assessment No. 42325.

The project case file may be viewed from the date of this notice until the public hearing, Monday through Thursday, from 7:30 a.m. to 5:30 p.m. at the Clerk of the Board of Supervisors at 4080 Lemon Street, 1st

Floor, Riverside, California 92501, and at the Riverside County Planning Department at 4080 Lemon Street, 12th Floor, Riverside, California 92501.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT JAY OLIVAS, PROJECT PLANNER, AT (951) 955-1195 OR EMAIL jolivas@rctlma.org.

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

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

Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147

Dated: August 30, 2011
Kecia Harper-Ihem
Clerk of the Board
By: Cecilia Gil, Board Assistant 9/1

The Desert Sun

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Customer No.	Invoice No.
RIV069	0004148670
For the Period	Thru
08/29/11	09/25/11
Due Date	Amount Due
10/15/11	5,340.44
AMOUNT PAID	

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0829			BALANCE FORWARD						10,407.56
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0901	CLS	0001	CECILIA NO 2924 NOTICE O	2	2	101.00	404.00		173.66
0916	CLS	0001	CECILIA NO 3083 NOTICE O	2	2	57.00	228.00		110.62
0916	CLS	0001	CECILIA NO 3084 NOTICE O	2	2	97.00	388.00		177.02
0916	CLS	0001	CECILIA NO 3085 BOARD OF	2	2	105.00	420.00		190.30
0916	CLS	0001	CECILIA NO 3086 BOARD OF	2	2	45.00	180.00		90.70
0917	CLS	0001	CECILIA NO 3102 BOARD OF	2	2	66.00	264.00		125.56
0918	CLS	0001	CECILIA NO 3108 BOARD OF	2	2	71.00	284.00		133.86
0921	CLS	0001	CECILIA NO 3137 NOTICE	2	2	66.00	264.00		125.56
0922	CLS	0001	CECILIA NO 3138 BOARD OF	2	2	78.00	312.00		145.48
<p><i>Planning</i> <i>16.2 of 09/13/11</i> <i>2C7738</i></p>									<p>2011 OCT 13 PM 3:15 RECEIVED RIVERSIDE COUNTY CLERK/BOARD OF SUPERVISORS</p>
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County of Riverside

Advertiser:

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I am over the age of 18 years old, a citizen of the United States and not a party to, or have interest in this matter. I hereby certify that the attached advertisement appeared in said newspaper (set in type not smaller than non pariel) in each and entire issue of said newspaper and not in any supplement thereof on the following dates, to wit:

Newspaper: The Desert Sun

9/1/2011

I acknowledge that I am a principal clerk of the printer of The Desert Sun, printed and published weekly in the City of Palm Springs, County of Riverside, State of California. The Desert Sun was adjudicated a newspaper of general circulation on March 24, 1988 by the Superior Court of the County of Riverside, State of California Case No. 191236.

I declare under penalty of perjury that the foregoing is true and correct. Executed on this 1st day of August, 2011 in Palm Springs, California.

Declarant's Signature

No 2924

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A CHANGE OF ZONE AND A CONDITIONAL USE PERMIT IN THE MECCA ZONING DISTRICT - EASTERN COACHELLA VALLEY AREA PLAN, FOURTH SUPERVISORIAL DISTRICT AND NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

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FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT JAY OLIVAS, PROJECT PLANNER, AT (951) 955-1195 OR EMAIL jolivas@rctlma.org.

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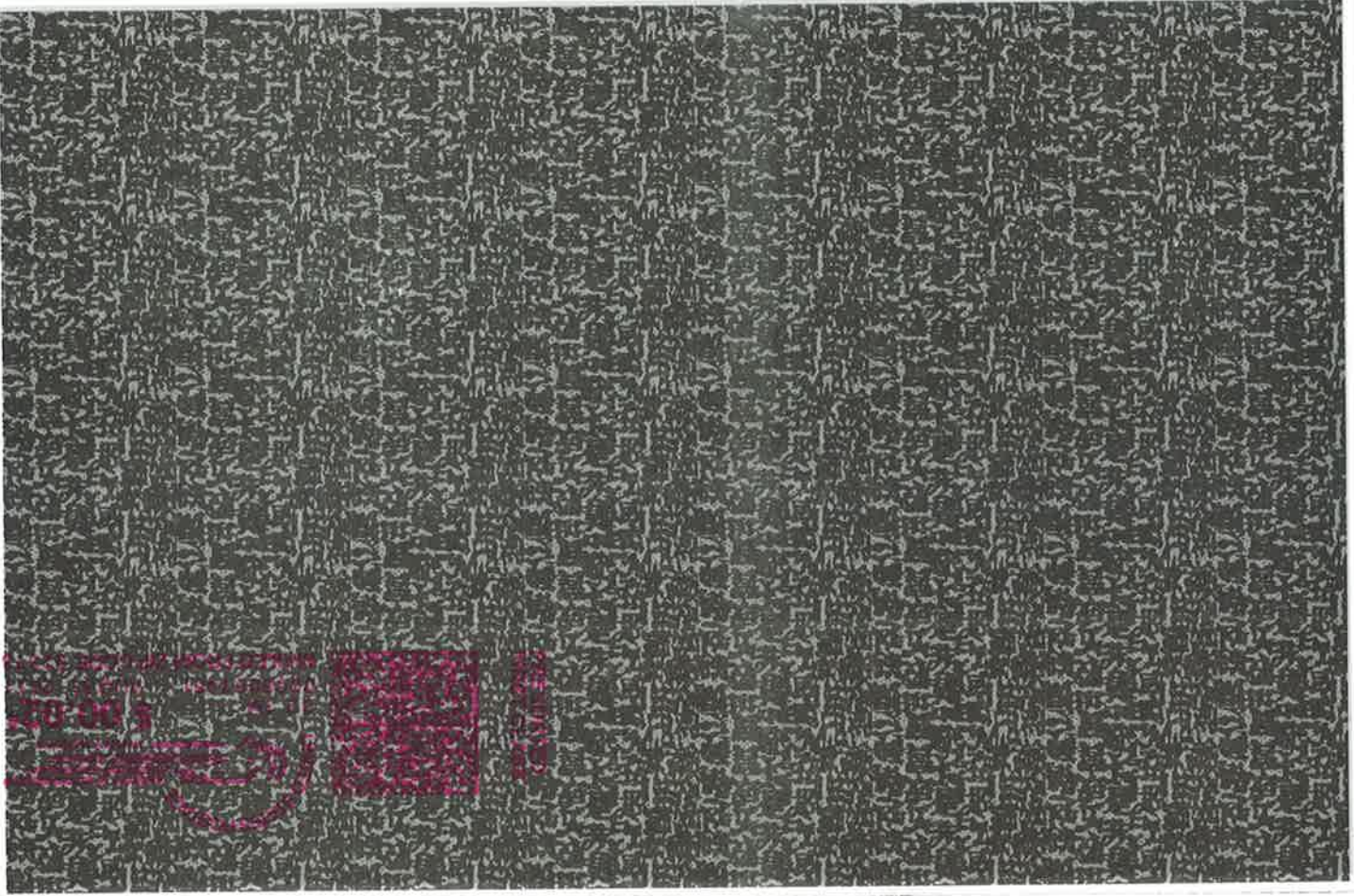
Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147

Dated: August 30, 2011
Kecia Harper-Ihern
Clerk of the Board
By: Cecilia Gil, Board Assistant

Published: 9/1/11



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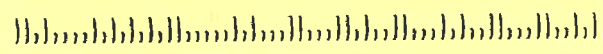
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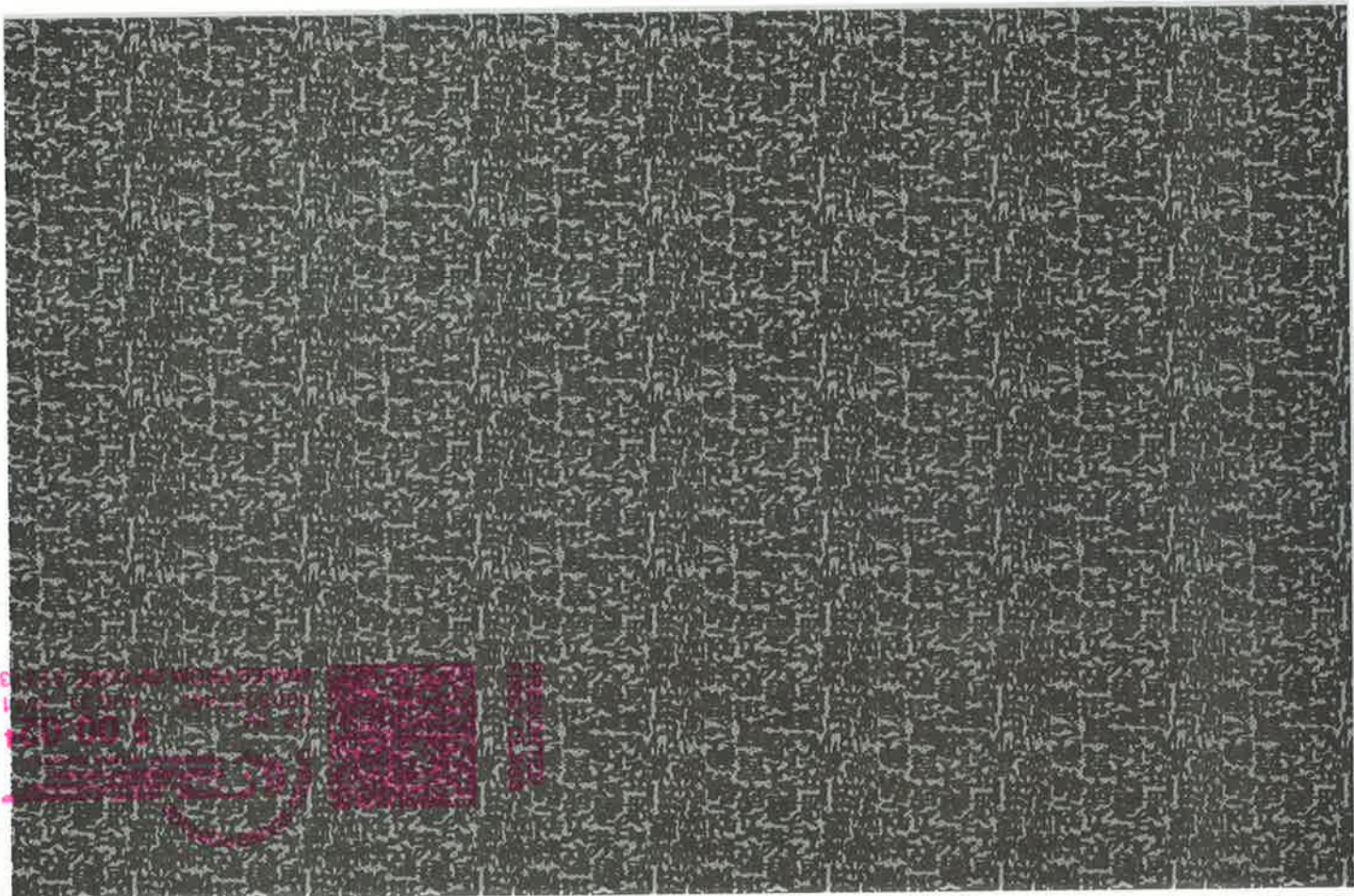
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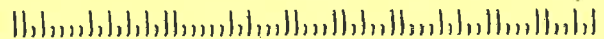
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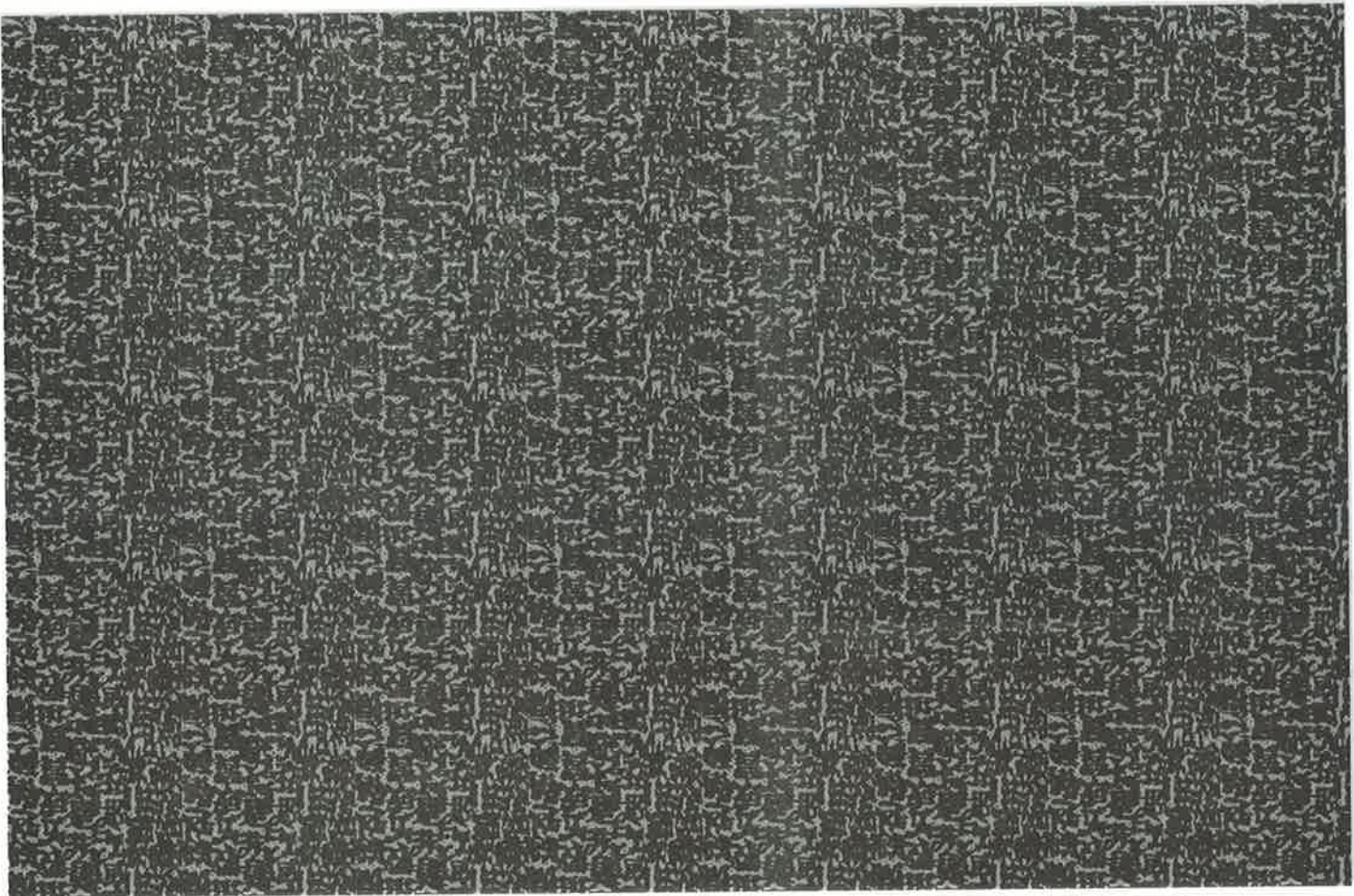
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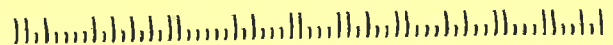
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